



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

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Mrs Gibson
 Cllr. Miss Gilbert Cllr. Gisbourne (PC/CC) Cllr. Rathbone
 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 the members of the public, representatives from St Minver Community Land Trust and Highlands Parish Council; together with those who had attended to meet with Members.</p> <p>Members met with Ms Louise Dwelly, Cornwall Strategic Affordable Housing Manager and discussed the following matters:</p> <ul style="list-style-type: none"> • <i>Third Phase, Dingles Way, Rock</i> – Mrs Helen Rawe (St Minver Community Land Trust [CLT]) asked Ms Dwelly the current situation, regarding s.106 contributions. Where affordable housing is not provided on site a financial payment is negotiated with the developer. Almost always it is spent within the parish. She said it is sometimes difficult to keep track of these payments. NCDC operated a slightly different scheme, whereby neighbouring parishes were 'linked' together and s.106 money could be spent in any one of them. There is £399,000 currently available for affordable housing in St Minver. <p>There was a feeling that this money would be best used for the Third Phase of the Dingles Way development. Ms Dwelly said no-one had come forward with a proposal along these lines. She explained CC's policy is to spend money where it is needed most. With regards to a self-build scheme this is <i>usually</i> self-financing. She explained the limitations faced by CC. Half of all the Community Land Trusts in the country are operating in Cornwall – following on from the success of St Minver CLT.</p> <p>There is a £4M Revolving Loan Fund, which is not a lot for the whole of Cornwall. CC had to borrow this money and, in turn, lends it to CLTs at the same rate they borrow at. On average CLTs repay any loan within 12 months – the money then becomes re-available to finance another CLT scheme.</p> <p>Mrs Rawe said NCDC had given a loan, free of charge, to the Dingles Way First Phase and saw the interest they lost as 'value for money'.</p> <p>Ms Dwelly said it would appear that the s.106 money (£399,000) would be best spent on the Third Phase. Recent costing information is worryingly high.</p> <p>Mrs Tatum (CLT) said the beauty of self-build schemes is that Lenders view the labour that has gone into the project as a 'deposit'. This makes the properties cheaper to build and buy.</p> <p>There was a general discussion about affordable properties for rent and the legal requirements of individual s.106 agreements.</p>	

- *Statistics from the Homechoice Register* – Ms Dwelly began by explaining how the system works and said there are some 27,000 people on the Register, but CC can only house some 2,000 p.a. It is a question of managing priorities.

Very few households qualify to be in Band A. The contentious Band is Band E and is the one you go in if CC identify you have an affordable housing need, but are not necessarily homeless (e.g. you are a grown up still living at home with your parents, but wishing to set up your own household). The majority of those on the register fall into this category.

Ms Dwelly said that in rural schemes someone in Band E with a local connection should take priority over someone in a neighbouring parish on Band C. She pointed out that those on the Register still have to 'bid' for individual properties. 70% of households want to live in towns.

Mrs Rawe (CLT) said in the case of recent affordable housing for rent in the parish, households had been 'parachuted' in from outside the area.

Ms Dwelly said the ideal is to have an appropriately sized scheme. Even excluding those in Band E, there are still 19 on the Homechoice Register with strong local connections to St Minver Lowlands. With regards to the new under occupation regulations, this now only applies if you are under occupying by more than one bedroom.

She was unable to say how much s.106 money had not been collected.

Members met with Mr Eireann Hassett of TBS Cornwall Planning, regarding a pre-planning application (PA13/00548/PREAPP), which had recently been submitted to CC for land adjacent to Trewiston Lane, St Minver. The proposal is for 36 residential properties, with a percentage (possibly 10 units) set aside for affordable housing. There was also the possibility of self-build and 'live well' properties. Details previously circulated via email.

Mr Hassett said his client's are keen to work with the Council. He felt appropriate levels of parking and amenity space are provided in the plan. He advised that the Planning Officer, Paul Banks, had expressed the view that there is no problem with the location of the site. The access is just inside the 30mph speed limit. He said his client owns additional land, on which he is prepared to create allotments and to rent more recreation land to the school. The land would remain in his client's ownership, but there would be a lease for a reasonable time period.

It was pointed out that the site was outside the former development boundary. It is believed CC's Local Plan indicates that the parish needs to provide 80 properties over the next 20 years. It was thought the 36 this application would provide was too many, too soon. There was concern, too, regarding the lack of safe pedestrian access to the site.

He was asked if his client would be prepared to wait until the St Minver Neighbourhood Development Plan (NDP) had been drawn up and approved. At the very least Members would want to hold a public meeting to see whether the community wants a development of this size.

Mr Hassett undertook to keep Members informed of progress with the project.

Members then met with Mr Jim Lee (planning consultant), Mr Richard Marsden (Lawrence Associates) and Mr Jeremy Davies regarding a proposed development at The Point, Polzeath.

Mr Davies spoke, regarding the background to the proposal. His company had rescued the former Roserrow Golf Club from bankruptcy. Since then, considerable investment had been made in the restaurant, health centre and golf course. Membership had increased as a result. He felt that to ensure a sustainable future for the business, on-site accommodation is necessary.

Mr Marsden circulated a full set of plans and explained their significance. The site selected for the development is that occupied by the existing driving range. The properties would be dug into the ground and, therefore, would not be much taller than the existing building. This would mean that the development would only really be visible from the sea.

