



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 15th FEBRUARY 2016 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Crowdy
 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 opened the meeting and welcomed those present.</p> <p>Members met with Ms Christine Boswell-Munday, Mr Martin Davis and Mr Neil Davis who had all expressed an interest in joining the Parish Council. Mr Hugh Mattos was unable to attend the meeting, but had also expressed an interest.</p> <p>Ms Christine Boswell-Munday said she will shortly be reducing her working hours and wants to become more involved in the community. Her background is as a nurse and more recently she has been involved in public relations and also has marketing experience.</p> <p>Mr Neil Davis, works for Rock Marine and is a Member of the Lifeboat. He is keen to ensure the future of Rock for his children.</p> <p>Mr Martin Davis has lived in the parish for a number of years. He worked with Mr John Wills, looking after the PROWs, etc. and wants to renew that involvement.</p> <p>Cllr. Mould said the main criterion was time. An ideal Councillor would have enough time to attend meetings, etc., particularly in the evenings.</p>	
PL01/2016	<u>Apologies for Absence</u> – Cllrs. Morgan and Rathbone (both on leave) and County Cllr. Penny (clash of meetings).	
PL02/2016	<u>Casual Vacancy</u> – it was RESOLVED to hold a closed ballot. Mr Neil Davis was co-opted to the Parish Council and duly signed his Acceptance of Office form. He was given a copy of the Financial Interests form to complete and return to the Clerk, together with a copy of the PC's Standing Orders and Financial Regulations. The Clerk to inform CC and forward the Code of Conduct to Cllr. Davis.	Cllr. Davis Clerk
PL03/2016	<u>Members' Declarations</u> – <ol style="list-style-type: none"> <i>Pecuniary/Registerable Declarations of Interests</i> – none. <i>Non-Pecuniary/Disclosable Interests</i> – none <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds. 	
PL04/2016	<u>Planning Applications</u> – <ol style="list-style-type: none"> PA16/00642, <i>Gul Rock, 1 Rock Road, Rock</i> – tree works within a Conservation area namely: Sycamore (T1) Fell to promote growth of the remaining trees and allow remaining trees to mature: 	

	<ul style="list-style-type: none"> • Sycamore (T2) Fell to promote growth of the remaining trees and allow remaining trees to mature. • Sycamore (T3) Fell to promote growth of the remaining trees and allow remaining trees to mature. <p>The Clerk reported she had not received a hardcopy of the application form from CC, but had printed the relevant documents. OBJECT because Members believe the trees are healthy and are not of an age that requires felling. They do not agree that these trees are prohibiting the growth of nearby trees. Unless there is a tree officer's report to the contrary, Members object most strongly to the felling of trees covered by a TPO.</p> <p>b. <i>PA16/00722, Highclere, Broad Park Close, St Minver</i> – construction of 2 new infill, detached properties within the garden of Highclere. Noted an earlier application for demolition of existing garage and erection of new dwelling, erection of a garage for existing property and re-roof existing property, was refused by NCDC (2007/00628) on the grounds it lies outside the defined development boundary.</p> <p>NO OBJECTION, but Members do wonder who these homes are being marketed at.</p> <p>c. <i>PA16/00750, Radoon, Rock Road, Rock</i> – various tree works to several tree species subject to a TPO. NO OBJECTION provided the Tree Officer has no objection.</p> <p>d. <i>PA16/00806, Shoals, Trewint Lane, Rock</i> – reserved matters application for the (appearance, landscaping, layout, scale) construction of a dwelling. NO OBJECTION.</p> <p>e. <i>PA16/01121, St Moritz Hotel, Trebetherick</i> – notification for prior approval for the installation of roof mounted photo voltaic panels. Ms Sam Hewitt, CC advised that as this is a prior approval application and the LPA is not required to consult on this type of application.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p>PL05/2016</p>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Paperless Planning</i> – it was RESOLVED to carry out a trial run at the March planning meeting.</p> <p>It was further RESOLVED that the plans, elevations (before and after), location plan would be downloaded. The Clerk to do this and note the time it takes.</p> <p>f. <i>PA15/10163, Tresevens, Dunders Hill, Polzeath</i> – application for removal of condition 2 in respect of decision notice PA15/03764. Condition 2 is related to the work being carried out in accordance with the plans.</p> <p>This application was discussed at the December 2015 meeting, but clarification was needed and later supplied and circulated. Members then had NO OBJECTION.</p> <p>b. <i>Bethune Cottage, Shores Lane, Rock</i> – a tree preservation order has been made (but not granted).</p> <p>c. <i>PA14/12234, Azime Court, Rock Road, Rock</i> – planning appeal has been dismissed.</p>	
<p>PL06/2016</p>	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA15/08574, 8 Lowenna Manor, Rock Road, Rock</i> – single storey lean-to extension.</p> <p>b. <i>PA15/08811, The Point at Polzeath</i> – upgraded southerly access to The Point linking to Trewiston Lane.</p> <p>c. <i>PA15/08889, The Point at Polzeath, St Minver</i> – extensions to ground floor areas to include: extension of sports bar to enclose beneath balcony, proposed main entrance porch, proposed front extension for retail.</p> <p>d. <i>PA15/08935, Furzy Close, 24 Hr. Tristram, Polzeath</i> – replacement dwelling</p>	

