



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON MONDAY, 17<sup>th</sup> JUNE 2013 @ 7.30pm**

Present: Cllr. Mrs Webb (Mtg. Chairman)      Cllr. Blewett      Cllr. Miss Gilbert  
 Cllr. Gisbourne (PC/CC)      Cllr. Rathbone      Cllr. Taper  
 County Cllr. Penny      Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – in the absence of the Chairman, the Vice Chairman, Cllr. Mrs Webb took the Chair and welcomed those present.</p> <p>Mr Ian Armstrong, ARCO<sub>2</sub> addressed Members, regarding PL49c/2013 (Mellalue, Highcliffe, Polzeath). He said he was surprised by Members comments on this application. He had had extensive pre-application discussions with the planning officer, who was supportive. With regards to specific concerns, he felt the siting of the property was broadly the same. The height is a fraction higher than the existing dwelling and the footprint is more or less the same. The only people who will view it as a three-storey structure are the occupiers, when in their garden; because of the topography of the site it appears as little more than single storey from the bottom. They had gone to great lengths to ensure there are no overlooking issues. He pointed out that the only neighbours the development might impact on are those immediately behind; and they are in favour of the development. Mr Armstrong was invited to show a 3D computer model, which illustrated how the finished building would fit into the area.</p> <p>Mr Peter Hume, Purl Design LLP addressed Members, regarding PL48c/2013 (PA13/03911, Seascape, Highcliffe, Polzeath). The proposal is for a much bigger property and will be approximately 3 metres higher than the existing building. However, he pointed out that it is the same height as the adjacent property. There should be minimum loss of view for the properties behind. His aim had been to reduce the appearance of bulk.</p>	
PL46/2013	<u>Apologies for Absence</u> – Cllrs. Morgan, Mould and Strong (all on leave) and Gibson (personal commitment).	
PL47/2013	<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 declare any gift or hospitality with a value in excess of fifty pounds.</p> <p>d. <i>Candidates' Expenses Returns</i> – Members were reminded they must return their forms, even if no expenditure was incurred.</p>	
PL48/2013	<p><u>Planning Applications Received</u> –</p> <p>a. PA13/03403, <i>The Point at Polzeath</i> – demolition of golf driving range building and construction of 7 holiday units and associated works. <b>NO OBJECTION.</b></p>	Clerk

	<p>b. <i>PA13/03823, Shoals, Rock Road, Rock</i> – proposed dwelling. It was clarified the access would be on Trewint Lane. <b>NO OBJECTION.</b></p> <p>c. <i>PA13/03911, Seascape, Highcliffe, Polzeath</i> – construction of replacement dwelling. Members had concerns that this would set a precedent as the first three-storey dwelling on the ‘front row’ at Polzeath, though it was noted it would be no higher than the adjacent dwelling because the lower floor will be dug in; they were also concerned by the plunge pool on the seaward side of the site. Members would like landscaping to disguise the lower floor.</p> <p>d. <i>PA13/04382, Little Porthilly, Porthilly Lane, Rock</i> – construction of 2 storey extension to existing dwelling house. <b>NO OBJECTION.</b></p> <p>e. <i>PA13/04530, Little Dragons, Rock</i> – demolition of existing dwelling and garage and construction of replacement dwelling with integrated car port and garage. Members do not feel the design is in keeping with the surrounding properties and would prefer the roof to be made of natural slate.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<b>PL49/2013</b>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Pinewood, Polzeath</i> – Minute PL38a/2013 refers. Members reported that the unauthorised Armco barrier and replacement with a low level stone faced wall fronting highway had not yet been actioned.</p> <p>b. <i>Expanding the Neighbourhood Plan Evidence Base Project</i> – Members to consider taking part in this English Heritage survey, details previously circulated via email. Cllr. Gisbourne will complete this questionnaire.</p> <p>c. <i>PA13/02939, Mellaloe, Highcliffe, Polzeath</i> – Members reconsidered their comment: <i>“OBJECT, 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”</i> in light of the presentation from Mr Armstrong and it was <b>AGREED</b> to withdraw the objection, but concerns remain about the mass of the building and that this is a completely different design to other properties in the area.</p> <p>Cllr. Blewett left the meeting at this point.</p> <p>d. <i>National Planning Policy Framework</i> – it was <b>AGREED</b> to support an online petition for an amendment of the NPPF.</p> <p>e. <i>PA13/03275, Penmayne Corner, Penmayne Rock</i> – the application for a proposed dwelling was discussed at the June Full Council meeting, when Members objected on the grounds that the access to this site is totally inadequate on this busy, narrow, unclassified road. Members believe that historically planning permission had been refused for this site. Cllr. Gibson abstained on the grounds that there was insufficient information provided.</p> <p>Mr James Hills, CC Case Officer had emailed to say: “As it is an outline proposal, all matters of design and access are reserved for later consideration and cannot be assessed at this stage. The plot doesn’t appear to have a planning history attached. It is approximately 450sqm in area and therefore capable of accommodating a property with associated garden space. It is within the current development limit and officers are minded to approve the principle of a house within this plot.”</p> <p>The Clerk reported that she had told Mr Hills that Members are convinced that the plot does have a planning history and that previous applications were turned down and had asked him to investigate this further. In particular Members are interested to know what has changed between the refusal of earlier applications and this one. Members were unwilling to withdraw their objections.</p>	<p>Cllr. Gisbourne</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<b>PL50/2013</b>	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA12/07307, Sparks, Trebetherick</i> – demolition of existing dwelling and construction of new dwelling.</p>	

