



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 16th FEBRUARY 2015 @ 7.30pm

Present: Cllr. Mrs Webb (Vice Chair) Cllr. Blewett Cllr. Crowdy
 Cllr. Miss Gilbert Cllr. Gisbourne Cllr. Mrs Morgan
 Cllr. Richards County Cllr. Penny Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – in the absence of Cllr. Mould, Cllr. Webb took the Chair and welcomed those present.</p> <p>Mrs Jane Davies and Mr & Mrs Mark and Elle Windsor were present with regards to PL11b/2015. Mrs Windsor spoke on behalf of residents of Broad Park Close. She said only 25% of The Point members come from Rock and she did not feel the proposed access was necessary. She pointed out that no impact survey had been carried out, but she believed it should cover: highways, environmental, community, drainage / watercourse and services. She said the land is currently agricultural and the change of use would be to commercial.</p> <p>Mrs Windsor expressed concerns about the width of the track and that there was no proposed footpath or lighting. Trewiston Lane is very narrow and the junction to Rock Road is not good. She felt that as there was no footpath and there would be an increase in traffic, this would in turn increase the risk to pedestrians. She expressed fears that it would become a short cut to Polzeath and pointed out that the application states it is hoped to increase membership of The Point by 650, so there was a possible increase of traffic of up to 650 cars a day.</p> <p>Mrs Windsor said there were privacy issues for residents of Cantillian and Broad Park Close. She also expressed fears about noise and light pollution.</p> <p>Finally, Mrs Windsor pointed out that the planning notices were very late in going out and there was nothing on the existing footpath to alert users.</p> <p>The Clerk to request Ms Samantha Hewitt to have CC's website amended to reflect a time extension had been given for PA15/00314.</p>	Clerk
PL09/2015	<u>Apologies for Absence</u> – Cllrs. Rathbone (ill health); Mould (leave) and Wade (personal commitment).	
PL10/2015	<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>	
PL11/2015	<p><u>Planning Applications Received</u> – Members considered the following:</p> <p>a. PA14/05512, <i>Land at Bodieve Park, Bodieve Road, Wadebridge</i> – outline planning application for up to 165 homes, public open space, landscaping, highway improvements and associated engineering works. NO OBJECTION.</p>	Clerk

	<p>b. <i>PA15/00314, The Point, Polzeath</i> – upgraded access to highway with new service road serving existing facility.</p> <p>Cllr. Morgan reminded Members that a condition on the original planning application for Roserrow (now The Point) was that the access should always be via Polzeath. She questioned the need for a new access and the volume of traffic this would generate.</p> <p>Mr Jeremy Davies, the applicant, had attended the February Full Council meeting to put his case. He had indicated his willingness to block the existing route to motor vehicles and still provide access to pedestrians and cyclists.</p> <p>Cllr. Webb said the NDP had identified the area off Trewiston Lane as a potential development site.</p> <p>Members were told that Highways had objected to the application. County Cllr. Penny clarified that this was because they required more information.</p> <p>Cllr. Morgan proposed objecting on the grounds of access onto Trewiston Lane. Seconded by Cllr. Gilbert. This was not carried.</p> <p>NO OBJECTION, but Members will bow to the expertise of Highways and will support them in whatever decision they make. Members wanted to see a condition that the new road is clearly defined so that it does not embrace the existing road to Pityme. Cllrs. Gilbert and Morgan voted against this proposal.</p> <p>c. <i>PA15/00482, Pendalen, Trewint Hill, Trebetherick</i> – proposed extension / conversion of existing garage / loft store to self-contained annexe for dependant relative. NO OBJECTION provided the building does not become a separate dwelling.</p> <p>d. <i>PA15/00547, 4 Belle Vue, Rock Road, St Minver</i> – demolition of conservatory and erection of two-storey extension along with external and internal alterations. NO OBJECTION.</p> <p>e. <i>PA15/00776, 1 Glydins, Rock Road, Rock</i> – extensions and alterations to include removal of existing flat roof sections at rear and widening of entrance (re-submission of PA14/09168). NO OBJECTION.</p> <p>f. <i>PA15/00123, Shores House, Shores Lane, Rock</i> – application for works to Cypress (<i>Cupressus Macrocarpa</i>) trees subject to Tree Preservation order namely reduce the branch overhanging the road by 3m (T1). Reduce crown by 9m (33%) and remove lowest branches on south side to lift crown by 3m of tree (T2) and reduce crown by 8m (33%) and lift crown by 3m on the south side and clear of property on east side by 3m of tree (T3). NO OBJECTION provided the Tree Officer has no objection.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p>PL12/2015</p>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood Development Plan</i> – Minute 21a/2015 refers. It was RESOLVED to adopt the NDP. The Clerk to advise the NDP Committee.</p> <p>b. <i>Draft Renewable Energy Supplement Planning Document</i> – CC had provided a CD containing this consultation document. It is also available to view on: www.cornwall.gov.uk/default.aspx?page+24073.</p> <p>c. <i>Housing in Cornwall</i> – CPRE Cornwall report, Part 4. Previously circulated via email.</p> <p>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). This application had been allowed on appeal. Members had objected to this application, CC ‘failed to determine’.</p> <p>Cllr. Gisbourne referred to the Cornwall for Change (C4C) meeting he had attended. The Clerk to circulate the complaints form and Members were asked to provide any examples of bad practice by CC to the Clerk, who will collate them and bring to the next Full Council meeting. Areas of particular concern are: [1] planning, [2] the way CC offices are run, [3] delegated</p>	<p>Clerk</p> <p>Clerk</p>

