



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 21st JANUARY 2013 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Miss Gilbert
 Cllr. Gisbourne (PC/CC) Cllr. Mrs Morgan Cllr. Strong
 Cllr. Taper Cllr. Mrs Webb Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present with a particularly warm welcome to Mr Pickles and Mr Rowe.</p> <p>Members met with Mr Nick Pickles from Polzeath Marine Conservation Group (PMCG). He thanked Members for their generous grant and explained the money will be used to assist with the set up costs in their first year, including the lease, which they are currently negotiating with Cornwall Council (CC) for the Marine Centre. He explained they hope to be self-funding in due course. He provided leaflets for information.</p> <p>Members met with Mr Ted Rowe, St Minver Community Land Trust, and received an update on the proposed site layout and property design for the third phase of the Dingles Way development. The new layout includes more parking, as Members had previously requested. It had not been possible to include 2-bedroom properties. The development is currently being professionally costed, following which a planning application may be made. Members were pleased with the new plans.</p> <p>There is an issue with flooding from the stream. A meeting with Highways had been held. It is their view that it is the responsibility of the property owners that back on to the stream to maintain it. Members felt that the access/road needs attention, before any more development is permitted.</p> <p>Mr Rowe said that the affordable housing grant from CC will be given to the Housing Association and not to the Community Land Trust, as happened in the first phase. This decision may jeopardise this project. The Dingles Way development was a pioneering project, which worked well, providing affordable housing for local people. The Clerk to write to Cllr. Mark Kazmarek and express our concerns.</p>	Clerk
PL01/2013	<u>Apologies for Absence</u> – Cllrs. Gibson and Rathbone.	
PL02/2013	<u>Members' Declarations</u> – <ol style="list-style-type: none"> a. <i>Pecuniary/Registerable Declarations of Interests</i> – none. b. <i>Non-Pecuniary/Disclosable Interests</i> – none 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. 	
PL03/2013	<u>Planning Applications Received</u> – <ol style="list-style-type: none"> a. <i>PA12/12095, Petra, Dunders Hill, Polzeath</i> – conversion of loft including internal and external alterations. OBJECT on the grounds the bulk of the 	

	<p>development is out of keeping and the mass is inappropriate and represents over development of the site. Members also had concerns at the increased size of the accommodation, with no corresponding increase in parking, indeed it appears the existing garage is not to be replaced.</p> <p>b. <i>PA12/12088, Nelsons, Forlaze Road, Rock</i> – construction of extensions, refurbishment and general upgrading. NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p>
<p>PL04/2013</p>	<p><u>Other Planning Matters –</u></p> <p>a. <i>Pinewood, Polzeath</i> – Minute 155b/2012 refers. Ms Samantha Hewitt, CC case officer reports the delay has come about because the Council's Highways Officer requires structural calculations for the wall to ensure it is robust enough to protect the residents behind from a collision in the same manner that the crash barrier is. She agrees that the wall is more aesthetically pleasing than the barrier and otherwise has no objections at this stage, however the visual appearance is only one aspect to consider and the safety issues must also be addressed.</p> <p>The Clerk to write and suggest that the wall is built around the crash barrier, but to make sure the road is not made any narrower at this point.</p> <p>b. <i>PA12/09467, Seaforth, Hr. Tristram, Polzeath</i> – construction of balcony on North elevation (revised submission to remove Condition 3 of previously approved application PA12/0663. Members objected to this application on the grounds that you wished to ensure the privacy of neighbouring properties. However, it was later established that the balcony only overlooks a garage and the objection had been withdrawn.</p> <p>c. <i>PA12/10370, Savannah, Rock</i> – 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. Members objected to the lifting of this condition and feel strongly this should be an enforcement matter. The case officer, Ms Lorraine Lehan advised that the application does not seek to lift a condition, but is an application to establish the lawfulness of the existing use. If the use had been carried on for a period in excess of 10 years duration then it is lawful (and is therefore immune from enforcement action). From the information provided, she is satisfied that on the balance of probability the building had been used for ancillary accommodation since 1990 and will therefore need to recommend that a Certificate of Lawful use be issued.</p> <p>d. <i>Pityme Park</i> – Minute 151c/2012 refers. Highlands will consider the merit of employing someone with the relevant expertise (i.e. Planning / Highway consultant), if plans are actually received.</p> <p>e. <i>PA12/1181, 3 Gull Rock, Rock</i> – application to remove the lowest secondary branches (North) at 4m and remove the lowest branch (SE) at 5m to one Sycamore Tree (T1), reduce the North Crown by 3.5m, remove the water shoots resulting from pruning operation at 4m and 6m to one Sycamore tree (T2), Remove the Lowest branch (N) at 6m to one Sycamore tree (T4) all subject to a Tree Preservation Order. OBJECT on the grounds that there is no evidence to support the necessity for this work, other than to improve the view from the property.</p> <p>Ms Sarah Stevens, case officer has emailed to say that following consultation with the County Forester, CC is mindful to approve the application for the works to the trees. Members did not wish to compromise on this application and see any more work carried out to perfectly healthy trees.</p> <p>f. <i>RNLI Lookout, Polzeath</i> – it is understood that an application is to be made to retain the hut on site for the summer, as it will be in use. However, it will be removed each winter.</p>	<p>Clerk</p>
<p>PL05/2013</p>	<p><u>Planning Applications Approved by CC –</u></p> <p>a. <i>PA12/08564, 26 Trelyn, Rock</i> – construction of swimming pool.</p>	

