



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 15th SEPTEMBER 2014 @ 7.30pm

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

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present.</p> <p>Mr Ian Armstrong, ARCO₂ (architect) addressed Members regarding a proposal for a replacement dwelling at Molemans Cottage, Cant Lane, St Minver. He said that pre-planning advice from CC was favourable. The aim of the design is to create a property which blends with the rural landscape. It was confirmed that the property has its own water supply and will be connected to a septic tank. Cllr. Mould queried if these facilities were adequate for the proposed 5-bedroomed property. The architect was unable to give the height of the new building.</p> <p>Mr Brown, owner, spoke of his family's circumstances.</p> <p>There was some discussion about the impact on the AONB, which was understood to be minimal.</p> <p>Members did not have a problem, in principle, with the proposal.</p>	
PL61/2014	<u>Apologies for Absence</u> – Cllrs. Gibson (personal commitment) and Webb (leave).	
PL62/2014	<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> <p>d. <i>Casual Vacancies</i> – it was RESOLVED to send letters of thanks to Messrs Strong and Taper, for their service to the local community during their time as Parish Councillors.</p>	Clerk
PL63/2014	<p><u>Planning Applications Received</u> – Members considered:</p> <p>a. PA14/07761, <i>Fairway Ocean, 4 Llangollan Cottages, St Minver</i> – dormer to rear roof elevation as shown on plans. NO OBJECTION.</p> <p>b. PA14/07771, <i>Shoals, Trewint Lane, Rock</i> – application for reserved matters for the construction of a dwelling. NO OBJECTION.</p>	Clerk Clerk
PL64/2014	<p><u>Other Planning Matters</u> –</p> <p>e. PA14/07216, <i>Ferry Point, Rock</i> – Agenda PL64e/2014 was taken at this point. Cllr. Penny said Mr James Hills, planning officer was unwilling to hold a site meeting with Members. It was believed that Padstow Harbour Commissioners (PHC) have an issue with the access from a private road they own. Cllr. Penny said Mr Hills had spoken to PHC about this. The</p>	

	<p>Clerk pointed out that Mr Hills also said he had spoken to Cllr. Mould about this application, but Cllr. Mould denied this. It was understood that Highways had no objection, but Members pointed out the access is not from the highway, but from PHC's private road. Members queried how Highways can claim there is an adequate visibility splay. Cllr. Mould felt that a site meeting with all interested parties was essential. There was also concern about accessibility for the RNLI. Members were asked to contact those who have an interest. Cllr. Penny will speak again to Mr Hills.</p> <p>a. <i>Housing Surgery</i> – Minute PL47b/2014 refers. Cllr. Mould reported the Housing Surgery had been held and residents who attended were now on the official housing register. She said the St Minver CLT had been unable to obtain an option on the Penmayne / Dingles Way site.</p> <p>b. <i>EN13/02558, Pinewood, Polzeath</i> – Minute PL47c/2014 refers. Mr Phil Mason confirmed the crash barrier does not require planning permission nor could they argue that it is contrary to the previous permission. He had taken legal advice which confirmed that it would only be possible to take action if the crash barrier is causing a highway problem. He has, therefore, asked Mr Rob Causton from the Highways Department to investigate the design from a highway safety perspective and is currently waiting on his advice. The Clerk to pursue.</p> <p>County Cllr. Penny left the meeting at this point.</p> <p>c. <i>Cornwall Local Plan: Strategic Policies</i> – schedule of focused changes have been published for consultation. Deadline 16th October 2014. Details previously emailed.</p> <p>d. <i>Planning Conferences</i> – training workshops on planning related topics. Cost is £10 per delegate. Cllr. Penny urged Members to attend. Details previously emailed.</p> <p>i. <u>Pool</u> – Innovation Centre, 30th September 2014, 2-8pm.</p> <p>ii. <u>Launceston</u> – Trethorne Leisure Park, 8th October 2014, 2-8pm.</p> <p>iii. <u>St Austell</u> – Council Chamber, One Stop Shop, 18th November, 2-8pm.</p>	<p>All Members / Cllr. Penny</p> <p>Clerk</p>
PL65/2014	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA14/06081, Valley View, Dunders Hill, Polzeath</i> – demolition of existing dwelling and double garage and construction of new dwelling.</p> <p>b. <i>PA14/06431, Goatsland, Trebetherick</i> – proposed extension to front veranda.</p>	
PL66/2014	<p><u>Planning Applications Withdrawn</u> – information only.</p> <p>a. <i>PA14/06865, Ocean Fairway, The Point, Polzeath</i> – to remove an existing roof light on rear roof elevation and replace with a dormer style window. See PL63a/2014 above.</p>	
PL67/2014	<p><u>Tender Process</u> – Members considered the following contracts to commence on 1st April 2014. It was RESOLVED the following documentation be provided to applicants. The Clerk to have tender packs printed.</p> <p>a. <i>Public Rights of Way</i> – A3 map; LMP Contract, Cutting Schedule.</p> <p>b. <i>Grass Verges</i> – map, contract (LMP contract amended).</p> <p>It was RESOLVED to advertise the contracts in the Cornish Guardian (2 weeks) and North Cornwall Advertiser (1 week), commencing 1st October with a deadline for tenders of 29th October 2014 and to place details on the website and notice boards. The Clerk to liaise with the Cemetery Committee and Highlands.</p>	<p>Clerk</p> <p>Clerk Clerk</p>
PL68/2014	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Community Energy and Energy Saving Seminar</i> – 19th September 2014, University Campus, Penryn, 09.30 for 10.00 start. Details previously emailed.</p>	

	<p>b. <i>Premise Licence</i> – application to remove seasonal restrictions: Camelot Show Bar, St Minver Holiday Park, St Minver. Closing date for comments is 23rd September 2014.</p> <p>c. <i>Station Enquiry Rationalisation</i> – Devon and Cornwall Police and Crime Panel (PCP) are conducting a scrutiny review in relation to the “Police and Crime Commissioner’s joint announcement with the Chief Constable in respect of Devon and Cornwall Police Public Contact Strategy’ and have called for evidence. Deadline Friday 19th September 2014. Details previously circulated via email.</p> <p>d. <i>Trewint Playing Field</i> – Cllr. Gisbourne had spoken to Mr Roy Birchwood, St Minver Football Club and he had advised that they wouldn’t want to see a marquee erected on the pitch and also that it is used every Saturday. Cllr. Mould will advise the applicant the site is unavailable.</p>	Cllr. Mould
PL69/2014	<u>Meeting Closed</u> – 20.35pm.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 6th October 2014