



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 30th DECEMBER 2013 @ 7.30pm

Present: Cllr. Mrs Webb (Vice Chairman) Cllr. Miss Gilbert Cllr. Gisbourne (PC/CC)
 Cllr. Mrs Morgan Cllr. Taper Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – in the absence of Cllr. Mould, Cllr. Webb took the Chair and welcomed those present.	
PL95/2013	<u>Apologies for Absence</u> – Cllrs. Mould and Rathbone (both on leave); Gibson and Strong (both with personal commitments). Cllr. Blewett was not present.	
PL96/2013	<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.	
PL97/2013	<u>Planning Applications Received</u> – Members considered: a. <i>PA13/10096, St Petroc, Highcliff, Polzeath</i> – demolition of existing single dwelling house and replacement with new single dwelling house. Members had concerns with the size of the property and the increase in height of 1.5m and commented that it conflicted with early feedback from the NDP questionnaires, which indicated that residents do not favour over-large properties. Members have further concerns about the visual impact from the sea, the massing and the general increase in height. b. <i>PA13/10308, Porthilly Farm, Rock</i> – construction of an agricultural building (59.41m x 42.67m). NO OBJECTION . c. <i>PA13/10368, 17a Sandyhills, Rock</i> – construction of split level house and boat house. NO OBJECTION , but request the boat house remains as such and does not become ancillary accommodation to the main dwelling. d. <i>PA13/10724, Broad Reach, Highcliff, Polzeath</i> – demolition of the existing house and the erection of 2 (no.) detached houses with associated parking (with house 1 incorporating an open sided car port). NO OBJECTION , but Members would like to see a 'green' roof as it is on the boundary of an Area of Outstanding Natural Beauty. e. <i>PA13/11085, Land adj. to Lowenva, Rock</i> – erection of two dwellings with garages and associated works. There was some discussion about the right of access over the private road. OBJECT on the grounds that the junction with Rock Road is poor and this development could only make the situation worse and the site is outside the development boundary. Members were also concerned about the loss of trees and the use of out of date maps. The Clerk to seek the support of Cornwall Cllr. Penny.	Clerk Clerk Clerk Clerk Clerk

	<p>f. <i>PA13/11303, 5 Forlaze Road, Rock</i> – proposed roof extension with the inclusion of two dormer windows and balcony on the west elevation. Garage/boat extension and associated works. NO OBJECTION, but Members wish to see a condition that the garage extension does not become a separate dwelling.</p> <p>g. <i>PA13/09866, Shoals, Trewint Lane, Rock</i> – proposed dwelling. NO OBJECTION.</p> <p>h. <i>PA13/11176, Lowlands, Trenint Hill, Trebetherick</i> – application for variation of Condition 7 to PA13/10882 for replacement dwelling and garage with associated works; namely substitution of plans submitted to show an extended roof canopy over the eastern balcony and modify the approved internal access door to the approved plant room to another location.</p> <p>An extension to deal with this application had been requested, but no response received. Members had no objection to the earlier application. In view of this Members did not feel that a further meeting to consider this application was necessary and it was AGREED to make no comment.</p>	
PL98/2013	<p><u>Other Planning Matters</u> –</p> <p>a. <i>The Point, Polzeath</i> – Members had no objection to the preliminary consultation i.r.o. a proposed diversion of public footpath associated with the permitted development consisting of the demolition of a golf driving range and construction of 7 holiday units and associated works at Roserrow Golf and County Club.</p> <p>b. <i>Cornwall Listed Buildings at Risk Project</i> – a survey is to be carried out of 500 Grade II listed buildings. The area to be covered is the North and South East of the county. Details were previously circulated via email.</p> <p>c. <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. CC advises that an appeal has been made to the Dept. for Communities and Local Government i.r.o. CC's refusal of this application.</p> <p>d. <i>PA12/05268 & PA11/06472, Linden Lea, Cliff Lane, New Polzeath</i> – Minute PL91d/2013 refers. Ms Claire Hawke, CC advised the complaint that the footprint of the property being built is a meter wider than the planning permission has been formally registered and a site visit will take place in due course. Once this has been carried out and further information obtained, the Council will be in a position to determine the appropriate course of action.</p>	Clerk
PL99/2013	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA13/09437, 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.</p> <p>b. <i>PA13/09524, Sharps Brewery, Pityme Business Centre, St Minver</i> – proposed extension to provide new racking hall.</p>	
PL100/2013	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. None.</p>	
PL101/2013	<u>Meeting Closed</u> – 20.30.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 20th January 2014