	<p>b. PA13/01179, Westward House, Rock – proposed extension to annexe comprising of garage / storage area / 2 bedrooms to form new dwelling and garage.</p> <p>c. PA13/01386, Rosemayne, Rock – construction of new Residential Dwelling on land adjacent to Rosemayne Cottage.</p> <p>Noted there was no response from Mr Lyndon Westlake, CC case officer, regarding Members' request for a site meeting with himself and an appropriate officer from Highways. Members were concerned at this discourtesy and the Clerk was instructed to make an official complaint.</p> <p>d. PA13/01882, Lowlands, Trebetherick – proposed replacement dwelling and garage with associated works.</p> <p>e. PA13/01902, Stoptide House, Rock – construction of extension to kitchen and provide new dining room.</p> <p>f. PA13/03707, Doom Bar House, Daymer Lane, Trebetherick – construction of ground floor extension.</p>	Clerk
PL51/2013	<p><u>Planning Applications Withdrawn –</u></p> <p>a. PA12/10446, Site between Westward House and Virginia Cottage, Rock Road – construction of a new pitched roof dwelling and detached garage / annexe.</p>	
PL52/2013	<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. Members to receive an update. Cllr. Gilbert reported she had spoken to the case officer, Ms Sarah-Jane Page who informed her that the owner would receive a stern letter and also the person who had cut the tree, but no other action would be taken. Members would like to have the tree replaced. The Clerk to contact Ms Page.</p> <p>NOTED – Ms Page had offered to assist with the NDP, on TPO matters. The Clerk had requested a map of the TPOs.</p>	Clerk Clerk
PL53/2013	<p><u>New Enforcements Notified to CC –</u></p> <p>a. EN13/01124, Flat 4 Trelawney Court, Rock Road, Rock – property is being advertised through Jackie Stanley for sale with a separate self-contained unit at the rear of the property. Case officer: L Puddy.</p>	
PL54/2013	<p><u>Information Only / Future Agenda Items –</u></p> <p>a. Planning Protocol for Local Councils – a hard copy was provided to Cllrs. Rathbone and Webb.</p> <p>b. Code of Conduct Training – CC had added further dates / venues; the Clerk to circulate the information.</p> <p>c. Community Renewables at the Green Cornwall Show – 27<sup>th</sup> June, 9am – 7pm and 28<sup>th</sup> June, 9am – 4pm at Heartlands, Pool. Details previously emailed.</p> <p>d. Core Strategy – Thursday, 27<sup>th</sup> June, 7pm, Egloshayle Pavilions. A formal meeting to establish Local Plan Housing Numbers. Cllr. Taper wanted the meeting to establish how many properties had already been built or permission granted for the period the Core Strategy will cover.</p> <p>e. Ping! Cornwall – permission is sought to bring a couple of tables to Polzeath Beach on 15<sup>th</sup> August. She will advise who to contact.</p>	Clerk Clerk

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

Date: 1<sup>st</sup> July 2013