	<p>Seven units are proposed for rent, with two parking spaces per unit. They will be built of local stone, with a sedum roof, to help them blend in with their surroundings. A new driving range and a larger replacement health studio will be built.</p> <p>Mr Davies said he has no immediate plans for the rest of the 20 acre field, perhaps, a couple of 'short golf holes'.</p> <p>He was asked if hotel style accommodation would be a better option. Mr Davies said that he believed self-contained units would have a wider attraction. It is his intention to retain ownership of the complex.</p>	
PL19/2013	<u>Apologies for Absence</u> – Cllr. Morgan (leave). Cllr. Gibson left the meeting at this point, it being 9pm.	
PL20/2013	<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>	
PL21/2013	<p><u>Planning Applications Received</u> –</p> <p>a. PA13/00915, <i>Mordros, Trebetherick</i> – demolition of existing dwelling house and construction of replacement dwelling. NO OBJECTION.</p> <p>b. PA13/01106, <i>Harberton, Rock Road, St Minver</i> – demolition of existing dwelling and erection of 7 bedroom detached house & open air swimming pool. NO OBJECTION.</p> <p>c. PA13/01166, <i>Pendeenah, 11 Higher Tristram, Polzeath</i> – proposed demolition of existing detached dwelling and erection of replacement dwelling house. OBJECT on the grounds the development will overlook the properties on Tristram Cliff, in particular, the balconies will look directly at them. The distance is too close, being only 18M from the neighbouring properties. Members request that this goes to CC's Planning Committee, if the case officer is minded to grant permission.</p> <p>d. PA13/01200, <i>Pipers End, Cocklawelva, Rock</i> – erection two balconies to existing dwelling house, small roof extension and internal alterations. NO OBJECTION.</p> <p>e. PA13/01726, <i>Land North of Worthylands, Worthy Hill, Trebetherick</i> – retrospective application for the insertion of 2 velux windows with opaque covering. NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL22/2013	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Third Phase, Dingles Way, Rock</i> – Minute 12b/2013 refers. Members were very appreciative of the meeting with Ms Dwelly, but remained doubtful that rural housing schemes work as she described.</p> <p>Mention was made of the Seascape development. It was thought that the third property had been sold and the s.106 was now due to be paid to CC.</p> <p>b. <i>Affordable Housing</i> – Minute 18d/2013 refers. Covered by the Public Forum</p> <p>c. <i>Public Consultation for Planning</i> – Monday 11th March to Monday, 22nd April 2013. A hardcopy of the documents is in circulation. Details previously emailed. Deferred to the next Full Council meeting.</p> <ul style="list-style-type: none"> • <u>Cornwall Local Plan: Strategic Policies Pre-submission</u> – contains CC's planning policies and proposals to direct, manage and influence development over the period to 2030. • <u>The Draft Gypsy and Travelling Communities Strategy and Delivery Plan</u> – provides the evidence base for the Draft Local Plan policy for Gypsies and Travellers, including identification of pitch requirements to 2020 and sets out CC's priorities for delivery of sites. 	

	<ul style="list-style-type: none"> • <u>The Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule</u> – forms the first formal step towards adopting a CIL for Cornwall. 	
PL23/2013	<p><u>Planning Applications Approved by CC</u> – information only.</p> <ol style="list-style-type: none"> <i>PA12/12088, Nelsons, Forlaze Road, Rock</i> – construction of extensions, refurbishment and general upgrading. <i>PA13/00371, Arish Vean, Trebetherick</i> – conversion of garage to living accommodation and block wall infill of existing covered walk way between garage and dwelling. <i>PA13/00556, 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. <i>PA13/00710, Padilly Cottage, Rock</i> – remove and replace existing summer room including facilities with attached garage and new summer room. <i>PA13/00735, Stoptide Cottage, Rock</i> – replace existing garage with double garage and loft storage above and increase in width to access point. <i>PA13/01570, Cuckoo Hollow, Daymer Lane, Trebetherick</i> – application for Non Material Amendment to PA12/10108 for construction of proposed extension and internal alterations approved on 7 December 2012; namely retain existing porch, installation of window in place of the previously planned porch, change windows to sash windows and creation of a small porch in corner of garage. Noted Members are not consulted on this type of application. 	
PL24/2013	<p><u>Enforcement Cases</u> – Members received an update on the following:</p> <ol style="list-style-type: none"> <i>EN12/03024, Land North of Worthylands, Worthy Hill, Trebetherick</i> – breach of condition 5 of PA12/02403. Case closed in light of the planning application (PL14b/2013 above). <i>EN13/00098, Carters Pub, Dunders Hill, Polzeath</i> – siting of advertisement. Case officer: L. Puddy. 	
PL25/2013	<p><u>Planning Enforcement</u> – the following cases had been closed by CC:</p> <ol style="list-style-type: none"> <i>EN12/02343, 1 Forlaze Road, Rock</i> – tall wood fence allegedly erected which exceeds the height for fences fronting the highway. Case closed, with comment “See other case file on this site”. Noted the Clerk has requested an explanation. 	
PL26/2013	<p><u>Information Only / Future Agenda Items</u> –</p> <ol style="list-style-type: none"> <i>Election Nomination Packs</i> – Minute 41a/2013 refers. Cllrs. Gilbert and Rathbone to provide the packs for distribution. The Clerk reminded Members that their nomination forms have to be returned to the CC Offices, Higher Trenant, Wadebridge on 27th March 2013 between 9am – 1pm and 2pm – 6pm or to Room 33, Luxstowe House, Liskeard (where a greater number of dates are available). <i>Rock Pool Ramble</i> – Friday, 29th March 2013 @ 12pm and Wednesday, 10th April 2013 @ 12pm, starting at the Marine Centre in Polzeath. <i>Action for a Safer Cornwall</i> – online survey to gather information about local community concerns on: www.surveymonkey.com/s/RFSK7CZ. Deadline for comments is end of March. Details previously emailed. 	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 2nd April 2013