



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 19th MAY 2014 following the Parish Meeting

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

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present.</p> <p>Mr Eireann Hassett, TBS Cornwall Planning and Ms Louse Dwelly, CC met with Members and updated them regarding the proposed housing development on Trewiston Lane.</p> <p>He said at the last meeting there had been two main concerns. The first was that residents of the proposed units could have pedestrian access to the road from the site. He confirmed that the land owners did have a right of way and this would be included in the planning application. The second concern was who would qualify for the affordable units. Mr Chris Rose, CC had assured him that as long as applicants are on the Homechoice and/or SW Homes Registers and meet the standard needs based test and local eligibility test they could apply.</p> <p>Cllr. Gilbert said she worked for Cornwall Housing and there had recently been two affordable 3-bedroom properties available in the parish and there were no local families who qualified to bid. She explained this is because the new Welfare Reforms prevent them applying for a property with more bedrooms than they currently need. Ms Dwell said that Welfare Reform means that all bedrooms in new builds should be double, so that there more beds, even if not more bedrooms. Section 106 agreements are written to favour those with a local connection.</p> <p>Mr Hassett explained what the criteria are for affordable housing and spoke about the proposed mix. He will email the details to the Clerk for circulation. Concern was expressed about the impact on the over-subscribed St Minver primary school. The owners are happy for the first phase to be all affordable housing, with five for rent and five for sale. Ms Dwelly said the PC had the opportunity to influence the mix of affordable housing.</p> <p>Cllr. Gibson was concerned that the footpath access would be onto a dangerous bend and would necessitate pedestrians crossing at this point to reach the pavement on the other side.</p> <p>Cllr. Mould said the area is outside the development boundary, but had been identified as a possible development site in the NDP. She said that whatever is built should meet the local need for affordable housing. She wanted the PC to have a say in allocating the properties.</p> <p>Ms Dwelly advised caution. Properties are allocated according to the criteria.</p> <p>Cllr. Gibson said the site is currently outside the development boundary and as such should be all affordable housing. Mr Hassett said he had been told by Cornwall Planning that 50% could be open market for sale in order to finance the development.</p>	<p>Mr Hassett</p>

PL28/2014	<u>Apologies for Absence</u> – Cllrs. Rathbone and Strong.	
PL29/2014	<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.	
PL30/2014	<u>Planning Applications Received</u> – Members considered: a. <i>PA14/03414, 22 Higher Tristram, Polzeath</i> – demolition of existing bungalow and construction of replacement dwelling. NO OBJECTION , but Members would like to see the provision of three parking spaces. The Clerk to ask Planning if there is a requirement to have a turning space on site.	Clerk Clerk
PL31/2014	<u>Other Planning Matters</u> – a. <i>PA13/08047, Trelawney House TPO</i> – Minute PL21b/29014 refers. Members to ensure a replacement tree had been planted. b. <i>Sevonoaks Town Council</i> – Members RESOLVED to support a proposal: "That the government take the necessary action to allow a percentage of Business Rates to be paid direct to Parish and Town Councils for the benefit of local economic growth." The Clerk to action. c. <i>Social Housing Allocation Scheme</i> – CC are consulting on new legislation that means Local Authorities can now make changes to their schemes such as who can qualify to join the Housing Register. Members to complete the questionnaire. http://www.cornwall.gov.uk/housing/housing-strategy/allocations-scheme/	All Members Clerk All Members
PL32/2014	<u>Planning Applications Approved by CC</u> – information only. a. <i>PA13/10096, St Petroc, Highcliff, Polzeath</i> – demolition of existing single dwelling house and replacement with new single dwelling house. b. <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). c. <i>PA14/01220, Sharp's Brewery Ltd., Pityme Ind. Est.</i> – proposed installation of 4 fermentation vessels. d. <i>PA14/01756, Trewiston Farm, St Minver</i> – covering over of silage pit. e. <i>PA14/01821, 4 Rock Road, Rock</i> – erection of gate to front drive, entering into Rock Road. Style is brown softwood, traditional wooden 5-bar gate. Approx. 360cm x 13cm high. f. <i>PA14/02358, Asphodel, Rock</i> – single storey rear extension, conversion of loft with associated dormer windows and existing openings within existing side elevations. g. <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. h. <i>PA14/02758, Flintstones, Golf Course Hill, Rock</i> – application for works to trees subjected to a Tree Preservation Order namely removal of one mature Cupressus Macrocarpa (T11) and to perform light crown reduction on semi-mature copper beech (Fagus Salvatica) (T14).	
PL33/2014	<u>Planning Applications Withdrawn</u> – information only. a. <i>PA14/01729, Ferry Point, Rock</i> – proposed reconstruction of first floor structure with extension to the rear and new pitched roof with living accommodation and change of use of garage/store to create an additional retail unit.	

	b. <i>PA14/02547, Truscotts, Rock</i> – alterations to roof structure, external cladding, changes to windows and alterations to entrance lobby.	
PL34/2014	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Trewiston Lane Development</i> – Members had reservations about the application because they are not entirely happy about selling the site to a housing association to build Phase 1. Further discussions are needed on this; the pedestrian access; the mix of 5 for rent and 5 for sale. Furthermore Members wish to discuss the matter with the NDP Panel before meeting with Mr Hassett again.</p> <p>Cllr. Webb felt that we need a planning and affordable housing officer to be present when Mr Hassett next meets with Members.</p>	
PL35/2014	<u>Meeting Closed</u> – 19.38pm.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 2nd June 2014