



# St MINVER LOWLANDS PARISH COUNCIL

## MINUTES OF THE PLANNING MEETING

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

ON **TUESDAY**, 22<sup>nd</sup> APRIL 2014 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman)      Cllr. Blewett      Cllr. Mrs Gibson  
 Cllr. Mrs Morgan      Cllr. Rathbone      Cllr. Strong  
 Cllr. Mrs Webb      Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – Members were due to meet with Ms Louise Dwelly, CC but she was not present.</p> <p>Mr Eireann Hassett, TBS Cornwall Planning met with Members and updated them regarding the proposed housing development on Trewiston Lane. He circulated various related documents. The pre-application discussions with CC had been positive. He indicated the outline planning application will be for 10 affordable dwellings (four x three-bedrooms; four x two-bedrooms and two x four-bedrooms). His report showed that there are 69 applicants on the affordable housing waiting list. Members refuted this, as they believe this figure contains a significant number who would never qualify for an affordable home, resulting in a large number of families being 'ferried in' from outside the parish.</p> <p>There was also concern about the pressure on the local school, but this would not be the case if the properties are allocated to those already living in the parish and attending the school.</p> <p>Mr Hassett explained his clients would ideally like five of the affordable houses to be self-build. Cllr. Gibson asked if the HomeChoice Register would prevent this. Mr Hassett said it was possible for local people to sign up for a property, providing they can show the justification. Cllr. Morgan said there was a development in Mevagissey, where the local council had been able to nominate who received one of the affordable houses.</p> <p>Mr Hassett said community support was essential for the development to proceed. He confirmed that the 10 affordable properties would be built before any open market housing. Thirty-six properties are proposed in total. If Members preferred the configuration could be five affordable houses for rent and five low cost houses for sale.</p> <p>Concern was raised about the pedestrian access, in particular the route to school. Mr Hassett understood his clients have a right of way over the adjoining land.</p> <p>Cllr. Strong asked if these 36 houses form part of the 100 properties allocated to be built in the area over the next 30 years. This was debateable.</p> <p>Members' chief concern is that the 10 properties should go to 'local people' and sought assurance for safe pedestrian access. If this can be confirmed, then Members gave their tentative support. Mr Hassett said it may not be possible to provide a pedestrian access until some open market properties are provided to fund the project. Cllr. Gilbert felt this was unacceptable.</p> <p>Cllr. Mould said the proposal could dovetail nicely with the St Minver NDP.</p>	

PL18/2014	<u>Apologies for Absence</u> – Cllrs. Gilbert, Gisbourne and Taper.	
PL19/2014	<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.	
PL20/2014	<u>Planning Applications Received</u> – Members considered: a. <i>PA14/00758, Tzitzikama, Rock</i> – provision of new vehicle access to dwelling off rear lane to northern plot boundary, with associated drive access up to existing parking area/garage. To southern boundary the inclusion of a new Cornish hedge. <b>NO OBJECTION.</b> b. <i>PA14/02441, Porthilly Bridge, Rock</i> – revision to planning application (PA13/08771 (proposed remodelling, extension and associated works) to incorporate a ground-floor rear lobby and minor internal alterations. <b>NO OBJECTION.</b> c. <i>PA14/02547, Truscotts, Rock</i> – alterations to roof structure, external cladding, changes to windows and alterations to entrance lobby. <b>NO OBJECTION.</b> d. <i>PA14/03342, Lower Cole, Golf Club Road, Rock</i> – retention of timber boundary fence between Lower Cole and Carn-du. <b>OBJECT</b> on the grounds that the fence should be built to the statutory height of 6ft.	Clerk   Clerk  Clerk  Clerk
PL21/2014	<u>Other Planning Matters</u> – a. <i>Section 106 Contributions</i> – Minute PL13c/2014 refers. Ms Dwelly had not attended. b. <i>PA13/08047, Trelawney House Tree Preservation Order</i> – Members to ensure a replacement tree had been planted. A check to be made. c. <i>Letting Signs</i> – Minute 61a/2014 refers. Deferred to the May Full Council meeting. d. <i>PA14/01961, Moonshadow (formerly Joskins), Trebetherick</i> – demolition of existing single dwelling house and detached garage and the construction of a replacement single dwelling house (re-submission of application following withdrawal of PA13/11731). It was <b>AGREED</b> to 'agree to disagree' and not to request this application be taken to CC's Planning Committee. e. <i>PA13/01166, Pendeenah, Tristram Cliff, Polzeath</i> – Minute 53b/2014 refers. The Planning Inspectorate had responded, regarding Members' complaint against the decision to overturn CC's refusal of this application, to say that they are unable to comment as the appeal is now the subject of a High Court challenge and the matter is sub judice.	Clerk  All Members  Clerk  Clerk
PL22/2014	<u>Planning Applications Approved by CC</u> – information only. a. <i>PA13/08347, Meadow Garth, Worthy Hill, Trebetherick</i> – demolition of existing and construction of replacement dwelling. b. <i>PA13/11326, Little Cayman, Long Acre Estate, Rock</i> – demolition of existing bungalow and construction of new dwelling, pool house and swimming pool. c. <i>PA14/01040, Tenderra, Worthy Hill, Trebetherick</i> – proposed detached garage and changes to fenestration. d. <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	

