



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON MONDAY, 15<sup>th</sup> APRIL 2013 @ 7.30pm**

Present: Cllr. Mrs Mould (Chairman)                      Cllr. Blewett                                      Cllr. Miss Gilbert  
 Cllr. Gisbourne (PC/CC)                              Cllr. Mrs Morgan                              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, particularly to Mr Illingworth, Mr Juleff and Mr Webb.</p> <p>Mr Nigel Illingworth spoke regarding his planning application (PL29b/2013 refers). He explained he had recently bought the property with the intention of living there permanently. The property is in poor condition hence the application to demolish and build a replacement home.</p> <p>There was an objection from a near neighbour, together with other owners who use the shared lane. He summarised the objections, his near neighbour had concerns regarding privacy in relation to the proposed studio / garage, which he has since tried to rectify with her. Further concerns had been expressed about overlooking of a neighbouring property, but he believed this to be minimal.</p> <p>The other objection related to disruption to the shared driveway. He recognised that this was inevitable during the building stage. He advised that the replacement property would be as environmentally friendly as possible.</p> <p>Members thanked him for attending and commended him for speaking to his neighbours.</p> <p>Mr Webb spoke regarding PL29c/2013. He provided a copy of his comments to the Clerk. He had particular objections to the number of exterior folding doors and balconies included in the design. He believed that the massing of the new property will overpower its immediate neighbours. It will take up virtually all of the width of the plot and he would like to see a reduction in the width, as a suitable compromise.</p> <p>His own property has three stories, but appears from the lane to be only two. However, this new property will be the first in the lane whereby all the stories are visible. Should the case officer be mindful to grant permission, then he would like a condition to be imposed i.r.o. landscaping and screening with plants, together with replacement of the boundary hedge, should it be removed during building – as this would reduce the impact of the highly visible basement.</p>	
<b>PL27/2013</b>	<u>Apologies for Absence</u> – Cllr. Mrs Gibson (personal commitment).	
<b>PL28/2013</b>	<p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – Cllr. Webb declared an interest in PL29c/2013.</p> <p>b. <i>Non-Pecuniary/Disclosable Interests</i> – none</p> <p>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</p>	

