



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 15th JULY 2013 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Miss Gilbert Cllr. Gisbourne (PC/CC)
 Cllr. Rathbone Cllr. Strong 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 Mr Norman Juleff.</p> <p>Mr John Oxley, agent for the owners of Duncliffe, spoke to Members, regarding this application. He said they had done their best to address Members' concerns. With regards to the volume and visual impact, he pointed out that the ridge height would appear to be the same. He explained that the property would not fill the entire plot; there is space to move around the exterior of the building. The intention is to retain the existing hedge, but Members felt it was likely that at some point in the future the hedge would be removed in order to give a sea view from the 'basement'.</p> <p>Cllr. Gilbert arrived at this point.</p>	
PL55/2013	<p><u>Apologies for Absence</u> – Cllrs. Blewett and Webb (both on leave); Gibson (personal commitment) and Morgan (work commitment). Cllr. Taper was not present.</p>	
PL56/2013	<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>	
PL57/2013	<p><u>Planning Applications Received</u> –</p> <p>a. PA13/05637, 1 Brea Road, Rock – construction of extension and alterations to include new roof structure with accommodation within. OBJECT on the grounds that the balcony would be overlooking a neighbour's garden, with resulting loss of privacy, as this is an estate of bungalows, this application would completely change the street scene. Members do not accept using the building at the end of cold-de-sac as an acceptable example of a precedent as there are issues with that property's planning history.</p> <p>b. PA13/05192, Falcons, Rock Road, Rock – change of use of home office into holiday letting office for visiting clients. OBJECT on the grounds there is insufficient parking for a business at this venue. Members were concerned that this is planning 'by creep', that is an earlier application was to convert the garage to a home office, now it is a business.</p> <p>c. PA13/05193, Falcons, Rock Road, Rock – application for advertisement consent for the installation of awning with company logo. NO OBJECTION.</p> <p>d. PA13/05194, Trewiston Farm, St Minver – use of land for siting of additional</p>	

	static holiday caravans as extension to existing static caravan, touring caravan and camping holiday site. The plans had not been received, but details were provided by the Clerk. NO OBJECTION.	
PL58/2013	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Pinewood, Polzeath</i> – Minute PL49a/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>PA13/01386, Rosemayne, Rock</i> – Minute PL50c/2013 refers. Members received the response (previously circulated via email) to their official complaint that Mr Lyndon Westlake, CC case officer had been discourtesy in not responding to Members’ request for a site meeting with himself and an appropriate officer from Highways. The complaint had been partially upheld and an apology given. Cllr. Gisbourne refuted Mr Westlake’s claim he had spoken to him as the (then) County Member.</p> <p>c. <i>PA13/03911, Seascape, Highcliffe</i> – Minute 89b/2013 refers. County Cllr. Penny reported that Cllr. Mould and Mr James Hills, planning officer, had ‘agreed to differ’ on this application. Cllr. Penny advised he is going to look into the question of s.106 affordable housing monies. Cllr. Mould asked him to find out where the money is. She was also asked to establish if s.106 payment is due from Mellalue and Sparks Cottage (PL58e/2013 refers).</p> <p>d. <i>PA13/02011, Duncliffe, Tristram Cliff, Polzeath</i> – Minute 89c/2013 refers. A doubt remained as to whether or not this application had been subject to the statutory planning consultation period. Mr Oxley commented that he understood the process had restarted and due process had been followed.</p> <p>e. <i>PA13/05149, Sparks Cottage, Trebetherick</i> – Minute 88c/2013 refers. No response had been received from Ms Samantha Hewitt, as to whether or not this application will attract an s.106 obligation for affordable housing.</p> <p>f. <i>Pre-Application Discussion</i> – Minute 89c/2013 refers. Cllr. Penny reported that all applicants are encouraged to speak to parish councils and ward members but cannot enforce it.</p> <p>g. <i>Trecarrek, Rock</i> – a temporary Tree Preservation Order (TPO) had been issued for three pine trees on this property, after the six months the order may be confirmed. Members had no comment.</p>	
PL59/2013	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA13/03875, Windwhistle, Highcliffe</i> – proposed deck/balcony to front of property.</p> <p>b. <i>PA13/04382, Little Porthilly, Rock</i> – construction of 2 storey extension to existing dwelling house.</p> <p>c. <i>PA13/03275, Penmayne Corner, Rock</i> – proposed dwelling.</p>	
PL60/2013	<p><u>Planning Applications Withdrawn</u> –</p> <p>a. <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.</p> <p>b. <i>PA13/02598, Greywings, Rock</i> – demolition of existing house and construction of two new houses with associated external works.</p>	
PL61/2013	<p><u>Enforcement Cases</u> –</p> <p>a. <i>EN13/00735, 5 Penmaine Villas, Penmaine Way, Rock</i> – Ms Sarah-Jane Page, case officer, had advised the tree in question had not been felled but poorly pruned and CC are waiting to see how it performs this year in terms of foliage and signs of deterioration.</p>	

	b. <i>EN13/01124, Flat 4 Trelawney Court, Rock Road, Rock</i> – 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.	
PL62/2013	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Planning Protocol for Local Councils</i> – a hardcopy to be provided to Cllrs. Gibson and Strong.</p> <p>b. <i>Overgrown Shrubs</i> – the Clerk reported that the contractor had identified that on the verge with the bus stop by the petrol station, there are a number of buddleias that have grown out over the grass making it hard to cut and it looks untidy. Cllr. Mould will provide a list of sites where the hedges are overgrown to the Clerk, including this one and the hedge going into Polzeath, on left hand side. The Clerk to then report the matter to Highways</p> <p>c. <i>Bench, Pityme</i> – Mr Meneer had installed the bench and Members were pleased with the outcome.</p> <p>d. <i>Pavement Parking</i> – throughout the parish there is an issue with improper parking. The Clerk to approach PC Taylor to see what action can be taken.</p>	<p>Cllr. Mould Clerk</p> <p>Clerk</p>

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 5th August 2013