	agreements, [4] whether a cabinet of 11 is sufficient, [5] openness and honesty of CC, [6] care and consistency, [7] housing register inaccuracies, [8] Cormac as an arm's-length company, [9] the elected Members are run by Mr Andrew Kerr (CC Chief Executive) with no voice of their own.	
PL13/2015	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA14/08711, St Enodoc House, Rock</i> – removal of condition 3 in relation to decision notice PA12/11500 dated 22.03.2013 – to allow the building to be occupied on a self-contained residential basis as an independent dwelling. Members were disappointed at this decision as they had wanted it to remain as ancillary to the main building. The Clerk to protest.</p> <p>b. <i>PA14/10999, Camels Eye, Trebetherick</i> – demolition of dwelling and construction of new dwelling (decision notice PA14/01865) with variation of condition 2 being replacement drawings CO5A, CO2A and CO4A.</p> <p>c. <i>PA14/11068, Worthy House, Trebetherick</i> – first floor extension.</p> <p>d. <i>PA14/11140, 19 Rockhaven Gardens, Pityme</i> – removal of conservatory and construction of one bedroom extension with study area.</p> <p>e. <i>PA14/11435, Land North West of Trewiston Farm, St Minver</i> – construction of earth banked slurry store.</p> <p>f. <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.</p> <p>g. <i>PA14/12205, Brea Heights, Trebetherick</i> – construction of a replacement single residential dwelling house.</p>	Clerk
PL14/2015	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. <i>PA14/09496, Land East of Pen-Y-Bryn, Trebetherick</i> – two-storey, four-bedroom dwelling designed to meet Level 4 Code of Sustainable Homes. To include landscaping and oil-storage tank.</p>	
PL15/2015	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Road Traffic Order (RTO)</i> – requests need to be put in writing to Mr Paul Allen, Highway with as much information as possible, i.e. distances, whether they are seasonal or all year round, exact location. Cllr. Morgan will provide the Clerk with this information. Cllr. Mould to discuss with the Chairman of St Endellion Parish Council a split in the cost of applying for the RTO.</p> <p>b. <i>Bench Repairs</i> – Mr Herrington hopes to begin work shortly.</p> <p>c. <i>Overgrown Trees</i> – Cllr. Gilbert will provide the Clerk with details for submission to Highways.</p> <p>d. <i>French Drain</i> – Cllr. Richards advised the contractor is currently on leave, but he will pursue on his return.</p>	<p>Cllr. Morgan Cllr. Mould</p> <p>Cllr. Gilbert</p> <p>Cllr. Richards</p>
PL16/2015	<u>Meeting Closed</u> – 20.50pm.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 2nd March 2015