



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 18th AUGUST 2014 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Miss Gilbert
 Cllr. Gisbourne (PC/CC) Cllr. Rathbone Cllr. Strong
 Cllr. Mrs Webb County Cllr. Penny Mrs Thompson (Clerk)

| Minute | AGENDA ITEMS | Action |
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| | <p><u>Chairman's Welcome and Public Forum</u> – the Chair welcomed those present, with a particularly warm welcome to the members of the public present.</p> <p>Mr Tucker addressed Members, regarding his planning application (PL46k/2014). He said the last application had been withdrawn because the Planning Officer had requested the height at either end be reduced. This had been done. The footpath at the back of the property would remain the same. He provided a photograph which proved that two cars could be parked at either end. Mr Tucker had spoken to the Highways Officer and he did not have a problem.</p> <p>Cllr. Webb pointed out that if the 'studies' are used as bedrooms, there would be a total of nine bedrooms, and if that is the case, there would be insufficient parking provision.</p> <p>Cllr. Blewett queried the logistics of the build and Mr Tucker explained how this would work. He added that it would be necessary to close the footpath whilst the building work was going on.</p> <p>Mr Eireann Hassett, TBS Cornwall Planning met with Members and updated them regarding the proposed Trewiston Lane housing development. At the last meeting concern was expressed about the footpath and he explained pedestrians would have to cross the road to reach the pavement.</p> <p>CC's Affordable Housing Officer prefers to use a Housing Association, but the landowners would like to keep control of the properties for rent. The first phase outline planning application will all be affordable and include 4 x 1-bedroom, 5 x 2-bedroom and 1 x 3-bedroom (the latter would be 120 square metres). He warned that to make this viable it might be necessary for one of these properties to be sold on the open market.</p> <p>CC is encouraging the developers to make an outline planning application for all 36 planned properties.</p> <p>Mr Hassett left a copy of the access / footpath for Cllr. Gibson, who had been the most concerned about this at the May meeting. Cllr. Mould explained that the Neighbourhood Plan was having a 'health check' tomorrow.</p> | Cllr. Gilbert |
| PL44/2014 | <u>Apologies for Absence</u> – Cllrs. Gibson, Morgan and Taper (all on leave). | |
| PL45/2014 | <p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – none.</p> <p>b. <i>Non-Pecuniary/Disclosable Interests</i> – none</p> <p>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</p> | |

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| <p>PL47/2014</p> | <p><u>Other Planning Matters</u> –</p> <p>a. <i>Community Infrastructure Levy Tests</i> – Minute PL39b/2014 refers. Document from Ms Dwelly, CC previously emailed. Members had no comment to make.</p> <p>b. <i>Housing Surgery</i> – Minute PL42b/2014 refers. A housing surgery had been held, but the final numbers attending was not known.</p> <p>c. <i>EN13/02558, Pinewood, Polzeath</i> – Minute PL42c/2014 refers. Cllr. Mould reported that a site visit had been made and it appeared that the barrier had not been signed off and may not even be safe. The Clerk to email County Cllr. Hannaford for an update. Cllr. Penny will also pursue.</p> <p>d. <i>EN14/00973, Waders, 38 Higher Tristram, Polzeath</i> – new enforcement case, i.r.o. alleged non-compliance with approved plans (PA13/04015). Additional back door installed and an increase in ridge height. Noted a non-material amendment to application no. PA13/04015 namely alterations to some window/door openings had been made. Members are not consulted on this type of application.</p> <p>e. <i>PA14/01582, 1 Brea Road, Rock</i> – an appeal had been made against Cornwall Council's refusal of this application, which was a 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> | <p>Clerk / Cllr. Penny</p> |
| <p>PL48/2014</p> | <p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA13/11387, Cacklebar, Rock</i> – erection of a dwelling.</p> <p>b. <i>PA14/02517, Lower Cole, Golf Club Road, Rock</i> – application for works to trees subject to a TPO. Removal of limbs of trees T8390, T8391 and T8392. Removal of tree T39894. Removal of two trees in G1.</p> <p>c. <i>PA14/03401, White Rose, Dunders Hill, Polzeath</i> – renovations to existing bungalow and conversion of roof space to provide two new bedrooms with en-suite.</p> <p>d. <i>PA14/03789, Higher Farm, Trebetherick</i> – construction of four new residential dwellings with associated parking facilities and private garden at Higher Farm, Trebetherick. Cllr. Mould declared an interest, as a close friend of the owner, and left the meeting whilst this was discussed.</p> <p>e. <i>PA14/03836, Penbardon, Trebetherick</i> – extensions and alterations to dwelling.</p> <p>f. <i>PA14/04075, Sharp's Brewery, Pityme, St Minver</i> – proposed installation of new Co2 vessel.</p> <p>g. <i>PA14/04094, Lowenva, Rock</i> – to fell 1 Macrocarpa pine and replace with 2 100cm Macrocarpa trees.</p> <p>h. <i>PA14/04275, Trevithick, Rock Road, Rock</i> – extension and general alterations.</p> <p>i. <i>PA14/04307, Truscotts, Rock</i> – alterations to Truscotts (revised to withdrawn application PA14/02547).</p> <p>j. <i>PA14/05165, Harleigh, Rock Road, St Minver</i> – proposed demolition of existing bungalow and outbuildings and construction of new dwelling.</p> <p>k. <i>PA14/05207, Westward House, Rock</i> – removal of hedge and erection of 2m high close boarded hedge.</p> | |
| <p>PL49/2014</p> | <p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. <i>PA14/04395, Treteyln, Trewint Lane, Rock</i> – outline application for consent for a dwelling with some matters reserved.</p> | |

