



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON MONDAY, 20<sup>th</sup> MAY 2013 @ 7.30pm**

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

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present, with a warm welcome to County Cllr. Penny.	
<b>PL34/2013</b>	<u>Apologies for Absence</u> – Cllrs. Blewett, Gibson, Rathbone, Strong and Webb.	
<b>PL35/2013</b>	<u>Members' Declarations</u> – 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 declare any gift or hospitality with a value in excess of fifty pounds.	
<b>PL36/2013</b>	<u>Planning Applications Received</u> – a. <i>PA13/01179, Westward House, Rock</i> – proposed extension to annexe comprising of garage/storage area/2 bedrooms to form new dwelling/garage. Deferred from the May Full Council meeting as the plans had not been received. <b>OBJECT</b> on the grounds it is right on the main road in a very prominent position and would give an overbearing appearance. No additional parking is proposed, but the application would result in the loss of a garage. The extensive use of zinc roof cladding is totally out of character with the existing street scene. b. <i>PA13/02596, Greywings, Rock</i> – demolition of existing garages and construction of two dwellings with associated external works at the south end of the existing site. A letter of objection, from a neighbour, was read to Members. Cllr. Taper referred to CC's Core Strategy document, which allocates a number of new homes to St Minver parish over the next 20 years. He had asked Ms Sarah Arden, CC when the timescale commenced for this and emphasised the need for an agreed reporting system, whereby Members can monitor the number of applications granted against the agreed number of new homes. Cllr. Gisbourne said the allocation refers to affordable homes only.  <b>OBJECT</b> on the grounds there is no proven need for this development, which represents overdevelopment of the site. The property at the front is overbearing and too high in relation to adjacent properties and will create overlooking issues. The provision of two parking spaces per dwelling is completely inadequate, at this location, as there are already horrendous parking issues at this end of Rock. Members request that it is proved to them that there is sufficient amenity space as we feel this could be compromised by PA13/02598 to erect a further two dwellings on the site – it does not appear that the required 50 sq metres of amenity space would be met. For these reasons, Members request a site meeting. Members also	

	<p>wish to express their concern that the Parish Council had not been consulted on this substantial development.</p> <p>c. <i>PA13/02598, Greywings, Rock</i> – demolition of existing house and construction of two new houses with associated external works. <b>OBJECT</b> on the grounds that the bulk and height of the proposed dwellings is unacceptable. Members appreciate that developments either side of the site have been allowed to slip through, but do not recognise that precedents have been set in a positive manner. Members request that it is proved to them that there is sufficient amenity space as it is felt this could be compromised by PA13/02596 to erect a further two dwellings on the site – it does not appear that the required 50 sq metres of amenity space would be met. Members expressed a strong wish to see a site meeting held. Members also wish to express their concern that the Parish Council had not been consulted on this substantial development.</p> <p>d. <i>PA13/02939, Mellalue, Highcliff, Polzeath</i> – demolition of dormer bungalow and construction of replacement dwelling. Members were dismayed that the applicant did not take the advice of the planning officer to consult with them. <b>OBJECT</b>, whilst Members can see no reason why this should not be a 'knock down' and rebuild, they have concerns about the height and bulk and the impact this proposal would have on the surrounding properties.</p> <p>e. <i>PA13/03405, The Point at Polzeath</i> – erection of a golf driving range building. <b>NO OBJECTION.</b></p> <p>f. <i>PA13/03707, Doom Bar House, Daymer Lane, Trebetherick</i> – construction of ground floor extension. <b>NO OBJECTION.</b></p>	
<p><b>PL37/2013</b></p>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Pinewood, Polzeath</i> – Minute PL30b/2013 refers. See PL38a/2013 below.</p> <p>b. <i>PA13/01386, Rosemayne Cottage</i> – Minute 64b/2013 refers. County Cllr. Penny reported he had discussed this application with Mr Lyndon Westlake, CC case officer. Improvements had been made to the visibility splay. With regards to the flooding issue, Mr Westlake is of the opinion that this is an issue for the landowner. A bat survey is to be undertaken.</p> <p>Cllr. Gisbourne said that Highways had previously undertaken to jet wash the culvert, under the road. He believed the visibility splay does not meet the 35 sq metre visibility advised in a 30mph speed restriction. Cllr. Mould referred to the lack of parking, which will result in increased parking on the highway, in an area with social housing and high pedestrian activity. They were unimpressed with the comments about the flooding issue and maintained their position that this needs addressing before further development is permitted.</p> <p>Members remain deeply concerned about this application. The Clerk to request a site visit with Mr Westlake and an appropriate representative from Highways. Members to provide some photographic evidence.</p> <p>c. <i>Homechoice Register</i> – Minute 47c/2013 refers. CC's Mr Ashleigh Coleman had replied on behalf of Cllr. Currie, regarding Members' support of the St Day Resolution, which objected to the way the Register is compiled. (Copy of the response previously circulated via email.) He pointed out that the judge in a recent judicial review had upheld CC's decision that Band E applicants should be considered and included on the Register. Nonetheless CC is reviewing their policy, with a view to restricting eligibility to apply to be listed on the Register.</p>	<p>Clerk / Members</p>
<p><b>PL38/2013</b></p>	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA12/05208, Pinewood Flats, Polzeath</i> – removal of unauthorised Armco barrier and replacement with a low level stone faced wall fronting highway and the retention of a section of low level stone faced wall fronting highway.</p> <p>The situation to be monitored, to ensure the changes are implemented.</p>	<p>Clerk</p>

