



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON MONDAY, 21<sup>st</sup> OCTOBER 2013 @ 7.30pm**

Present: Cllr. Mrs Mould (Chairman)      Cllr. Blewett      Cllr. Gisbourne (PC/CC)  
 Cllr. Mrs Morgan      Cllr. Rathbone      County Cllr. Penny  
 Mrs Thompson (Clerk)

| Minute | AGENDA ITEMS  | Action |
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|        | <p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present, with a particularly warm welcome to the members of the public.</p> <p>Mr &amp; Mrs Giles Hill spoke regarding their potential development site behind Meadowside on Trewint Lane. Plans were circulated to the meeting. It was confirmed the land is outside the old development boundary. It would be for three open-market houses alongside five 3-bedroomed affordable. There was no connection with the village from the site, there being no footpath or street lights. Cllr. Mould said the view of the Parish Council had recently been that such sites should wait until the Neighbourhood Development Plan (NDP) was in place. She added that the NDP should be ready, in draft form, in March / April 2014. It is up to the applicant to decide when / if to submit a planning application.</p> <p>Members met with Miss Endellion Sharpe and Mr Chris Elwen, representatives from the Trebetherick Residents' Association (TRA), regarding agenda item PL75b/2013. Mr Elwen said the TRA was concerned that the built environment is changing, not always for the better. A copy of the Phase 2 TRA consultation was provided to Cllr. Mould (Phase 1 had also been provided previously). One of the questions related to the old barns within the curtilage of Higher Farm, opposite the Trebetherick Stores. There was support, from the questionnaire responders, for some form of 'local listing', which would flag up if changes were proposed. It had been established that CC does not operate such a list. The TRA wished to see St Minver Highlands and St Minver Lowlands establish a local list for the parish. Miss Sharpe said buildings listed should be in consultation with residents. Cllr. Mould said it seemed something the NDP Working Parties / Steering Group could consider. The Clerk to place on the NDP agenda.</p> <p>Cllr. Mould explained that CC is seeking to make budget cuts and as public conveniences is a non-statutory obligation then this is one area that is under consideration. At this time CC intend to keep Daymer Bay, New Polzeath and Polzeath public conveniences open at the weekends only from November-March</p> <p>Cllr. Penny left the meeting at this point.</p> <p>Cllr. Shepherd of St Minver Highlands Parish Council attended, to listen to the debate on agenda item PL73/2013. She set out Highlands' position, but their Members wanted to know Lowlands' thoughts on the provision of public conveniences.</p> <p>It was explained that it is not possible for CC to use the income from the car parks to subsidise the public toilets. A charge for using the toilets may be necessary. Local businesses will be invited to attend any future meeting with Mr Jon James of CC.</p> | Clerk  |

