



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 16th SEPTEMBER 2013 @ 7.30pm

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

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present.	
PL63/2013	<u>Apologies for Absence</u> – Cllrs. Strong and Taper (both on leave); Gibson (personal commitment) and County Cllr. Penny (clash of meetings).	
PL64/2013	<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.	
PL65/2013	<u>Planning Applications Received</u> – a. <i>PA13/07526, Vacant Plot Adj. Pen-Y-Bryn, Trebetherick</i> – erection of one, two storey, four bedroom house on currently unused plot, change of unknown use to residential. OBJECT on the grounds the site is not within the development boundary. There was a general discussion about the difference the Neighbourhood Development Plan should make. b. <i>PA13/08141, Trebant, Rock</i> – application for works to tree covered by a Tree Preservation Order – Lop 3 branches from Sycamore Tree (G38). NO OBJECTION , unless the Tree Officer objects.	Clerk Clerk
PL66/2013	<u>Other Planning Matters</u> – a. <i>Pinewood, Polzeath</i> – Minute PL58a/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. The Clerk to contact Highways to seek a solution. b. <i>Section 106 Monies</i> – Minute PL58c/2013 refers. County Cllr. Penny had provided information, regarding s.106 payments and when they become due (details previously circulated via email) including: <ul style="list-style-type: none"> • <i>PA13/00238, Carter's Pub</i> – £16,416, education contribution. • <i>PA13/02939, Mellallue, Highcliffe</i> – £60,000. • <i>PA13/03911, Seascape, Highcliffe</i> – £60,000. • <i>PA13/05149, Sparks Cottage, Trebetherick</i> – £60,000 affordable housing contribution. 	Clerk

	<p>Cllr. Mould would like to have paid these monies to the Community Land Trust to allow them to start the next phase, but it seems that this is not possible.</p> <p>c. <i>PA13/01166, Pendeenah, 11 Hr. Tristram, Polzeath</i> – an appeal had been made, against CC’s decision to refuse permission for the demolition of existing detached dwelling and erection of replacement dwelling house. Members had objected 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. <i>EN13/01638, Coronation Gardens, Polzeath</i> – siting of a bungee structure. This planning enforcement issue was investigated and closed because ‘it is not development’.</p> <p>e. <i>Carter’s Pub</i> – Members had no objection to naming the development: 1-8 The Sands, Francis Road, Polzeath.</p>	Clerk
<p>PL67/2013</p>	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA13/02073/PREAPP, Fron, Golf Course Hill, Rock</i> – 5 Day Notice to dismantle the 5 dead trees in the northern perimeter line of trees, and remove all dead wood and broken branches from the three large Cypress trees in the grassed area. Replant to fill gaps along the northern boundary. Remove any other dead branches as necessary.</p> <p>b. <i>PA13/02939, Mellaloe, Highcliff, Polzeath</i> – demolition of dormer bungalow and construction of replacement dwelling.</p> <p>c. <i>PA13/03097, 13 Little Treverrow, Rock</i> – construction of decked area.</p> <p>d. <i>PA13/03403, The Point at Polzeath</i> – demolition of golf driving range building and construction of 7 holiday units and associated works.</p> <p>e. <i>PA13/04015, 38 Higher Tristram, Polzeath</i> – demolition of existing dwelling and re-building.</p> <p>f. <i>PA13/04530, Little Dragons, Rock</i> – demolition of existing dwelling and garage and construction of replacement dwelling with integrated car port and garage.</p> <p>g. <i>PA13/05148, The Oystercatcher, Dunders Hill, Polzeath</i> – retrospective consent for deck extension to cottage holiday let unit.</p> <p>h. <i>PA13/05192, Falcons, Rock Road, Rock</i> – change of use of home office into holiday letting office for visiting clients.</p> <p>i. <i>PA13/05193, Falcons, Rock Road, Rock</i> – advertisement consent for the Installation of awning with company logo.</p> <p>j. <i>PA13/05194, Trewiston Farm, St. Minver</i> – use of land for siting of additional static holiday caravans as extension to existing static caravan, touring caravan and camping holiday site.</p> <p>k. <i>PA13/05308, 1 Forlaze Road, Rock</i> – retrospective planning for construction of perimeter fencing.</p> <p>l. <i>PA13/05971, Barkhill Cottage, Shores Lane, Rock</i> – new site access from Shores Lane with new dropped kerb. Removal of existing bay window, entry door and flat roof and replacement with 2 new door and window assemblies with an extended flat roof. 3 new skylights to flat roof. New paint finished timber cladding to southern elevation. New 16.5sqm composite timber deck to southern elevation.</p> <p>m. <i>PA13/06228, Carndu Woods, Golf Course Hill, Rock</i> – works to various trees within Tree Preservation Order area.</p> <p>n. <i>PA13/06328, Sundowners Rock</i> – demolition of existing dwelling and construction of replacement dwelling and garage – alterations to approval E1/2008/00881.</p>	