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| PL50/2014 | <u>Public Rights of Way</u> – Minute PL42a/2014 refers. Members considered a third cut of the paths was not required, but it was AGREED that the Clerk should ask the contractor to cut the PROW from Trefresa Farm to Porthilly. | Clerk |
| PL51/2014 | <u>Road Traffic Order</u> – Members deferred consideration of any items to be added to the shared Traffic Order to the September Full Council. a. <i>Rock Road</i> – possible introduction of further yellow lines on Rock Road. b. <i>Polzeath Yellow Lines</i> – possible extension of yellow lines, past Pinewood. c. <i>Other?</i> | Clerk |
| PL52/2014 | <u>Bank Holiday Parking</u> – Members declined to support a proposal from Helston Town Council to Cornwall Council, that: <i>The following City, Town and Parish Councils of Cornwall respectfully request, in line with many councils in the UK, that Cornwall Council applies the Sunday Parking restrictions, as enforced in Cornwall, to all of the English calendared Bank Holidays.</i> | |
| PL53/2014 | <u>Energysare</u> – a new energy fund has been launched offering up to £300,000 to help support groups with their community-led renewable energy projects. Information previously circulated via email. | |
| PL54/2014 | <u>Trewint Playing Field</u> – Members had no objection, in principle, to granting permission to erect a marquee on the field for a wedding reception, in return for a donation, subject to there being no conflict with the Football Club. The Clerk to enquire of the Insurance Brokers if this would be a problem. | Clerk |
| PL55/2014 | <u>Review of Polling Districts and Polling Places</u> – Members had no objection to the draft recommendations from CC. The Clerk to advise CC. | Clerk |
| PL56/2014 | <u>LI14-005500, St Minver Holiday Park</u> – to remove seasonal restrictions and to open all year round. Deadline for comments is 20 th August 2014. Members had no objection. | |
| PL57/2014 | <u>Information Only / Future Agenda Items</u> – a. None | |
| PL58/2014 | <u>Closed Session</u> – in view of the confidential nature of the business about to be transacted, namely quotations for work, it was RESOLVED that it is advisable in the public interest that the press and public be excluded and they were instructed to withdraw. | |
| PL59/2014 | <u>Trewint Public Conveniences</u> – Minute 107/2014 refers. It was RESOLVED to accept the quotation from Camel Glass for new doors in the gents. | |
| PL60/2014 | <u>Meeting Closed</u> – 21.08pm. | |

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 1st September 2014