



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 15th JUNE 2015 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Crowdy Cllr. Gisbourne
 Cllr. Mrs Morgan County Cllr. Penny Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present.	
PL29/2015	<u>Apologies for Absence</u> – Cllrs. Blewett (leave), Rathbone (ill health), Gilbert, Richards, Wade and Webb (all with personal commitments).	
PL30/2015	<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.	
PL31/2015	<u>Planning Applications Received</u> – Members considered the following: a. PA15/02478, <i>Tzitzikama, Rock Road, Rock</i> – construction of four new build detached dwellings. OBJECT on the grounds of a huge loss of amenities. The emerging NDP had identified that such high quality B&B accommodation should be preserved. Members felt the application should include a 'change of use' from a business to private use. b. PA15/04431, <i>Ferry Point, Rock Road, Rock</i> – proposed redesign of scheme based on footprint and floorplans as previously approved under reference number PA14/07216 dated 25 th September 2014. COMMENT – Members continue to have concerns about the amount of parking provision, it is completely inadequate for a building of this size. Members expect to see an application to temporarily close the footpath. c. PA15/04959, <i>Pityme House, Pityme Farm Road, St Minver</i> – proposed renovations and alterations. NO OBJECTION . d. PA15/05036, <i>Windyhill, 20 Higher Tristram, Polzeath</i> – residential extension. NO OBJECTION .	Clerk Clerk Clerk Clerk
PL32/2015	<u>Other Planning Matters</u> – a. <i>Enforcement Cases</i> – i. EN15/00881, <i>Trenint Hill, Trebetherick</i> – new access opened up near 'Hobbyfield'. Case officer: Ms Serena Wearne had closed the case and commented: <i>Technically this access requires planning consent under Part 2, Class B of the Town and Country Planning Act 2015, because it is off a classified road. Having assessed the on-site situation, I do not consider any harm is caused, in the public interest and, therefore, do not find it expedient to take further action in this matter.</i>	

	<p>Members felt they had to accept what the case officer said, but do not agree with this bizarre decision. This should be followed up and enforced. The Clerk to write to Ms Wearne and express this view.</p> <p>b. <i>Crash Barrier, Pinewood, Polzeath</i> – Minute 78a/2015 refers. Mr Tim Attlee, London Cornwall Property Partners (developers) reported he had yet to hear from the Westcountry Housing Association regarding replacing the barrier with a wall.</p> <p>c. <i>PA15/00314, The Point at Polzeath</i> – upgraded access to highway with new service road serving the facility. To be considered by CC’s Planning Committee on 22nd June 2015, 2pm, Council Chamber, Liskeard.</p> <p>d. <i>Planning Protocol Consultation</i> – Members agree to disagree on:</p> <p>i. <i>PA15/02214, Land West of 6 Forlaze Road, Green Lane, Rock</i> – two-storey cottage, on vacant land below Fair View, bordering Green Lane, Rock.</p> <p>ii. <i>PA15/02231, Land South of Fair View, Green Lane, Rock</i> – two-storey cottage, on vacant land south of Fair View, bordering Green Lane, Rock. Comments made regarding 54e/2015 also apply here.</p>	<p>Clerk</p> <p>Clerk</p>
PL33/2015	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA15/01696, Camel Heights, Access to rear of St Moritz Hotel, Trebetherick</i> – proposed garden storage shed at Camel Heights.</p> <p>b. <i>PA15/02234, Pinewood Flats, Polzeath</i> – amended design and siting for two houses in lieu of 3 houses previously approved in the context of extant approval 2008/02344 (against which all S.106 obligations have been discharged) and in the context of approved design PA10/04739 for three houses of similar design to the current application on the same site.</p> <p>c. <i>PA15/02342, 4 Slipway Cottages, Rock</i> – application for pollarding works to one holm oak subject to tree preservation order, namely removal of 4 metres (tree to be 1 metre higher than previous pollard points).</p> <p>d. <i>PA15/02566, 14 St Moritz Villas, Trebetherick</i> – proposed extension.</p> <p>e. <i>PA15/02612, Land East of Chy-an-Brea, Trenint Hill, Trebetherick</i> – new dwelling to include garage to the rear of Chy-an-Brea.</p> <p>f. <i>PA15/02704, Sea Breezes, Trebetherick</i> – demolition of existing garage, new two storey extension and single storey living room extension to the north-west. New garage and alignment of formation of new car parking space and realignment of the existing vehicular access and new gated pedestrian entrance to south of site.</p> <p>g. <i>PA15/02733, Hobbyfield, Trenint Hill, Trebetherick</i> – demolition of existing property and replacement with a new two-storey dwelling.</p> <p>h. <i>PA15/03145, Pendalen, Trenint Hill, Trebetherick</i> – proposed extension to existing garage and sail loft.</p>	
PL34/2015	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>PA15/02465, Hanger Vor Flats, Polzeath</i> – Cllr. Penny advised that the planning officer is minded to object to this application.</p> <p>b. <i>PA15/03050, Land Adj. to Lowenva, Rock</i> – Cllr. Penny advised the planning officer is doing more research, comparing this application with the emerging NDP.</p>	
PL35/2015	<p><u>Meeting Closed</u> – 20.10pm.</p>	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 6th July 2015