



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 19th JANUARY 2015 @ 7.30pm

Present: Cllr. Webb (Vice Chair) Cllr. Crowdy Cllr. Gisbourne
 Cllr. Mrs Morgan Cllr. Richards Cllr. Mrs Webb
 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>Members met with Mr Nick Wellstead, Envisage Planning and Design, regarding a proposal to erect a single dwelling on land adjacent to Faldouet, Rock Road, Rock. Feedback from CC had not been overly supportive. They said it was outside the development boundary. He circulated some outline details. It was clarified that the previous use had been as a piggery. It was his opinion this was a brown field site, but this was not a view shared by CC, who wanted the building sited further North. He sought Members thoughts.</p> <p>Cllr. Webb said the PC wasn't generally in favour of building outside the boundary. He was advised to submit an application, when Members would consider it formerly. He said Members were welcome to make a site visit.</p> <p>Cllr. Morgan suggested coming back when the plans had been drawn up.</p> <p>Mr Wellstead said they would consider requesting a condition that the property would only be occupied by a family member (the applicant's father previously owned the land and lives in the adjacent property).</p> <p>Mr Peter Watson addressed Members regarding his planning application (PL3c/2015). He said they had owned the property as a holiday home for 30 years and had now retired permanently to the area. They had considered extending at the rear, but the sloping site makes this difficult. The footprint would be slightly larger, but they would gain space by digging down. They had undertaken a consultation with neighbours and their comments taken on board. To avoid overlooking issues, they plan to put a screen on the balcony.</p> <p>He clarified that currently it is a bungalow with a cellar and a roof conversion.</p> <p>Mr & Mrs Newbury spoke against this application, which neighbours theirs. They had shared their views with Mr Watson, who had gone some way to meeting their concerns. She felt the property would be 85% larger, it was a huge development. Mrs Newbury said they would suffer significant light loss and privacy. The whole building had been moved towards their property.</p> <p>Mrs Newbury referred to the screen Mr Watson proposed to install, and said it needed to be a minimum height of 2 metres. She and her husband are not against development but object most strongly that the building had been moved in their direction.</p> <p>Cllr. Gisbourne said permission would not be granted if the distance between the new property and Mrs Newbury's bedroom window was less than 18M. Mr Watson had indicated that the distance is approximately 15M.</p>	

PL01/2015	<u>Apologies for Absence</u> – Cllrs. Blewett (leave); Cllrs. Muriel and Rathbone (both with ill health); Cllrs. Gilbert and Wade (personal commitments).	
PL02/2015	<u>Members' Declarations</u> – <ul style="list-style-type: none"> a. <i>Pecuniary/Registerable Declarations of Interests</i> – Cllr. Webb declared an interest in PL03c. 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. 	Clerk
PL03/2015	<u>Planning Applications Received</u> – Members considered: <ul style="list-style-type: none"> a. <i>PA14/11837, Land adj. to Kendall, Rock Road, St Minver</i> – affordable-led housing development for the erection of 4 dwellings and creation of new vehicular access to highway. Mr John Rudge, case officer advised it is unlikely that it will impact upon the 'built out' area but as this is only an outline application, CC would require further details of the access should a full application be submitted in the future. Cllr. Gisbourne was concerned that this application would create four houses a matter of meters away from a bungalow. NO COMMENT. b. <i>PA14/11866, Cloudshill, Road from St Moritz Hotel to Daymer Lane, Trebetherick</i> – removal of lean-to shed; addition of two-storey extension to house, and erection of replacement shed. NO OBJECTION. c. <i>PA14/12078, Cryanmor, 8 Hr. Tristram, Polzeath</i> – replacement dwelling. Cllr. Webb left the meeting whilst this was discussed. Cllr. Morgan took the Chair. Members understand there has to be 18M between the new property and a bedroom window. This application does not meet this criterion. This development, with its nearness and outside stairs, would impact on the neighbour's lives by creating a loss of privacy and loss of light. OBJECT on these grounds. The number of parking spaces would remain the same at two. d. <i>PA14/12198, Higher Farm, Trebetherick</i> – resubmission of approved application (PA14/03789) for the construction of four new residential dwellings with associated parking facilities and private garden at Higher Farm, Trebetherick. Members had no objection to PA14/03789. The Clerk had spoken to the case officer who had explained there are no physical changes to the scheme. The application had been altered so that it does not include an affordable housing contribution in line with recent Government advice. NO OBJECTION. e. <i>PA14/12205, Brea Heights, Trebetherick</i> – construction of a replacement single residential dwelling house. NO OBJECTION. 	Clerk Clerk Clerk Clerk Clerk
PL04/2015	<u>Other Planning Matters</u> – <ul style="list-style-type: none"> a. <i>Change of Use Proposal</i> – Minute 04b/2015 refers. Cllr. Penny said this is a draft proposal that would mean if an owner wanted to change the property's use to a holiday home this would require planning permission in the future. Members had a general problem with homeowners being told what they can and cannot do with their own property. Cllr. Penny will keep Members informed. b. <i>Chacewater PC Meeting</i> – Minute 04e/2015 refers. The next meeting is scheduled on 11th February. Cllr. Gisbourne will attend and report back. c. <i>PA14/10444, Hr. Penmayne, Rock</i> – 10 holiday dwellings in lieu of permission for 10 static holiday caravans. Members were not happy to 'agree to disagree' on this application and wished it to go to CC's Planning Committee decision. 	Cllr. Penny Cllr. Gisbourne Clerk

