



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 19th NOVEMBER 2012 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Miss Gilbert Cllr. Mrs Morgan
 Cllr. Rathbone Cllr. Taper Cllr. Mrs Webb
 Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p>Prior to the Meeting, copies of the revised Code of Conduct and their accompanying guidance notes were provided to Cllrs. Taper and Webb.</p> <p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present.</p>	
PL71/2012	<p><u>Apologies for Absence</u> – Cllrs. Blewett and Gisbourne (both on leave); Cllr. Strong (ill health) and Cllr. Gibson (personal commitment).</p>	
PL72/2012	<p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – none.</p> <p>b. <i>Non-Pecuniary/Disclosable Interests</i> – none</p> <p>c. <i>Declaration of Gifts</i> – Members were reminded they must not accept any gift or hospitality with a value in excess of fifty pounds.</p>	
PL73/2012	<p><u>Planning Applications Received</u> –</p> <p>a. <i>PA12/09259, Tremorva, 1 Forlaze Road, Rock</i> – retrospective planning for construction of perimeter fence. OBJECT on the grounds that it is excessively high and changes the whole street scene, which is currently mainly 'green'. It is on the main road through the village and is a prominent site. If permitted to remain, it would set an unacceptable precedent.</p> <p>b. <i>PA12/10108, Cuckoo Hollow, Trebetherick</i> – construction of proposed extension and internal alterations. NO OBJECTION.</p> <p>c. <i>PA12/10432, Out Of The Wind, Rock</i> – application for works to 9 Cupressus Macrocarpa Trees covered by a Tree Preservation Order, to include crown raising by 5.5m over lane, removal of dead wood, reduction in height to T2, T3 and T4 and removal of stem to T4. NO OBJECTION.</p> <p>d. <i>PA12/10370, Savannah, Rock</i> – the Clerk reported that it was evident from CC's website that the wording on this application had changed to: Continued use of boathouse as ancillary accommodation to the main dwelling in breach of condition 3 of application 90/3539 – rebuilding of existing boathouse and store. However, the application had not yet been received.</p>	
PL74/2012	<p><u>Planning Applications Approved by CC</u> –</p> <p>a. <i>PA12/05879, Land North East of Longhouse Lane, Rock</i> – retention of general purpose agricultural building and pond.</p>	

	<p>b. <i>PA12/06349, Rosemary, Worthy Hill, Trebetherick</i> – construction of a detached house to replace existing dwelling (to include demolition of 'Rosemary').</p> <p>c. <i>PA12/08014, Bramble Hill and Silvermead, Green Lane, Rock</i> – consent to remove 10 <i>Cupressus Macrocapa</i> trees (G26 of the Rock Preservation 2001) covered by Tree Preservation Order and replace with 10 <i>Quercus Ilex</i></p> <p>d. <i>PA12/08014, Bramble Hill and Silvermead, Green Lane, Rock</i> – consent to remove 10 <i>Cupressus Macrocapa</i> trees (G26 of the Rock Preservation 2001) covered by Tree Preservation Order and replace with 10 <i>Quercus Ilex</i></p> <p>e. <i>PA12/08188, Plot Adjacent Mulletts, Rock</i> – modification of condition 2 of planning permission no. PA11/02106 (development shall be carried out in accordance with the plans listed below under the heading 'Plans Referred to in Consideration of this Application') namely reduction of glazing in lower ground floor and ground floor (south elevation), obscure glazed door added to garage gable (west elevation), reduction of glazing to master bedroom gable window (apex) (south elevation) and construction of high level clerestory.</p> <p>f. <i>PA12/08414, Trebetherick House, Trebetherick</i> – proposed office and retail extension.</p> <p>g. <i>PA12/08420, Land At Former Lower Cole, Golf Course Hill, Rock</i> – revision to previously approved PA11/04177 for Demolition of dwelling house and construction of replacement dwelling; namely relocate chimney due to technical constraints.</p> <p>h. <i>PA12/08436, White Cottage, Worthy Hill, Trebetherick</i> – construction of double garage and associated works (demolition of existing garage).</p> <p>i. <i>PA12/08566, Trebetherick House, Trebetherick</i> – construction of first floor extension.</p> <p>j. <i>PA12/09211, Trelindy, Porthilly Lane, Rock</i> – raising of two rear gable roofs to improve internal head height.</p> <p>k. <i>PA12/09356, Camber Cottage, 55 Little Trelyn, Rock</i> – application for non-material amendment to PA12/06819, for the construction of two storey extension, front porch and relocation of garage, to slightly lower ridge height and bring out front wall flush with existing building.</p> <p>l. <i>PA12/08109, St Enodoc Golf Club, Golf Course Hill, Rock</i> – proposed extension and refurbishment to bar and dining areas.</p>	
PL75/2012	<p><u>Planning Applications Withdrawn</u> –</p> <p>a. <i>PA12/08400, 50 Little Trelyn, Rock</i> – construction of extension to existing bungalow at the north east end to form a new semi-detached dwelling.</p> <p>b. <i>PA12/08462, Rosemayne, Rock</i> – residential dwelling on land adjacent to Rosemayne.</p>	
PL76/2012	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Penmayne Road</i> – the Clerk to enquire of Highways when the drainage and road repairs are to be carried out.</p> <p>b. <i>Pinewood, Polzeath</i> – Cllr. Taper said a review should be held with representatives from Highways, Planning, etc., so that lessons can be learned. Cllr. Mould advised that planning permission has been granted to replace the crash barrier with a wall. To be considered as part of the Neighbourhood Development Plan.</p> <p>c. <i>Pityme Park</i> – there was a general discussion, following the meeting with representatives from St Minver Highlands and Sanctuary Housing on Tuesday, 13th November 2012. Cllr. Rathbone will provide the Clerk with the contact details of an independent highway consultant. The clerk to contact Ms Sarah Sims, to obtain statistics from the Homechoice register.</p>	<p>Clerk</p> <p>Cllr Rathbone / Clerk</p>

PL77/2012	<u>Closed Session</u> – in view of the confidential nature of the business about to be transacted, it was RESOLVED that it is advisable in the public interest that the press and public be temporarily excluded and they were instructed to withdraw.	
PL78/2012	<u>Notice Boards</u> – Minute 138c/2012 refers. Members were unable to consider any quotation for notice boards at the following locations: <ul style="list-style-type: none"> • <i>Rock</i> – outside the Spar Shop. Cost to be shared with the shop owner. • <i>Polzeath</i> – the existing board measures 161cm wide x 112cm high. Deferred to the December Meeting.	Clerk
PL79/2012	<u>Trewint Playing Field</u> – it was RESOLVED to set mole traps and to have the moles removed, at a cost of £90 + VAT.	Clerk
PL80/2012	<u>PROW 16, Trelyn to Sandy Hills Lane</u> – Cllr. Mould reported that emergency repairs had been carried out at a cost of £250.	
PL81/2012	<u>PROW 25</u> – a large hole has appeared just off the twelfth fairway on the footpath. The Clerk to ask the Golf Club if they will fill it in as a matter of urgency and to cut the overhanging vegetation where the Golf Club car park joins the footpath.	Clerk

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 3rd December 2012