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| PL71/2013 | <u>Apologies for Absence</u> – Cllrs. Gilbert, Strong, Taper and Webb (all on leave); Cllr. Gibson (private commitment).   |   |
| PL72/2013 | <u>Members' Declarations</u> –<br>a. <i>Pecuniary/Registerable Declarations of Interests</i> – none.<br>b. <i>Non-Pecuniary/Disclosable Interests</i> – none<br>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.   |   |
| PL73/2013 | <u>Public Conveniences</u> – Minute 128a/2013 refers. It was <b>RESOLVED</b> to make an interim arrangement that would keep Polzeath open all year around, keep Daymer Bay and New Polzeath open at the weekends only during the 2013 winter. The Clerk to advise Mr Jon James of this decision and request a further meeting, to look at the implications for future provision. To include representatives from Highlands and local businesses.   | Clerk   |
| PL74/2013 | <u>Planning Applications Received</u> –<br>a. <i>PA13/08410, Greystones Cottage, Daymer Lane, Trebetherick</i> – the erection of a one-bedroom annexe to existing dwelling. <b>OBJECT</b> this is not an annexe, but a separate detached dwelling within the curtilage of Greystones. Members feel this will set a dangerous precedent.<br>b. <i>PA13/08411, Wansbeck, Trelyn, Rock</i> – single storey rear extension. <b>NO OBJECTION.</b><br>c. <i>PA13/08771, Porthilly Bridge, Rock</i> – proposed remodelling, extension and associated works. <b>OBJECT</b> because of the mass of the building. This is a view supported by responses to the NDP questionnaire – there is a desire not to have such massive dwellings. There is an historical problem with flooding on this site and Members trust that SW Water has looked into this.<br>d. <i>PA13/08829, Seagulls, Trebetherick</i> – demolition of single storey garage and replace with two storey extension on south elevation, demolition of single storey flat roofed extension on east elevation and construction of replacement single storey extension, construction of garage with studio over and pitched roof link. <b>NO OBJECTION.</b><br>e. <i>PA13/09184, Lowlands, Trenint Hill, Trebetherick</i> – proposed replacement dwelling and garage with associated works (non material amendment in relation to PA13/01882: Extension of proposed roof at Eastern Elevation to form canopy over balcony area. The Clerk reported that the plans had not been received. She will pursue. | Clerk<br><br>Clerk<br><br>Clerk<br><br>Clerk<br><br>Clerk |
| PL75/2013 | <u>Other Planning Matters</u> –<br>a. <i>Local Listed Building Status</i> – a request from the Trebetherick Residents' Association that they create a 'local list' of interesting buildings, to include consideration of listing some old barns, within the curtilage of Higher Farm, opposite the Trebetherick Stores, is to be referred to the NDP Group.<br>b. <i>PA13/7357, 15 St Moritz Villas, Trebetherick</i> – Members did not object to this application, however, the Planning Officer is minded to on the grounds that this is a large extension, which would make this semi-detached property look like a terraced house – with the resulting loss of the open appearance of the site. Our comments had subsequently been withdrawn.  |   |
| PL76/2013 | <u>Planning Applications Approved by CC</u> – information only.<br>a. <i>PA12/06682, 7 Brea Road, Rock</i> – application for Non Material Amendment to PA11/09035 for proposed boathouse and store; namely regularisation of additional skylight on west elevation. Failed to determine.<br>b. <i>PA13/01106, Harberton, Rock Road</i> – demolition of existing dwelling and erection of 7 bedroom detached house and open air swimming pool.  |   |

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|                         | <ul style="list-style-type: none"> <li>c. <i>PA13/02011, Duncliffe, Tristram Cliff, Polzeath</i> – demolition of six bedroom dormer bungalow and construction of a five bedroom detached family home with integral lower level garaging.</li> <li>d. <i>PA13/03911, Seascape, Highcliffe, Polzeath</i> – construction of replacement dwelling.</li> <li>e. <i>PA13/05905, Sharps Brewery Ltd., Rock</i> – proposed raising of existing roof structure to allow for new first floor staff amenities and brewery areas.</li> <li>f. <i>PA13/06579, Land West of Trade Winds, Francis Road, Trebetherick S52/S106</i> and discharge of condition apps. - submission of details to discharge condition 3 in relation to decision notice PA13/00238.</li> <li>g. <i>PA13/07024, 10 St Moritz Villas, Trebetherick</i> – construction of extension.</li> <li>h. <i>PA13/07920, Radoon, Rock</i> – application for works to trees subject to a Tree Preservation Order - shortening several longer limbs of Macrocarpa trees (T2 and T4) by approximately one third or back to suitable growth points.</li> <li>i. <i>PA13/08141, Trebant, Rock</i> – application for works to tree covered by a Tree Preservation Order - Lop 3 branches from Sycamore Tree (G38).</li> <li>j. <i>PA13/09130, Ventura, Rock</i> – application for non-material amendment to planning permission no. PA12/04060 for Demolition of detached dwelling and erection of replacement detached dwelling; namely replace first floor window on front elevation with a pair of french doors and a flush fitting balcony, installation of solar panels on south-west roofslope and creation of pedestrian gate in front boundary wall.</li> </ul> |  |
| <p><b>PL77/2013</b></p> | <p><u>Information Only / Future Agenda Items –</u></p> <ul style="list-style-type: none"> <li>a. None</li> </ul>  |  |

Signature: ..... (Cllr. Mrs Webb)  
Vice Chairman

Date: 4<sup>th</sup> November 2013