PL05/2015	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA14/06692, Trebetherick House, Trebetherick</i> – proposed alterations, extensions and change of use to include A3 coffee shop.</p> <p>b. <i>PA14/08905, 11 Hr. Tristram, Polzeath</i> – proposed demolition of existing detached dwelling and erection of replacement dwelling house.</p> <p>c. <i>PA14/09015, Harberton, Rock Road, St Minver</i> – erection of 6-bedroom detached house and conversion of existing boathouse/garage to provide 2-bedroom overflow accommodation following demolition of existing dwelling.</p> <p>d. <i>PA14/09409, Apartment 303 St Moritz Hotel, St Moritz Villas, Trebetherick</i> – improvements to existing terrace including new freestanding sun room and raised height of glazed balustrade to east elevation.</p> <p>e. <i>PA14/09421, Apartment 308 St Moritz Hotel, St Moritz Villas, Trebetherick</i> – improvements to existing terrace including new freestanding sun room and raised height of glazed balustrade to east elevation.</p> <p>f. <i>PA14/09951, 52 Little Trelyn, Rock</i> – erection of 4-bedroom detached house and garage.</p> <p>g. <i>PA14/10221, The Snug House, Highcliffe, Polzeath</i> – proposed remodelling of 'The Snug' to include extension, internal layout alterations and changes to external finishes.</p> <p>h. <i>PA14/10281, 3 Cricketer's Hollow, Rock</i> – proposed remodelling and extensions.</p> <p>i. <i>PA14/10467, Sharps Brewery, Cant Lane, St Minver</i> – installation of balance tank and chemical storage tanks to supplement existing on-site treatment plant.</p> <p>j. <i>PA14/10859, Silvermead, Green Lane, Rock</i> – works to trees subject to a Tree Preservation Order, namely remove dead and dying wood from 5 <i>Macrocarpa</i>, crown lifting by approx. 4 metres and ivy removing (G27) and fell poor specimen semi-mature sycamore which is crowding <i>Macrocarpa</i> (T28).</p> <p>k. <i>PA14/10901, Round House Farm, Trewiston Lane, St Minver</i> – proposed porch.</p>	
PL06/2015	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. <i>PA14/09762, Land North of Trewint Lake, Trewint Lane, Rock</i> – erection of 3 dwellings.</p> <p>b. <i>PA14/09506, Azime Court, Rock</i> – conversion and alteration of existing first floor apartment to provide 1 additional residential unit and 1 studio office and to include a new roof structure over the existing garages to provide studio office space.</p>	
PL07/2015	<u>Information Only / Future Agenda Items</u> – none.	
PL08/2015	<u>Meeting Closed</u> – 20.40pm.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 2nd February 2015