	<ul style="list-style-type: none"> e. <i>PA15/09076, Stepping Stones, Highcliff, Polzeath</i> – balcony and associated works. f. <i>PA15/09263, Westward House, Rock Road, Rock</i> – application to vary condition 2 of PA13/01179 to amend approved plans. g. <i>PA15/09344, Ultraviolet, Daymer Lane, Polzeath</i> – erection of dwelling, garage and store. h. <i>PA15/09380, Everest, Highcliff, Polzeath</i> – erection of two storey, four bedroom house. i. <i>PA15/09446, Pendragon, Rock Road, Rock</i> – new swimming pool in garden. j. <i>PA15/09640, Pendalen, Trenint Hill, Trebetherick</i> – proposed replacement dwelling. k. <i>PA15/09970, Land Adj. to Westcroft, Rock Road, Rock</i> – construction of new dwelling as an amended design of existing approval PA14/10571. l. <i>PA15/10022, Bay View, Worthy Hill, Trebetherick</i> – canopy over the main entrance. m. <i>PA15/10163, Tresevens, Dunders Hill, Polzeath</i> – application for removal of condition 2 in respect of decision notice PA15/03764. Condition 2 is related to the work being carried out in accordance with the plans. n. <i>PA15/10283, The Mowhay, Penmaine Way, Rock</i> – proposed single storey extension. o. <i>PA15/10369, Westcroft, Rock Road, Rock</i> – extension and alterations. p. <i>PA15/10406, Tzitzikma, Rock Road, Rock</i> – removal of conditions 2 and 3 in relation to decision notice 2006/01899 dated 8th November 2006. Original application was for the erection of a new detached house and redevelopment of part of the existing building to create further bed and breakfast accommodation. q. <i>PA15/10479, Bethune Cottage, Shores Lane, Rock</i> – replacement dwelling. r. <i>PA15/10554, Clermont, 17a Trelyn, Rock</i> – extension. Internal alterations and new roof to form dormer style first floor accommodation (revised design following withdrawn application PA15/08422). s. <i>PA15/10921, Upper Trehayl, Rock Road, Rock</i> – tree work. t. <i>PA15/11131, Stepping Stones, Highcliff, Polzeath</i> – removal / variation of Condition 3 of Decision Notice PA13/08945 (alterations to an existing approval for single residential dwelling) dated 03.12.2013 to allow for changes to glazing from obscure to standard clear glass. u. <i>PA15/11573, Pendragon, Rock Road, Rock</i> – proposed extension with terrace over, including internal alterations and proposed pool house. OBJECT because the number of parking spaces does not comply with the NDP, currently out for consultation. Policy STMNDP 2.7[i] refers. The access is also inappropriate. 	
PL07/2016	<p><u>Planning Applications Withdrawn</u> – for information only:</p> <ul style="list-style-type: none"> a. <i>PA15/09449, Kendall (Plot 1) Rock Road, St Minver</i> – reserved matters application for the erection of a dwelling on Plot 1. b. <i>PA15/11310, Tresnags, Rock Road, Rock</i> – first floor extension. 	
PL08/2016	<p><u>Polzeath Surgery</u> – Dr. McKendrick and Partners had written to advise the surgery at Polzeath will be closing.</p>	
PL09/2016	<p><u>Information Only / Future Agenda Items</u> –</p> <ul style="list-style-type: none"> a. <i>Polzeath WCs</i> – Cllr. Gisbourne said Highlands believe that Lowlands will keep any profit from the Coronation Gardens WCs and not share with them. 	

	<p>The Clerk referred to the letter from Highlands asking for a joint approach to the WCs at Polzeath. She pointed out that she had delayed submitting Members' decision on the Coronation Gardens WC to Mr Jon James and Cllr. Joyce Duffin because she was waiting until after Highlands meeting. It was, therefore, regrettable that Highlands had submitted their decision without liaising with Lowlands.</p> <p>b. <i>NDP Examiner</i> – CC had promised to provide names of three independent examiners, but only two had been forthcoming. Their CVs had been circulated to the NDP Steering Group and Ms Clare Wright had been the Group's first choice. CC preferred Louse Brook-Smith and indicated that if they didn't agree with the Group's decision they would override it.</p> <p>Since then CC had agreed to Members' choice, but in the meantime a meeting had been arranged with Ms Brook-Smith.</p>	
PL10/2016	<p><u>Closed Session</u> – in view of the confidential nature of the business about to be transacted, namely quotations, it was RESOLVED that it is advisable in the public interest that the press and public be excluded and they were instructed to withdraw.</p>	
PL11/2016	<p><u>Quotations</u> – Members considered the following:</p> <p>a. <i>Paperless Planning</i> – it was RESOLVED to accept Option 3: Laptop to connect to Full HD Television at a cost of £758 + VAT. The Clerk to liaise with Mr Robert Lawrence regarding the positioning of the TV, to avoid the heater. It was AGREED to fix the TV to the wall and consider a swivelling bracket at a later date.</p> <p>b. <i>Upgrade to the Website</i> – it was RESOLVED to accept the quotation to design and build a new website, to include a Content Management System (CMS) at a cost of £300 + VAT. It was further RESOLVED to accept the quotation for the Management Fee of £20 p.m. + VAT. The Clerk to ask Highlands if they would share in the cost.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL12/2016	<p><u>Meeting Closed</u> – 20.38pm.</p>	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 7th March 2016