	<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.</p> <p>e. <i>PA14/01411, 7 Forlaze Road, Rock</i> – proposed two-storey extension to form two additional bedrooms with en-suite. Proposed garage conversion to form an open-space living area and kitchen.</p>	
<b>PL23/2014</b>	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. <i>PA13/11758, Trelyon, Rock</i> – construction of new boathouse with store.</p> <p>b. <i>PA14/01582, 1 Brea Road, Rock</i> – re-submission of previously withdrawn application PA13/05637 for proposed extension and internal alterations to include removal of existing roof structure, construction of accommodation within the roof.</p>	
<b>PL24/2014</b>	<p><u>Daymer Bay Granite Steps</u> – Minute 54b/2014 refers. Cornwall Council advised that there is currently no capital budget to repair the steps at Daymer Bay. The officer-in-charge is Mr Toby Lowe. The Clerk had asked for the cost of carrying out the repairs. Cllr. Mould said the cost of carrying out the work is likely to be prohibitive. Deferred to the May Full Council meeting.</p>	Clerk
<b>PL25/2014</b>	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Apologies</i> – Cllrs. Mould and Rathbone for the May Full Council meeting and Cllr. Rathbone for the May Planning Meeting.</p> <p>b. <i>Rock Beach</i> – Mr Jonathan Hewitt, Rock Marine had been invited to attend the May Full Council Meeting.</p> <p>c. <i>Trewiston Farm</i> – Members considered pre-application paperwork from Mosscliff Ltd., i.r.o. a proposed wind turbine. Details previously emailed. The Clerk confirmed that the TRA, AONB Partnership, PARA and Highlands PC had all been informed of the proposal.</p> <p>Members were of the opinion that the consultation undertaken so far does not meet CC's criteria. They wanted to see a well publicised presentation of the proposed development with a minimum of a ZTV, a list of nearby properties likely to be impacted by this turbine and a list of all heritage assets in the vicinity, both listed buildings and archaeological monuments.</p> <p>General concern was raised at the inadequacy of the information provided and the enormous damage to the landscape as well as the potential impact on patients at the nearby nursing home (Trewiston Lodge).</p> <p>Members' initial reaction to the proposal was that it would completely spoil a beautiful view and will be in a highly visible area and would be a moving object in an otherwise static environment. However, before forming a definitive view the Clerk was instructed to email the company and request a 'proper public consultation' and more information. A copy to be sent to Mr Gove-Wight, CC and Mr Jeremy Davies.</p> <p>d. <i>Beach Spring Clean</i> – Saturday, 26<sup>th</sup> April 2014.</p>	Clerk
<b>PL26/2014</b>	<p><u>Meeting Closed</u> – 20.57.</p>	

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

Date: 6<sup>th</sup> May 2014