



## St MINVER LOWLANDS PARISH COUNCIL

### MINUTES OF THE PLANNING MEETING

#### HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

**ON MONDAY, 19<sup>th</sup> OCTOBER 2015 @ 7.30pm**

Present: Cllr. Mrs Mould (Chairman)      Cllr. Blewett      Cllr. Crowdy  
 Cllr. Miss Gilbert      Cllr. Gisbourne      Cllr. Mrs Morgan  
 Cllr. Rathbone      Cllr. Richards      Cllr. Mrs Webb  
 Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chair welcomed those present.</p> <p>Mr Davies spoke regarding his planning application PL67d/2015. He said he is not a developer. He wished to increase the living area without eating up garden space. This would be achieved by converting the loft to create a dormer bungalow. There were a number of objections, including one saying it would set a precedent. He suggested that there were already such examples in the area. He said a number of houses in Trelyn are holiday homes. He asserted the proposal was in keeping.</p> <p>Ms Susan Neals queried what Mr Davies had said about it being his permanent address. Mr Davies agreed he was also purchasing a property in Kent.</p> <p>Mr David Armstrong was opposed to this application. He lived next door to Clermont and felt it was over development of the site. The massive gable end would be facing his property and be eight foot higher than his home.</p> <p>Mr Crossley was another opponent. He felt very strongly that Trelyn is well maintained and a unique development. It is a lovely place for the elderly, being near to local facilities. This development will open the flood gates. He feared the upheaval when building work is under way.</p> <p>Mr Davies pointed out that he, too, is a pensioner. He added that noisy building works is not a valid planning reason.</p> <p>Members then met with Mr Michael Tarring, architect, regarding a pre-app for Bethune, Shores Lane, which is behind Trelyn. Approval had previously been held for the site. The new proposal would be of a similar footprint. It would be a traditional cottage design with a contemporary twist. There is main drainage for the foul waste. There will be two parking spaces and four bedrooms. The roof height would be similar to the existing. Members wanted more parking spaces. Mr Tarring did not have a problem with this. Cllr. Mould explained the NDP is looking for one parking space for every 500 sq. feet in the property. Mr Tarring was thanked for attending.</p> <p>Mr Jeremy Davies spoke regarding his application (PL67h/2015). This is a re-submission for a private road to The Point at Polzeath. The previous application had been refused by CC. He refuted the reasons that had been given. The aim was to encourage pedestrians and cyclists to use the proposed road safely and barriers would be erected to assist safety. An Environmental Survey had been undertaken. Cllr. Mould said vehicles already use the road, but this should make the situation better. It would also support the aims of the NDP. Mr Davies said he would like to put up a gate by the barn to prevent vehicles getting past.</p>	

PL65/2015	<u>Apologies for Absence</u> – none.	
PL66/2015	<u>Members' Declarations</u> – <ul style="list-style-type: none"> <li>a. <i>Pecuniary/Registerable Declarations of Interests</i> – none.</li> <li>b. <i>Non-Pecuniary/Disclosable Interests</i> – none</li> <li>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</li> </ul>	
PL67/2015	<u>Planning Applications</u> – <ul style="list-style-type: none"> <li>a. PA15/07324, <i>Robins Hill, Dunders Hill, Polzeath</i> – construction of swimming pool extension with pump room. <b>NO OBJECTION.</b></li> <li>b. PA15/07777, <i>Tradewinds, Dunders Hill, Polzeath</i> – raise the roof over the existing garage / bedroom area of the existing house ridge line to provide increased headroom in existing bedroom. <b>NO OBJECTION.</b></li> <li>c. PA15/08379, <i>Hob House, Worthy Hill, Trebetherick</i> – extensions and alterations. <b>NO OBJECTION.</b></li> <li>d. PA15/08422, <i>Clermont, 17a Trelyn, Rock</i> – extension. Internal alterations and new roof to form dormer style first floor accommodation. Members recalled how the estate had changed. This will look bigger than neighbouring properties. Neighbours confirmed there would be no overlooking, but the ridge height will be four feet higher than existing. Cllr. Gisbourne said it would change the street scene. It would set a precedent and create a domino effect. <b>NO OBJECTION:</b> Members understand that there is no valid planning reason, but from the parish perspective this is an undesirable development. The estate is all bungalows at present and Members do not wish to see this change. Cllr. Gisbourne voted against.</li> <li>e. PA15/08460, <i>Sharp's Brewery</i> – erection of two fermentation vessels, new electrical switch room and sub-station. <b>NO OBJECTION.</b></li> <li>f. PA15/08679, <i>Moonshadow, Road from St Moritz Hotel to Daymer Lane, Trebetherick</i> – detached garage. <b>NO OBJECTION.</b></li> <li>g. PA15/08786, <i>8 Hr. Tristram, Polzeath</i> – extensions and improvements to include new decking to rear. <b>NO OBJECTION.</b></li> <li>h. PA15/08811, <i>The Point at Polzeath</i> – upgraded southerly access to The Point linking to Trewiston Lane. <b>SUPPORT.</b> Members point out that this meets the criteria of the NDP and of the recently completed SEA which is now with CC for consultation so should carry weight.</li> <li>i. PA15/08935, <i>Furzy Close, 24 Hr. Tristram, Polzeath</i> – replacement dwelling. <b>NO OBJECTION.</b></li> <li>j. PA15/08746, <i>Sunny Nook, Rock Road, Rock</i> – works to trees subject to a tree preservation order. Trim branches of two Golden Macrocarpas. <b>NO OBJECTION</b> provided the Tree Officer has no objection.</li> </ul>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL68/2015	<u>Other Planning Matters</u> – <ul style="list-style-type: none"> <li>a. <i>Paperless Planning</i> – the £700 grant had been received from CC. It was <b>RESOLVED</b> to invite Mr Rob Lawrence, ICT Connect Ltd. to attend the next planning meeting and advise Members on what is involved.</li> <li>b. PA15/02939/PREAPP, <i>Highclere, Broad Park Close, St Minver</i> – pre-application advice for construction of 2 new infill, 4 bed detached properties.</li> </ul>	Clerk
PL69/2015	<u>Planning Applications Approved by CC</u> – information only. <ul style="list-style-type: none"> <li>a. PA15/06835, <i>Tristram Caravan And Camping Park, Access To Tristram Car Park Polzeath</i> – extension to create new first floor above existing amenities building.</li> </ul>	

PL70/2015	<u>Waste Incentive Neighbourhood Scheme</u> – Members considered a letter from Polzeath Marine Conservation Group regarding participation in this scheme. Minute 145b/2015 refers. Members had declined to participate but would be happy for the Group to come up with a scheme for further consideration.	Clerk
PL71/2015	<u>Information Only / Future Agenda Items</u> – a. <i>Memorial Bench</i> – a request had been received for permission to place a bench overlooking Greenaway Beach. Members believed all the houses along the coast own the land, but historically this has become rather vague. The PC is, therefore, unable to grant permission, but do suggest the use of non-rotting material, if CC have no objection. The Clerk to point out that the PC will not maintain. b. <i>Polzeath Christmas Lights</i> – it was <b>RESOLVED</b> to make a one-off donation of £250.	Clerk  Clerk
PL72/2015	<u>Meeting Closed</u> – 20.58pm.	

Signature: ..... (Cllr. Mrs Carol Mould)  
Chairman

Date: 2<sup>nd</sup> November 2015