



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON MONDAY, 18<sup>th</sup> NOVEMBER 2013 @ 7.30pm**

Present: Cllr. Miss Gilbert (Mtg. Chairman)    Cllr. Blewett    Cllr. Mrs Morgan  
 Cllr. Strong    Cllr. Taper    Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – in the absence of Cllr. Mould, Cllr. Gilbert was elected to the Chair and welcomed those present, with a particularly warm welcome to Ms Harriet Allen.</p> <p>Ms Allen is a Geography student at the University of Sussex and is doing her Dissertation on Tourism and its impacts on the population, communities and infrastructure of North Cornwall. She sought Members help with her project and circulated questionnaires for completion. In particular, she was looking into what made people feel 'Cornish'. Did they have to be born or brought up here?</p> <p>Cllr. Strong said he was not born here, but he identified with the area. Members said there is still a strong local community, with Cornish and incomers mixing well together. This is not true of all communities. Cllr. Blewett said the further inland you go, the more it becomes 'them and us'. Cllr. Taper spoke about the historical background. Realistically, without tourism we would be a very poor county, with very poor infrastructure. One downside is the impact on the housing market, which is particularly detrimental to young people.</p>	
PL78/2013	<p><u>Apologies for Absence</u> – Cllrs. Gisbourne, Mould, Rathbone and Webb (all on leave); Cllr. Gibson (personal commitment). County Cllr. Penny (prior engagement).</p>	
PL79/2013	<p><u>Members' Declarations</u> –</p> <ul style="list-style-type: none"> <li>a. <i>Pecuniary/Registerable Declarations of Interests</i> – none.</li> <li>b. <i>Non-Pecuniary/Disclosable Interests</i> – none</li> <li>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</li> </ul>	
PL80/2013	<p><u>Planning Applications Received</u> –</p> <ul style="list-style-type: none"> <li>a. PA13/09437, <i>The Snug House, Highcliffe, Polzeath</i> – application for the proposed remodelling of 'The Snug' to include extension, internal layout alterations and changes to external finishes. <b>NO OBJECTION.</b></li> <li>b. PA13/09522, <i>Land East of Westward House, Rock</i> – lawful development certificate to confirm commencement of works to the access site relating to planning applications E1/2006/02347 and E1/2008/0033. <b>NO OBJECTION.</b></li> <li>c. PA13/09524, <i>Sharps Brewery, Pityme Business Centre, St Minver</i> – proposed extension to provide new racking hall. <b>NO OBJECTION.</b></li> <li>d. PA13/09604, <i>Camels Eye, Trebetherick</i> – demolition of existing building and construction of new dwelling. <b>NO OBJECTION.</b></li> </ul>	