<p><b>PL29/2013</b></p>	<p><u>Planning Applications Received –</u></p> <p>a. <i>PA13/01449, Moana Nui, Rock</i> – application to reduce overhang of canopy on property side of Monterey Cypress Tree (T1) by 3m, covered by a tree preservation order. Ms Lorraine Lehan, CC advised this tree is not the subject of a TPO and the application has been withdrawn. NFA.</p> <p>b. <i>PA13/01882, Lowlands, Trebetherick</i> – proposed replacement dwelling and garage with associated works. Members felt the proposal was for a very large property, which is replacing a modest chalet bungalow. However, they did not feel that there was a legitimate planning objection. <b>NO OBJECTION.</b></p> <p>c. <i>PA13/02011, Duncliffe, Tristram Cliff, Polzeath</i> – demolition of the existing six bedroom dormer bungalow and Construction of a new five bedroom detached family home with integral lower level garaging. Cllr. Mrs Webb declared a prejudicial interest and left the room whilst this item was discussed. <b>OBJECT</b> on the grounds that the plans to have three stories, which are visible from the lane and sea results in unacceptable issues i.r.o. the sheer volume and visual impact, which is out of keeping with the neighbouring properties and street scene. There is insufficient width either side of the building, which will make it (and its neighbouring properties) look like one large semi-detached dwelling. Members would prefer that the basement is lower and less visually intrusive. It is suggested that the garage is turned into a single access garage and the rest hidden from view. Water coming off Higher Tristram drains through this area and it is not clear how this will be dealt with. Members wish to make the point as strongly as possible that this has the potential for future problems, if not dealt with properly. Finally, Members do not consider that the ‘zinc’ finish is a sympathetic building material.</p> <p>d. <i>PA13/02108, Windwhistle, Highcliffe, Polzeath</i> – replace existing rear extension to include balcony above and internal alterations. <b>OBJECT</b> on the grounds that this would overlook neighbouring properties because it runs the full width of the building.</p> <p>e. <i>PA13/02261, Dining Room, The Pavillion, Rock</i> – proposed entrance porch. <b>NO OBJECTION.</b></p> <p>f. <i>PA13/02710, 47 Higher Tristram, Polzeath</i> – proposed extension and internal alterations. <b>NO OBJECTION.</b></p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p><b>PL30/2013</b></p>	<p><u>Other Planning Matters –</u></p> <p>a. <i>Mallow, Rock</i> – CC had written to advise a tree preservation order has been created for the new pine tree, which replaced the Monterey Cypress, recently felled on safety grounds.</p> <p>b. <i>Pinewood, Polzeath</i> – Minute 12a/2013 refers. There was no update from Ms Samantha Hewitt, CC case officer, regarding Members’ suggestion of building around the existing barrier; to include the results of the testing of the strength of the existing wall. Cllr. Gisbourne will pursue. The Clerk will supply him with the relevant information.</p>	<p>Clerk</p>
<p><b>PL31/2013</b></p>	<p><u>Planning Applications Approved by CC – information only.</u></p> <p>a. <i>PA12/11500, St Enodoc House, Rock</i> – construction of two bedroom ancillary accommodation to 1st floor maisonette, St Enodoc House (garage &amp; store to be demolished).</p> <p>b. <i>PA13/00272, 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.</p> <p>c. <i>PA13/00273, Rock Sailing Club, Rock</i> – application for Listed Building Consent for the construction of a new open short rise lift connected to the existing building by short bridge walkway at 1st floor level.</p> <p>d. <i>PA13/00537, Unit 5 Pityme Business Centre, St Minver</i> – re- siting of new boiler house (revised siting to that approved under PA12/01531).</p>	

	<p>e. <i>PA13/01127, Land at The Point Golf &amp; Country Club</i> – retention and completion of BMX tracks and associated ancillary development.</p> <p>f. <i>PA13/01200, Pipers End, Cocklawelva, Rock</i> – erection of two balconies to existing dwelling house, small roof extension and internal alterations.</p>	
<b>PL32/2013</b>	<p><u>Enforcement Cases</u> –</p> <p>a. <i>EN13/00098, Carters Pub, Dunders Hill, Polzeath</i> – siting of advertisement. Case officer: L. Puddy.</p>	
<b>PL33/2013</b>	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Commercial Lease, Polzeath Beach</i> – Minute 50a/2013 refers. A new pitch had been awarded to an additional Surf School from Newquay. Members were dismayed that they had not been consulted or involved in the tendering process. Cllr. Gisbourne reported that an H&amp;S survey had been carried out, which included how the surfers would access the sea. The tender conditions include an undertaking not to have more than two surf schools in the water at any one time.</p> <p>Cllr. Gisbourne reminded Members that the public toilets at Polzeath Beach and Daymer Bay will only be open at the weekends during the winter months. Cllr. Morgan said there is already a safety issue on Polzeath Beach, which this would exacerbate.</p> <p>It was <b>RESOLVED</b> the Clerk would write to Mr Peter Marsh, CC to say that Members are of the opinion that the tender process was flawed and therefore their decision is flawed. Members were not consulted, but hold myriad concerns. They feel there are serious safety issues resulting from the allocation of this new surf school pitch and in their opinion, as the officer in charge, you are responsible for any resulting accidents.</p> <p>b. <i>Polzeath Road Closure</i> – Cllr. Gisbourne explained the road had been closed during the Easter holiday, to avoid re-routing the school bus.</p>	Clerk

Signature: ..... (Cllr. Mrs Carol Mould)  
Chairman

Date: 7<sup>th</sup> May 2013