



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 18th FEBRUARY 2013 @ 7.30pm

Present: Cllr. Mrs Webb (Vice Chairman) Cllr. Gisbourne (PC/CC) Cllr. Mrs Morgan
 Cllr. Taper Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – in the absence of Cllr. Mould, Cllr. Webb took the Chair and welcomed those present.</p> <p>Mr Rob Atkinson, Padstow Harbour Master had been invited to attend the meeting but was not present. The Clerk to re-issue the invitation.</p>	Clerk
PL09/2013	<p><u>Apologies for Absence</u> – Cllrs. Gibson (personal commitment), Blewett, Rathbone and Strong (both on leave) and Mould (ill health).</p>	
PL10/2013	<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>	
PL11/2013	<p><u>Planning Applications Received</u> –</p> <p>a. PA13/00272, <i>Rock Sailing Club, Rock</i> – construction of a new open short rise lift connected to the existing building by short bridge walkway at 1st floor level. NO OBJECTION.</p> <p>b. PA13/00273, <i>Rock Sailing Club, Rock</i> – application for Listed Building Consent (LBC) for the construction of a new open short rise lift connected to the existing building by short bridge walkway at 1st floor level. NO OBJECTION.</p> <p>c. PA13/00371, <i>Arish Vean, Trebetherick</i> – conversion of garage to living accommodation and block wall infill of existing covered walkway between garage and dwelling. NO OBJECTION, but Members would like to see extra parking is created to compensate for the loss of the garage.</p> <p>d. PA13/00461, <i>1-6 Menague, Trewint Lane, Rock</i> – application for Modification of a Planning Obligation on a Section 106 Agreement (application number 94/0076 – date of obligation 04.07.1996). OBJECT on the grounds that it is considered there is still a requirement for this type of accommodation, as reflected in the growth in sheltered accommodation for the over 60s. If granted it would be contrary to CC's Personal Independence Plan Scheme, which aims to keep the elderly in their own property. The s.106 agreement relates to over 60s with a local connection. Should the Planning Officer be minded to grant permission to remove the 'over 60s' element, then Members request that the 'local connection' element is retained and that the properties should be for 'local' people. Furthermore, Members wish to register their interest in the new opportunity to negotiate</p>	Clerk Clerk Clerk Clerk

	<p>with the appropriate housing association, to ensure that such housing goes to 'locals'.</p> <p>In the application it states that there is no need for housing for the over 60s, and gives as the reason that two of the houses have been on the market and remain unsold, but no details are given of how long the properties have been for sale and it might be that in a slow housing market the price of £250,000 for a 2-bedroomed house with an 'over 60s local' condition is too high. The application also states that the land in question is now within the development boundary, Members do not believe this to be the case.</p> <p>e. <i>PA13/00557, Glan Dowr, Rock</i> – application for works to one Cupressus Macrocarpa (T11) subject to a Tree Preservation Order to crown reduce by approximately 8m leaving 2 main branches of 10-12m. NO OBJECTION provided there is a proven horticultural need and not just to improve someone's view.</p> <p>f. <i>PA13/00710, Padilly Cottage, Rock</i> – remove and replace existing summer room including facilities with attached garage and new summer room. NO OBJECTION.</p> <p>g. <i>PA13/00735, Stoptide Cottage, Rock</i> – replace existing garage with double garage and loft storage above and increase in width to access point. NO OBJECTION, as long as the space above the garage is purely for storage and not living accommodation. Members are also concerned at the accumulative effect of large buildings, which result in a loss of a community view.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p>PL12/2013</p>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Pinewood, Polzeath</i> – Minute 04a/2013 refers. Ms Samantha Hewitt, CC case officer, advises she is still pursuing the architect. Members' idea of building around the barrier is, in theory, a good one although she's not sure if this could be achieved without extending into the highway and she would still need to address the strength of the section of wall already built which the application is seeking to retain.</p> <p>b. <i>Third Phase, Dingles Way, Rock</i> – Members' letter to County Cllr. Mark Kazmarek, regarding funding for the development, will be discussed with Ms Louise Dwelly, CC when she meets with Members at their March Planning Meeting.</p>	
<p>PL13/2013</p>	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA12/02507, Pencarrick, Green Lane, Rock</i> – reconstruction/replacement of existing residential dwelling house together with erection of new residential dwelling house on sub divided curtilage including new vehicular and pedestrian access.</p> <p>b. <i>PA12/08834, Trelyon, Rock</i> – demolition and construction of 2 new residential houses.</p> <p>c. <i>PA12/09585, Dingles Way, Penmayne, Rock</i> – submission of details to discharge Condition 7 in respect of decision notice 2009/00099.</p> <p>d. <i>PA12/11271, 1 The Terrace, Rock</i> – rear extension to allow relocation of kitchen and living rooms.</p> <p>e. <i>PA12/11350, Waylands Corner Rock Road, Rock</i> – extension of time of application E1/2009/01554 for the conversion of garage to en-suite bedroom.</p> <p>f. <i>PA12/11477, Highfield, Trebetherick</i> – construction of a replacement dwelling.</p> <p>g. <i>PA12/11812, 3 Gul 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.</p>	