	<p>e. <i>PA13/09716, West Riding, Rock Road, Rock</i> – proposed extension to provide garden room, dining room and replacement entrance porch. <b>NO OBJECTION.</b></p>	
<b>PL81/2013</b>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>PA13/07526, Land adj. to Pen-y-Bryn, Trebetherick</i> – the owner of the site had sent a copy of the 'Pre-action Protocol Letter in Proposed Judicial Review', following CC's decision not to grant permission for a dwelling on the land. Details previously emailed. A copy of a letter sent to the applicant had since been received from CC outlining their response. A copy of the paperwork submitted to The Royal Courts of Justice had also been received</p> <p>b. <i>EN13/02558, Pinewood, Polzeath</i> – Minute 145b/2013 refers. The deadline for the developers to comply with the planning condition (PA12/05208) to remove the barrier and replace it with a wall expired on 3<sup>rd</sup> November 2013. This had been reported to Planning Enforcement and is under investigation. Cllr. Strong was adamant that we must keep on top of this, or it will die a death. The Clerk to pursue.</p> <p>c. <i>Planning Consultation</i> – CC is seeking views on three important documents, which will aim to inform and guide development across Cornwall over the next 20 years. Details previously circulated via email. Closing date is Friday, 20<sup>th</sup> December 2013. Web address: <a href="http://www.cornwall.gov.uk/renewablespd">www.cornwall.gov.uk/renewablespd</a>.</p> <p>i. Renewable Energy Landscape Supplementary Planning Document.</p> <p>ii. Mineral Safeguarding Development Plan Document (DPD) Scoping.</p> <p>iii. Allocations Development Plan Document (DPD) Scoping.</p> <p>d. <i>Landscape Guidance for Wind and Solar Development Training</i> – CC's planning department are currently seeking views on renewable energy landscape and cumulative impact guidance which is being developed as part of a new Supplementary Planning Document for renewable energy. The aim of the guidance is to help manage the distribution of wind and solar farms in the landscape across Cornwall. The documents can be accessed on the Council's website via the following link: <a href="http://www.cornwall.gov.uk/renewablespd">www.cornwall.gov.uk/renewablespd</a>. Training workshops to enable Town / Parish Councillors to gain a practical insight into the guidance will be held:</p> <p>i. Launceston Town Hall – 3<sup>rd</sup> December 2013, 7-9pm.</p> <p>ii. Committee Room, Camborne One Stop Shop – 4<sup>th</sup> December 2013, 7-9pm. The Clerk has booked to attend this session.</p>	<p>Clerk</p> <p>Clerk</p>
<b>PL82/2013</b>	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA13/08226, Camelot Cottage, Rock</i> – bathroom addition and change of use of garage/studio to annex.</p> <p>b. <i>PA13/08047, Trelawney House, Rock Road, St Minver</i> – application for works to a tree subject to a tree preservation order. Felling of Copper Beech.</p>	
<b>PL83/2013</b>	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. <i>PA13/07526, Vacant Plot Adjacent Pen-Y-Bryn, Trebetherick</i> – erection of one two storey, four-bedroom house on currently unused plot; change of unknown use to residential. See PL81a/2013 above.</p>	
<b>PL84/2013</b>	<p><u>Planning Applications Withdrawn by Applicant</u> – information only.</p> <p>a. <i>PA13/07357, 15 St Moritz Villas, Trebetherick</i> – proposed two-storey side extension.</p>	
<b>PL85/2013</b>	<p><u>Public Conveniences</u> – Minute 146b/2013 refers. Notes from the meeting held on 7<sup>th</sup> November 2013 were read to the meeting. Responses to the NDP questionnaire had shown people were prepared to pay an additional £5 p.a. on the precept (through the household rates).</p>	

	<p>Members considered a proposal that each Parish Council should nominate three Members (plus a spare) to serve on a Joint Working Party (WP) to investigate a package with CC. The Committee to set a tight timetable to complete this exercise.</p> <p>Noted Cllrs. Marc Dingle, Brian Lane and Brian Owen will represent Highlands on this WP.</p> <p>Cllr. Webb arrived at this point.</p> <p>It was <b>RESOLVED</b> that Cllrs. Gilbert, Gisbourne and Webb should serve on the Working Party. Highlands had not elected a 'spare', so neither did Lowlands.</p>	Clerk
<b>PL86/2013</b>	<p><u>Christmas Dinner</u> – Members considered holding a Christmas Dinner with Highlands, to be purchased by individual Members, but there was no real appetite for it this year. The Clerk to inform Mrs Helen Hyland.</p>	Clerk
<b>PL87/2013</b>	<p><u>Information Only / Future Agenda Items</u> –</p> <ul style="list-style-type: none"> <li>a. <i>Sands Development, Polzeath</i> – reports of builders' vehicles damaging the grass verge and making traffic visibility difficult, had been reported to Planning Enforcement and Highways.</li> <li>b. <i>Buddleias on the Verge by the Petrol Station</i> – Minute 155a/2013 refers. It was reported these have been cut back, but it was not known who had carried out the work.</li> </ul>	

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

Date: 2<sup>nd</sup> December 2013