



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 16th NOVEMBER 2015 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Miss Gilbert
 Cllr. Gisbourne 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>Members met with Mr Robert Lawrence, ICT Connect Ltd. to discuss CC's insistence the PC moves to Paperless Planning. Mr Lawrence said there were issues with Cornwall Council's Online Planning Register, which did not help in the extraction and display of information for Parish Councils when reviewing these applications. He agreed to provide a report on the options available to the PC to support paperless planning and to attend to give a presentation on the 7th December 2015.</p> <p>Mr Windsor spoke about the application from The Point for new road and track improvements and its direct connection to the NDP and his wish to help with the NDP. He felt that the NDP Steering group had failed to communicate the progress of the NDP fully with parishioners, and especially regarding the application from The Point. He said he found the website updates unhelpful and that he had received no updates by e mail despite leaving his email address on file. He stated he had personally contacted 61 people that he thought would be directly affected by The Point's application and that they all agreed the information they received was inadequate and that most had not heard about the NDP.</p> <p>Cllr. Mould responded by stating that the NDP had been prepared along with an SEA over a period of 4 years, and both had now been submitted to CC for further consultation. She explained that the NDP process had followed the issued guidelines for NDPs and that the steering group had been congratulated on the level of communication achieved. She pointed out that if Mr Windsor had attended one of the open meetings early in the NDP process any offer of help would have been gratefully received, it was unclear if he had attended any of these meetings but he stated he was one of the 700 that returned his questionnaire and supplied an email address.</p> <p>Mr Rob Lawrence who manages the Parish website was present and assured Mr Windsor that updates had been issued to all those who requested them and that he could also tell who had opened the mail. Mr Windsor was adamant he had received no such email and that the parish website was not "up to date". Cllr. Mould explained that until the NDP was adopted Cornwall Council would not give it any weight in their decision making. She disagreed with Mr Windsor that The Point's application was a direct result of the NDP process and that it was not the Steering Group's job nor that of the Parish Council to inform near neighbours of a pending application but that of CC.</p> <p>She explained that the process of identifying land for development and the preparation of the NDP was in the PC's view a much better way of having no plan at all and leaving the future development of our parish to be decided by central government.</p>	

	<p>Mrs Just spoke about her concerns that there were bats present in the area of The Point planning application (PA15/08811). Cllr. Mould explained that if CC were made aware the developer would have to deal with them as part of the permission.</p> <p>Members met with representatives from St Minver CLT, to discuss possible development sites (Minute PL76b/2015 below refers). Mrs Rawe said there remains a need for affordable homes for local people. To date CC are considering three, possibly, four sites. [1] Higher Weaver Barn, Trewiston Lane 10 unit CLT scheme; [2] land east of Above Town Close (this is in Highlands parish) and currently under probate, the CLT favour this site; [3] land at The Point, subject to the access planning application being granted and [4] Penmaine, 10 unit scheme.</p> <p>The views of Members were sought and Cllr. Mould said the preferred site would be [1], but there were issues with the access and the lack of a footway. Site [3] would also be acceptable.</p> <p>Mrs Rawe said the Mr Phillip Marsden, CC Affordable Housing Officer would be willing to come and talk to the Parish Council. Members would welcome this.</p>	
PL73/2015	<u>Apologies for Absence</u> – Cllr. Crowdy, Morgan, Rathbone and County Cllr. Penny.	
PL74/2015	<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>	
PL75/2015	<p><u>Planning Applications</u> –</p> <p>a. PA15/09640, <i>Pendalen, Trenint Hill, Trebetherick</i> – proposed replacement dwelling. NO OBJECTION.</p> <p>b. PA15/09970, <i>Land Adj. to Westcroft, Rock Road, Rock</i> – construction of new dwelling as an amended design of existing approval PA14/10571. Members note that this is a different applicant and architect. If the floor space of these new plans is bigger than the PA14/10571, then Members OBJECT on the grounds of over development of the site.</p> <p>c. PA15/10022, <i>Bay View, Worthy Hill, Trebetherick</i> – canopy over the main entrance. NO OBJECTION.</p> <p>d. PA15/10283, <i>The Mowhay, Penmaine Way, Rock</i> – proposed single storey extension. NO OBJECTION.</p> <p>e. PA15/03276/PREAPP, <i>Lanarth, Rock Road, Rock</i> – pre-application advice for replacement dwelling and construction of guest annexe (boathouse). Members had no objection to the replacement dwelling, but OBJECT most strongly to a boathouse on the front of Porthilly Cove.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL76/2015	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Paperless Planning</i> – Minute PL68a/2015 refers. Mr Lawrence will write to the Clerk.</p> <p>b. <i>St Minver Community Land Trust</i> – covered by the Public Forum.</p> <p>c. PA15/09263, <i>Westward House, Rock Road, Rock</i> – application to vary condition 2 of PA13/01179 to amend approved plans. Members had objected to the original application. The applicant had written to say that there was no increase in size as Members thought. The Clerk to advise the case officer that they do not have both sets of plans to study at the same time. If it can categorically be stated that there is no increase in size, then Members rescind that part of their comment, but the remaining objections stand. Minute 160d/2015 refers.</p>	Clerk

	d. <i>PA15/10554, Clermont, 17a Trelyn, Rock</i> – extension. Internal alterations and new roof to form dormer style first floor accommodation. The case officer, Mr Josep Sandercock had asked for preliminary thoughts. Members did not wish to comment until the plans are in front of them.	Clerk
PL77/2015	<u>Planning Applications Approved by CC</u> – information only. a. <i>PA15/06914, Trehaven, Rock Road, Rock</i> – minor internal alterations to ground floor flat and new staircase to serve first floor extension forming two bedrooms, bathroom and en-suite shower room and linking into existing bedroom 2. b. <i>PA15/07324, Robins Hill, Dunders Hill, Polzeath</i> – construction of swimming pool extension with pump room. c. <i>PA15/07777, 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. d. <i>PA15/08379, Hob House, Worthy Hill, Trebetherick</i> – extensions and alterations. e. <i>PA15/08460, Sharp’s Brewery</i> – erection of two fermentation vessels, new electrical switch room and sub-station. f. <i>PA15/08679, Moonshadow, Road from St Moritz Hotel to Daymer Lane, Trebetherick</i> – detached garage. g. <i>PA15/08746, Sunny Nook, Rock Road, Rock</i> – works to trees subject to a tree preservation order. Trim branches of two Golden Macrocarpas. h. <i>PA15/08786, 8 Hr. Tristram, Polzeath</i> – extensions and improvements to include new decking to rear.	
PL78/2015	<u>Planning Applications Withdrawn</u> – for information only: a. <i>PA15/08422, Clermont, 17a Trelyn, Rock</i> – extension. Internal alterations and new roof to form dormer style first floor accommodation.	
PL79/2015	<u>Cornwall County Playing Field Association</u> – opportunity to learn more about funding opportunities, 25 th November 2015, 3-7pm, St Dennis AFC Ground.	
PL80/2015	<u>Repairs/Improvements to the Pavilion</u> – Minute 171/2015 refers. Mr Birchwood had written to thank Members for considering the refurbishments listed and pointed out this is not the same as previously discussed. Cllr. Blewett said the Club isn’t going up a league. They are applying to join a different league. As of last Saturday, the room had not been cleared. The Clerk to inform Mr Birchwood that if this isn’t done immediately, then work will not commence. The Clerk to also establish if the referee needs a separate WC and shower room.	Clerk
PL81/2015	<u>Information Only / Future Agenda Items</u> – a. None.	
PL82/2015	<u>Meeting Closed</u> – 21.12pm.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 7th December 2015