



## St MINVER LOWLANDS PARISH COUNCIL

### MINUTES OF THE PLANNING MEETING

### HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

**ON MONDAY, 17<sup>th</sup> FEBRUARY 2014 @ 7.30pm**

Present: Cllr. Mrs Mould (Chairman)  
Cllr. Mrs Webb

Cllr. Gisbourne

Cllr. Mrs Morgan  
Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present.	
PL01/2014	<u>Apologies for Absence</u> – Cllrs. Gibson, Gilbert, Rathbone and Strong (all on leave). Cllrs. Blewett and Taper (personal commitments). County Cllr. Penny.	
PL02/2014	<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.	
PL03/2014	<u>Planning Applications Received</u> – Members considered: a. <i>PA13/11085, Land adj. to Lowenva, Rock</i> – amended plans for the erection of two dwellings with garages and associated works. Noted Mr Lyndon Westlake, Planning Officer advised there is a procedural requirement for the application site to have an access to the adopted public highway. As the adjoining access road to the public highway is not adopted, then this access road is required to be part of the application site. The applicant had notified the owners of the private access. Members objected to the original application 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 Members were also concerned about the loss of trees and the use of out of date maps. Cllr. Penny had indicated he would not support the original plans. It was <b>RESOLVED</b> to reiterate the original objections and request that this is taken to CC's Planning Committee for decision. b. <i>PA14/00038, Roserrow Golf and Country Club</i> – certificate of lawfulness for proposed development - 3 no. holiday homes. Ms Sam Hewitt. CC advised that the PC is not consulted on this type of application. c. <i>PA14/00564, Round House Farm, Trewiston Lane, St Minver</i> – proposed garage and store. <b>NO OBJECTION.</b> d. <i>PA14/01040, Tenderra, Worthy Hill, Trebetherick</i> – proposed detached garage and changes to fenestration. <b>NO OBJECTION.</b> e. <i>PA14/01164, Fron, Rock</i> – application for works to trees subject to Tree Preservation Orders namely to reduce Holm Oak (T1)-crown is to be removed and trunk cut down to a growth point at a height of approx 2.5 meters. To remove epicormic shoots, clean and thin the crown up to 40% of	Clerk    Clerk  Clerk

	<p>large Poplar (T2). Small coppice of Holm oak Saplings on the south side of poplar to be thinned by 50%. Holm Oak hedge (G3) to be cut back to boundary fence for approximately 13 meters (towards top north-west corner) to a height of approx. 2.5 meters. There is no arboreal report or a reason given for the trees to be cut. If this is just to improve a view, Members do not consider this a justifiable reason.</p>	Clerk
PL04/2014	<p><u>Other Planning Matters</u> –</p> <p>a. <i>New Enforcement Cases</i> – the following have been reported to CC:</p> <p>i. <u>EN13/02831, Land West of Greencourt, Rock</u> – felling of 13 mature cedar trees. Case officer: Ms Felicity Copplestone. Case closed, no breach found.</p> <p>ii. <u>EN13/02835, Lower Cole, Golf Course Hill, Rock</u> – alleged erection of fence on East boundary which at greatest is 5.8m high. Case officer: Ms Felicity Copplestone.</p> <p>iii. <u>EN13/02849, Land Opposite Outrigger, Polzeath</u> – alleged siting of a small wooden hut on the car park to the North of Tristram Cliff. Case officer: Ms Felicity Copplestone.</p> <p>iv. <u>EN14/00146, Duncliffe, Tristram Cliff, Polzeath</u> – alleged breach of condition 3 (landscaping scheme). Case officer: Ms Felicity Copplestone.</p> <p>b. <i>PA13/01166, Pendeenah, 11 Higher Tristram, Polzeath</i> – proposed demolition of existing detached dwelling and erection of replacement dwelling house. Members had objected to this application and CC had refused permission. Permission has now been granted, on appeal.</p> <p>c. <i>Section 106 Contributions</i> – Minute 21b/2014 refers. Ms Louise Dwelly, CC reported they are holding all Lowlands’ contributions in abeyance in the hope they can resolve the issues surrounding phase 3 of the CLT self build. She added that the PC can ask for an account of monies held at any time by contacting the monitoring officer (Eleanor Farnes or Jess Martyn) regarding allocation of recent s.106 contributions.</p> <p>It was <b>RESOLVED</b> to support a proposal from Cllr. Webb that we ask for an account of monies and then to invite the CLT, Ms Louise Dwelly and County Cllr. Penny to the next Planning Meeting on Tuesday, 18<sup>th</sup> March 2014. If it cannot be lent to the CLT then Members to consider alternatives.</p> <p>d. <i>Affordable Housing Supplementary Planning Document (SPD)</i> – Cornwall Council’s Planning, Housing and Regeneration Service is currently seeking views on a draft SPD. Deadline 14<sup>th</sup> March 2014. To be considered by the NDP Steering Group. Copy in Andy on any response.</p>	<p>Clerk</p> <p>Cllr. Mould</p>
PL05/2014	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA13/00915, Mordros, Trebetherick</i> – demolition of existing dwelling house and construction of replacement dwelling.</p> <p>b. <i>PA13/05149, Sparks Cottage, Trebetherick</i> – demolition of existing dwelling and construction of new dwelling.</p> <p>c. <i>PA13/09604, Camels Eye, Trebetherick</i> – demolition of existing building and construction of new dwelling.</p> <p>d. <i>PA13/09866, Shoals, Trewint Lane, Rock</i> – proposed dwelling.</p> <p>e. <i>PA13/10181, 15 St Moritz Villas, Trebetherick</i> – construction of two storey side extension (resubmission of previous application PA13/07357) withdrawn 25<sup>th</sup> October 2013</p> <p>f. <i>PA13/10368, 17a Sandyhills, Rock</i> – construction of split level house and boat house.</p> <p>g. <i>PA13/10817, 2 Lower Greenbanks, Rock</i> – extension to rear and rebuilding of existing side extension, including removal of chimney stack and installation of new flue.</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>i. <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.</p>	
<b>PL06/2014</b>	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. <i>PA13/10252, Land East of Stoptide Cottage, Rock</i> – erection of a two-bedroom property with associated works.</p>	
<b>PL07/2014</b>	<p><u>Planning Applications Withdrawn</u> – information only.</p> <p>a. <i>PA13/10797, Azime Court, Rock</i> – conversion of upper floor and roof to 2 additional residential units and studio offices above existing garages.</p> <p>b. <i>PA13/11731, Moonshadow (formerly Joskins), Trebetherick</i> – demolition of existing single dwelling house and construction of a replacement single dwelling house.</p>	
<b>PL08/2014</b>	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Home to School Transport</i> – CC is consulting on proposed changes to how home to school transport is provided. Deadline is 28<sup>th</sup> February 2014. See <a href="http://www.cornwall.gov.uk/schooltransport">www.cornwall.gov.uk/schooltransport</a> for more information. Details previously emailed.</p>	
<b>PL09/2014</b>	<u>Meeting Closed</u> – 19.56pm.	

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

Date: 3<sup>rd</sup> March 2014