	<ul style="list-style-type: none"> b. PA12/09062, <i>Cranbrook, Rock Road, Rock</i> – erection of a single-storey side extension and erection of a timber framed and clad garage within the front garden. c. PA12/09321, <i>Trehaven, Rock</i> – extension to form new utility room, entrance hall on ground floor and bathroom within resultant roof space, internal alterations and removal of rear chimney. d. PA12/09332, <i>Tradewinds, Dunders Hill, Polzeath</i> – application for works to a tree subject to a Tree Preservation Order, namely to fell Monterey Cypress Tree. e. PA12/09467, <i>Seaforth, Hr. Tristram, Polzeath</i> – construction of balcony on North Elevation (revised submission to remove Condition 3 of previously approved application PA12/06636). f. PA12/09522, <i>Lanarth, Rock</i> – application for works to three Cupressus Macrocarpa Trees subject to a Tree Preservation Order, namely reduce long branches in upper crown to T1, reduce height by 2-3m to T2, reduce ht. by 25% to T3 and crown lift branches of T 1, 2 and 3 over drive to 5m. g. PA12/09604, <i>Thistledown, Rock Road</i> – conversion of existing narrow garage to store with removal of door and installation of window and construction of timber pergola style car port. h. PA12/10370, <i>Savannah, Rock</i> – 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. Granted (CAADs and LUs only). See PL04c/2012 above. i. PA12/10432, <i>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. Part Approved/Part Refused (TPOs only). j. PA12/10842, <i>Grey Ladies, Daymer Lane, Trebetherick</i> – revised design to previously approved application PA11/08537 for Demolition of dwellinghouse and erection of replacement dwellinghouse; namely alterations to form new entrance to house and garage with provision of new site access. k. PA12/10867, <i>6 Menague, Trewint Lane, Rock</i> – application for works to two Macrocarpa Trees covered by a Tree Preservation Order, namely removal of two limbs on each tree. 	
PL06/2013	<u>Planning Applications Withdrawn</u> – <ul style="list-style-type: none"> a. PA12/10590, <i>Trelyon, Rock</i> – works to trees covered by a Tree Preservation Order, namely fell one Macrocarpa (no.4) and remove dead limb from one Macrocarpa (no.6). 	
PL07/2013	<u>New Enforcement Cases</u> – <ul style="list-style-type: none"> a. EN12/03024, <i>Land North of Worthylands, Worthy Hill, Trebetherick</i> – breach of condition 5 of PA12/02403. 	
PL08/2013	<u>Information Only / Future Agenda Items</u> – <ul style="list-style-type: none"> a. <i>Trewint Lane, Rock</i> – a resident has requested that the 30mph speed limit is extended for the whole of Trewint Lane. Cllr. Gisbourne said a case would have to be made, and a traffic survey carried out. It was thought there are too few properties to qualify. Even if a case could be proved it is likely that CC would have insufficient funds to carry out the works. 	Clerk

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 4th February 2013