PL14/2013	<p><u>Planning Applications Withdrawn</u> – information only.</p> <p>a. <i>PA12/09129, Pendeenah, Higher Tristram, Polzeath</i> – proposed demolition of existing detached dwelling and erection of replacement detached house.</p> <p>b. <i>PA12/10193, Worthylands, Trebetherick</i> – application for Non Material Amendment to PA12/02403 for Construction of a dwelling, namely insertion of 2 no .velux rooflights with opaque coverings on the glass on north elevation. CC has deemed this is not acceptable as an amendment. See PL16a and PL16b/2013 below.</p> <p>c. <i>PA12/12095, Petra, Dunders Hill, Polzeath</i> – conversion of loft including internal and external alterations.</p>	
PL15/2013	<p><u>Planning Appeals</u> – the following appeal has been made to the Dept. for Communities and Local Government:</p> <p>a. <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. Members had no objection. CC part approved / part refused this application.</p> <p>b. <i>PA12/04547, Treswarrow Park Farm, Trelights</i> – application for the erection of a single wind turbine with maximum blade tip height of 77m. Formation of new vehicular access track and associated infrastructure</p>	
PL16/2013	<p><u>Enforcement Cases</u> – Members received an update on the following:</p> <p>a. <i>EN12/02577, Land North of Worthylands, Worthy Hill, Trebetherick</i> – alleged breach of condition (8) and (9) – PA12/02403 – windows in southern and northern elevations. Case officer: L. Puddy. Enforcement case now closed, as planning application had been received. See PL14b/2013 above.</p> <p>b. <i>EN12/03024, Land North of Worthylands, Worthy Hill, Trebetherick</i> – breach of condition 5 of PA12/02403. See PL14b/2013 above.</p>	
PL17/2013	<p><u>Planning Enforcement</u> – new cases:</p> <p>a. <i>EN13/00098, Carters Pub, Dunders Hill, Polzeath</i> – siting of advertisement. Case officer: L. Puddy.</p>	
PL18/2013	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Sun-Safe Film</i> – the Clerk reported that permission had been granted to film in the Trewint Playing Field.</p> <p>b. <i>Neighbourhood Planning Cluster Meeting</i> – 28th March 2013, 6.30pm in The Pavilions, Wadebridge. An informal meeting to exchange ideas and benefit from the experience of those who have started the NDP process. Cllr. Gisbourne and possibly Cllr. Webb. The Clerk to advise Ms Gemma Blackler, CC.</p> <p>c. <i>Notice Boards</i> – the Clerk and Cllr. Gisbourne to check the proposed order for new notice boards, after the meeting.</p> <p>d. <i>Affordable Housing</i> – Cllr. Morgan gave a briefing on the training event she had attended. She said that Mevagissey Parish Council had been able to negotiate with the appropriate housing association, to ensure that such housing goes to ‘locals’. Cllr. Gisbourne said this is one of the issues Ms Dwelly will discuss when she attends the March Planning Meeting.</p>	<p>Clerk</p> <p>Clerk / Cllr. Gisbourne</p>

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 4th March 2013