



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 16th MAY 2016 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Davis
 Cllr. Gisbourne Cllr. Mrs Morgan Mrs Thompson (Clerk)
 Mr Hugh Mattos Mr & Mrs Martin Davis

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chair opened the meeting and welcomed those present.	
PL26/2016	<u>Apologies for Absence</u> – Cllrs. Crowdy and Webb (both on leave) and County Cllr. Penny (clash of meetings).	
PL27/2016	<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.	
PL28/2016	<u>Planning Applications</u> – a. <i>PA16/03215, Land N of Broad Park Close, St Minver</i> – outline application for the construction of 12 Self Build Affordable Homes for local allocation, to include a further 10 Moderately Priced self-build plots for local allocation with all matters reserved. SUPPORT . This meets the aspirations of the NDP. b. <i>PA16/03241, Land West of Cant Farm, St Minver</i> – construction of an agricultural building. There was some confusion over the plans; deferred to the June agenda. The Clerk to seek an extension. c. <i>PA16/03434, Land South of Fair View, Green Lane, Rock</i> – variation of decision notice PA15/02231, dated 23 rd July 2015. NO OBJECTION . d. <i>PA16/03416, Land West of 6 Forlaze Road, Rock</i> – variation of condition 2 (in accordance with approved plans) to enable (a) changes to glazing on south elevation (b) cladding to flank walls from stone to white painted render (c) omission of integrated solar PV panels (d) reposition of entrance gate within the site boundary. (Material Amendment to PA15/02214 dated 13 th August 2015.) NO OBJECTION . e. <i>PA16/03675, Duncliffe, Tristram Cliff Access to Tristram Car Park, Polzeath</i> – non-material amendment for changes to rear and side windows; removal of study side window and replacement of study rear folding-sliding doors with windows; re-instatement of en-suite window; rear kitchen folding-sliding doors to be replaced with French doors; changes to rain-screen cladding material to decision PA13/02011. Member had NO OBJECTION , but they do agree with the neighbours that at no time has the ground level to the South been increased.	Clerk Clerk Clerk Clerk

	<p>f. <i>PA16/03714, 20 St Moritz Villas, Trebetherick</i> – alterations to dwelling to include replacement of timber balcony, enlargement of window on rear elevation and enlargement of rooflights including installation of additional rooflight. NO OBJECTION.</p> <p>g. <i>PA16/03809, Lowarth, Chy Green Lane, Rock</i> – prune ash tree covered by a TPO. NO OBJECTION provided the Tree Officer has no objection.</p>	<p>Clerk</p> <p>Clerk</p>
PL29/2016	<p><u>Other Planning Matters</u> –</p> <p>a. <i>PA15/11461, Trewestcot, Trewiston Lane, St Minver</i> – erection of detached dwelling. Noted this application had gone to appeal. Deadline for additional comments is 23rd May 2016.</p>	
PL30/2016	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA15/11278, Kendall, Rock Road, Rock</i> – design, appearance, scale, access and landscaping for new dwelling on Plot 1.</p> <p>b. <i>PA16/00806, Shoals, Trewint Lane, Rock</i> – reserved matters application for the (appearance, landscaping, layout, scale) construction of a dwelling.</p> <p>c. <i>PA16/01057, Sharps Brewery, Pityme</i> – new fermentation vessel, conditioning tank and bunded chemical storage tank.</p> <p>d. <i>PA16/01708, Tide Race, Worthy Hill, Trebetherick</i> – the replacement of existing house with new sustainable dwelling.</p> <p>e. <i>PA16/01814, 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.).</p> <p>f. <i>PA16/01882, Windwhistle, Trebetherick</i> – construction of a replacement single dwelling house.</p> <p>g. <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.</p> <p>h. <i>PA16/01985, Tresnags, Rock Road, Rock</i> – first floor extension.</p> <p>i. <i>PA16/02462, Worthy House, Daymer Lane, Trebetherick</i> – two storey extension and creation of vehicular access and parking area.</p> <p>j. <i>PA16/02598, Trelawney Court, Rock Road, St Minver</i> – crown reduction of 2 Macrocarpa trees.</p>	
PL31/2016	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. <i>PA16/01216, Trelawney, Worthy Hill, Trebetherick</i> – outline application for the erection of a new dwelling on land to the rear of Trelawney with all matters reserved.</p>	
PL32/2016	<p><u>Planning Applications Withdrawn</u> – for information only:</p> <p>a. <i>PA16/01321, Land West of Trewiston Lane, St Minver</i> – outline planning with all matters reserved for seven dwellings, 28% (two dwellings) to be affordable rent; 57% (four dwellings) affordable sale and 15% (one dwelling) to be open market.</p>	
PL33/2016	<p><u>Football Pavilion</u> –</p> <p>a. The Chairman and Clerk had visited the site and reported there were a number of areas of concern. Cllr. Blewett said the refurbishment was not yet complete. Deferred to the June Meeting.</p> <p>b. Members had met with Mr Gavin O'Meara, Regional Sales Manager with Site Solutions. Cllr. Davis said the grant offered was insufficient. Deferred to the June meeting.</p>	<p>Clerk</p> <p>Clerk</p>

PL34/2016	<u>Information Only / Future Agenda Items –</u> a. None.	
PL35/2016	<u>Meeting Closed</u> – 20.39pm.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 6th June 2016