	<p>o. PA13/06824, <i>Pencarrick, Green Lane, Rock</i> - non-material amendment to PA12/02507 to include (dwelling 1) 1) apply weatherboards to 1st floor partial north and east elevations, 2) increase width garage door, 3) remove round windows to east elevation, 4) introduce high level window to basement hall, 5) balcony panels to sides to be solid construction, 6) remove cathedral windows to upper floors west elevation, 7) introduce high level windows 1st floor west elevation, 8) reposition external stair, 9) increase basement patio door width, 10) remove velux to south and west roof panels. (Dwelling 2); 1) apply weatherboards to 1st floor elevations, 2) balcony panels to sides to be of solid construction, 3) reposition external stairs, 4) change window size to gif SW elevations, 5) remove round window to NE elevation, 6) add woodburner flue, 7) revised entrance door width, 8) confirm reclaimed slate roofing.</p> <p>p. PA13/07024, <i>10 St Moritz Villas, Trebetherick</i> – construction of extension.</p>	
PL68/2013	<p><u>Planning Applications Refused by Cornwall Council</u> –</p> <p>a. PA13/05637, <i>1 Brea Road, Rock</i> – construction of extension and alterations to include new roof structure with accommodation within.</p>	
PL69/2013	<p><u>Planning Applications Withdrawn</u> –</p> <p>a. PA13/03823, <i>Shoals, Rock Road, Rock</i> – proposed dwelling.</p>	
PL70/2013	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Polzeath WCs</i> – Members came up with three possible dates to meet with Mr Jonny Alford, CC to discuss the future of the WCs, i.e. 7pm on Monday 30th September; Tuesday 1st October or Wednesday 2nd October 2013.</p> <p>b. <i>St Minver Football Club</i> – Cllr. Mould had spoken to Mr Roy Birchwood and it was understood that business rates will be payable from 2014 on the whole Trewint building – believed to include the public WCs. The Clerk to seek clarification from Mr Mark Read, Head of Shared Services, CC</p> <p>It was AGREED to approach Mr Ian Tatum and request that he contacts Cllr. Brian Gisbourne to arrange to meet on site with himself and Mr Birchwood. The purpose to see what, if any, electrical works are needed, including PAT testing.</p> <p>The re-orientation of the pitch is not likely to go ahead. The grant the PC made towards the project will be returned.</p> <p>c. <i>Site Visits</i> – Members thought it would be a good idea for two Members to make site visits for each planning application. Cllr. Mould will send reminders.</p> <p>d. <i>'Toilet' Signs</i> – there is a sign on Rock Road indicating the way to the Trewint public conveniences, but none outside the Trewint Playing Fields. It was AGREED Cllr. Mould will liaise with Mr Meneer and request that the sign and pole are re-sited outside the playing field.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Cllr. Mould</p> <p>Cllr. Mould</p>

Signature: (Cllr. Mrs Webb)
Vice Chairman

Date: 7th October 2013