	<p>b. PA13/01726, Land North of Worthylands, Worthy Hill, Trebetherick – retrospective application for the insertion of 2 velux windows with opaque covering.</p> <p>c. PA13/01799, St Minver Cricket and Social Club – proposed single storey extension to end/side of existing pavilion.</p> <p>d. PA13/02710, 47 Higher Tristram, Polzeath – proposed extension and internal alterations.</p>	
<b>PL39/2013</b>	<p><u>Planning Applications Withdrawn –</u></p> <p>a. PA13/02108, Windwhistle, Highcliffe, Polzeath – replace existing rear extension to include balcony above &amp; internal alterations.</p>	
<b>PL40/2013</b>	<p><u>Planning Applications Refused –</u></p> <p>a. PA13/01166, 11 Higher Tristram, Polzeath – proposed demolition of existing detached dwelling and erection of replacement dwelling house.</p>	
<b>PL41/2013</b>	<p><u>Enforcement Cases –</u></p> <p>a. EN13/00735, 5 Penmaine Villas, Penmaine Way, Rock – alleged works to trees within a TPO area. Case officer: Sarah-Jane Page. An update had been requested, but none received. Cllr. Gilbert will follow-up.</p> <p>b. EN13/00737, The Oystercatcher, Dunders Hill, Polzeath – construction of decking. Case officer: Louise Puddy. The case officer is currently in discussions with the owner regarding the submission of a planning application.</p>	Cllr. Gilbert
<b>PL42/2013</b>	<p><u>Enforcement Cases Closed by CC –</u></p> <p>a. EN12/03024, Land North of Worthylands, Worthy Hill, Trebetherick – alleged breach of condition 5 of PA12/02403. Case closed: compliance.</p> <p>b. EN13/00098, Carters Pub, Dunders Hill, Polzeath – siting of advertisement. Case officer: Louise Puddy. Case closed: breach resolved.</p>	
<b>PL43/2013</b>	<p><u>End of Year Accounts –</u> Minute 67b/2013 refers. The Clerk apologised the 2012/13 accounts were dealt with at the May Full Council meeting.</p>	
<b>PL44/2013</b>	<p><u>Emergency Payment –</u> it was <b>AGREED</b> to sign cheque No.102174, which replaced cancelled cheque No.102171.</p>	
<b>PL45/2013</b>	<p><u>Information Only / Future Agenda Items –</u></p> <p>a. <i>Introduction to Planning</i> – CC training sessions.</p> <p>b. <i>Grass Verges</i> – the contractor had reported the following issues:</p> <ul style="list-style-type: none"> <li>• <u>Poisonous Plants</u> – it was <b>RESOLVED</b> to accept the quotation to weed spray the poisonous plants, at a cost of £60 for a weed spray on the selected verges.</li> <li>• <u>Rotten Bench</u> – it was <b>RESOLVED</b> to accept the quotation to replace the wood and bolts with new at a cost of £65.</li> </ul> <p>c. <i>Planning Protocol for Local Councils</i> – a hard copy was provided to the Members present.</p> <p>d. <i>Grass Verge Maintenance</i> – it was <b>RESOLVED</b> to accept a grant of £1,551.56 from CC, for cutting the grass verges for 2013/14.</p> <p>e. <i>Standing Orders</i> – to be reviewed and placed on the June agenda</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

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

Date: 3<sup>rd</sup> June 2013