



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 21st MARCH 2016 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Crowdy
 Cllr. Davis Cllr. Miss Gilbert Cllr. Gisbourne
 Cllr. Mrs Morgan Cllr. Richards Mrs Thompson (Clerk)
 County Cllr. Penny

Minute	AGENDA ITEMS	Action
	<p>Prior to the commencement of the meeting, Mr Rob Lawrence, ICT Connect Ltd., gave a demonstration of the new equip-ment to handle paperless planning to Cllrs. Mould and Gisbourne and the Clerk.</p> <p><u>Chairman's Welcome and Public Forum</u> – the Chair opened the meeting and welcomed those present.</p>	
PL13/2016	<u>Apologies for Absence</u> – none.	
PL14/2016	<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>	
PL15/2016	<p><u>Planning Applications</u> –</p> <p>a. PA16/01708, <i>Tide Race, Worthy Hill, Trebetherick</i> – the replacement of existing house with new sustainable dwelling. NO OBJECTION.</p> <p>b. PA16/01791, <i>Tzitzkama, Rock Road, Rock</i> – construction of four new build dwellings. COMMENT – Members are concerned at the loss of B&B / self-catering accommodation in Rock.</p> <p>c. PA16/01814, <i>Kendall, Rock Road, St Minver</i> – reserved matters application for the design, appearance, scale, access and landscaping for new dwellings on plots 2, 3 and 4. (Details following PA14/11837 dated 9th February 2015.) NO OBJECTION.</p> <p>d. PA16/01847, <i>Rivendell, Daymer Lane, Trebetherick</i> – demolition and replacement of one two-storey dwelling. It was confirmed that there are two parking slots and a turning space on the new plan. NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
	<p>The meeting closed at this point and Members met with representatives from the St Minver FC. Mr Roy Birchwood, FC took exception to the tone of the letter complaining at the state the showers were left in after matches. Mr Dan Haynes, FC explained that the showers are cleaned before matches.</p> <p>Cllr. Blewett said further work is to be done with the hot water tank. He said the referee's room must be emptied to allow the plumber to fit out the room. Given notice the Club will arrange for this to be done.</p>	

	<p>Mr Birchwood said the Club's priority was completion of the referee's room, but the PC had prioritised the general shower area. Members said these had been in desperate need of refurbishment.</p> <p>A copy of the Club's insurance schedule, showing their public liability cover was provided to the meeting. Mr Haynes read a clause in their insurance policy, which says a disclaimer should be posted in the car park. This is contrary to the advice from the PC's insurance brokers. Members gave permission for the FC to erect such a sign.</p> <p>Mr Birchwood and Cllr. Mould then signed the lease. The Clerk to send a copy to the Club and to invoice the Club for this year's rent.</p> <p>The meeting then reopened.</p> <p>e. <i>PA16/01882, Windwhistle, Trebetherick</i> – construction of a replacement single dwelling house. NO OBJECTION.</p> <p>f. <i>PA16/01899, Hobbyfield, Trenint Hill, Trebetherick</i> – variation of condition 2 in relation to decision notice PA15/02733: Revised plans HF-001 and HF-002: Adjustment of the garage footprint and small variation to the position. NO OBJECTION.</p> <p>g. <i>PA16/01985, Tresnags, Rock Road, Rock</i> – first floor extension. NO OBJECTION.</p> <p>h. <i>PA16/02215, 1 Gul Rock, Rock Road, Rock</i> – works to Sycamore trees T1, T2 and T3 all subject to a TPO.</p> <p>The case officer advised the proposed works had not changed. There is a new application as CC realised with the last one the applicant had applied to undertake to works to trees within a Conservation Area, whereas they are actually covered by a Tree Preservation Order (TPO). COMMENT: Members would still like the trees to be left in situ.</p> <p>i. <i>PA16/00337PREAPP, St Margaret's, Rock Road, Rock</i> – pre-application advice for development of garden / paddock. This pre-app has resulted in a planning application, which has yet to be received.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL16/2016	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Paperless Planning</i> – there had been numerous issues during the trial at today's meeting. AGREED the Clerk to download applications to a memory stick for future meetings and to ask Mr Lawrence for a 'prompt sheet'.</p> <p>b. <i>Online Petition</i> – Members considered joining the petition to give Councils the right to appeal planning decisions, but were concerned at the cost of going to appeal.</p>	<p>Clerk</p>
PL17/2016	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA15/10285, Higher Penmayne, Rock</i> – change of use from agricultural field to touring caravan and camping use to include the removal of section of hedge in existing camping park and extension of existing access road.</p> <p>b. <i>PA16/00250, The Pityme Inn, Rock</i> – conversion of single storey outbuilding / garage / store to 4 No. hotel bedrooms.</p> <p>c. <i>PA16/00750, Radoon, Rock Road, Rock</i> – various tree works to several tree species subject to a TPO.</p>	
PL18/2016	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. <i>PA15/11461, Trewestcot, Trewiston Lane, St Minver</i> – erection of detached dwelling.</p>	
PL19/2016	<p><u>Planning Applications Withdrawn</u> – for information only:</p> <p>a. <i>PA16/00722, Highclere, Broad Park Close, St Minver</i> – construction of 2 new infill, detached properties within the garden of Highclere.</p>	

PL20/2016	<u>St Minver FC</u> – see above.	
PL21/2016	<u>Emergency Payment</u> – Members RESOLVED to make a payment of £89.73 to SW Water, i.r.o. Trewint WCs.	Clerk
PL22/2016	<u>Information Only / Future Agenda Items</u> – a. <i>Trewint Playing Field</i> – it was RESOLVED to grant a request to use the car park for a charity event in aid of Save the Children Syrian on 8 th April 2016. The event would be a group of Yr5 pupils from St Minver School sleeping out using cardboard boxes as shelter. They had permission to use the scout hut for toilets and possibly as a back up / canteen facilities.	Clerk
PL23/2016	<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.	
PL24/2016	<u>Trewint Pavilion</u> – it was RESOLVED to accept the quotation from MetroRod to carry out a CCTV survey at a cost of £160.00+VAT for the first two hours and £95.00+VAT for every subsequent hour after that.	
PL25/2016	<u>Meeting Closed</u> – 20.38pm.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 4th April 2016

DRAFT