



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 15th AUGUST 2016 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Ms Boswell-Munday Cllr. Crowdy
 Cllr. Miss Gilbert Cllr. Gisbourne Cllr. Richards
 Cllr. Mrs Webb Mrs Thompson (Clerk) County Cllr. Penny

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – Mr Andy Cameron spoke regarding the container he had placed on the Polzeath car park. He explained the original tender to Cornwall Council (landowner) was for a surf school only. This didn't work for his business and the lease was re-negotiated. The result was an increase in rent and permission to sell teas, coffee, etc.</p> <p>He had removed one of the containers, following complaints. He had also removed the roof terrace, etc. to help improve the situation. Mr Cameron emphasised that he was adhering to the terms of the lease. He indicated his willingness to clad or paint the container to help it to blend in. In the future the container could be replaced with a bespoke building. It will be removed for the winter.</p> <p>Mr Dean Robson confirmed his new wall does not impede his visibility when exiting the property.</p>	
PL55/2016	<u>Apologies for Absence</u> – Cllrs. Blewett, Davis and Morgan.	
PL56/2016	<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>	
PL57/2016	<p><u>Planning Applications</u> – Members considered the following:</p> <p>a. <i>PA16/06450, Land NE of St Margaret's, Rock</i> – construction of two 4-bedroomed detached dwellings. OBJECT on the grounds of access – the private track leading to the site is totally unsuitable being merely a grass track and the visibility splay onto Rock Road is dreadful. Members also maintain this is over development of the site. We would also point out the plans are not correct and there appears to be a conflict with a neighbour about the boundary.</p> <p>b. <i>PA16/07143, Brea Heights, Trebetherick</i> – non-material amendment for repositioning of windows, roof lights and alterations of window into double doors to terrace in respect of decision notice PA14/12205 – construction of a replacement single residential dwelling house.</p> <p>Noted Members had no objection to the earlier application.</p> <p>NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p>

<p>PL58/2016</p>	<p><u>Other Planning Matters</u> – Members received the following updates:</p> <ul style="list-style-type: none"> a. <i>E1/2003/0720, Pepperstiche [Charnwood], Trewint Lane</i> – Minute 107c/2016 refers. Cllr. Mould to provide details of the height of the pillars and the proximity to the highway in order that Ms Samantha Hewitt, CC can assess whether they need permission. b. <i>Tree Preservation Order</i> – a TPO had been granted i.r.o. the tree at Bethune Cottage, Shores Lane, Rock. c. <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. An appeal had been made against CC's refusal of this application. 	<p>Cllr. Mould / Clerk</p> <p>Information</p>
<p>PL59/2016</p>	<p><u>Planning Applications Approved by CC</u> – information only.</p> <ul style="list-style-type: none"> a. <i>PA16/02083, Lanarth, Rock Road, Rock</i> – replacement dwelling (Lanarth) and the construction of guest annex 'The Garden House'. b. <i>PA16/02882, The Bisque, Rock Road, Rock</i> – proposed demolition of existing bungalow and erection of new dwelling. c. <i>PA16/05320, Land N. of Willow Cottage, Penmaine Way, Rock</i> – felling of Sycamore tree. 	
<p>PL60/2016</p>	<p><u>Planning Applications Withdrawn</u> – information only.</p> <ul style="list-style-type: none"> a. <i>PA16/04821, Penfenten, Rock Road, Rock</i> – construction of gate piers and driveway gate in a revised position to the approved application PA13/11729. The Clerk had asked the case officer, Mr Sam Dunn, to confirm the enforcement case i.r.o. the gate piers would now be re-opened. 	<p>Clerk</p>
<p>PL61/2016</p>	<p><u>Shipping Containers on Polzeath Beach</u> – a letter had been received from Highlands, seeking Members views on a possible boundary change, which would move the boundary between the two parishes to Tristram Cliff, so that Polzeath Beach sits entirely within Highlands. Members were not in favour of this suggestion. The Clerk to advise Highlands.</p> <p>Cllr. Mould said she bemoaned the loss of the Beach Rangers, who kept the place neat and tidy. She felt the traders should clean the public areas around their premises.</p> <p>A number of complaints had been received, including one from Mr Rob Harris, Highlands i.r.o. the container recently placed on Polzeath Beach. This had been covered in the Public Forum.</p> <p>Cllr. Boswell-Munday had suggested Members should be provided with an ID card / badge. It was agreed to take no further action on this proposal.</p>	<p>Clerk</p>
<p>PL62/2016</p>	<p><u>Shared Access</u> – Minute PL50/2016 refers. Mr Gavin O'Meara, Shared Access, had suggested Members consider accepting the offer subject to location and design of mast and planning being approved. The operators will then schedule in a site visit whereby they will determine the optimal build solution i.e. location, design of mast to be agreed by all parties. Following this visit they will issue a set of Drawings which will give Members a visual of how the proposed implemented scheme will look upon completion. Mr O'Meara advised that in terms of planning and drawings, this will come after they have received confirmation from the site provider that they will be accepting the offer subject to planning being approved.</p> <p>Mr Matt Restall, Phone Mast Company had reviewed the Heads of Terms and he recommended Members do not enter into them in their current form. He is confident that he could act as Members' agent and make some significant improvements. This will be a No-Win-No-Fee structure and the Client would pay 25%+ VAT of any increase in the Premium Payment made by Shared Access over the £35,000 already offered. It was RESOLVED to ask Mr Restall to act for the PC on this basis.</p>	<p>Clerk</p>

<p>PL63/2016</p>	<p><u>Correspondence / Documents</u> – not covered elsewhere on the agenda:</p> <p>a. <i>Who Decides</i> – online survey to decide how CC is run in the future. Details previously circulated via email.</p> <p>b. <i>Energy Advice</i> – free sessions offered by CRCC to all local groups. Details previously circulated via email.</p> <p>c. <i>Learning & Development Newsletter</i> – produced by CC, specifically for the Town and Parish Councils. Details previously circulated via email.</p> <p>d. <i>St Minver Football Club</i> – seek permission to attach sponsor boards to the new fence posts. Members felt there were sufficient advertising boards and did not wish to see any more. It was RESOLVED to refuse permission. County Cllr. Penny left the meeting at this point.</p> <p>e. <i>St Minver Methodist Church</i> – the Church Council had no problem, in principle, with regard to an official PC notice board attached to their building. However, they wished to know its dimensions and details of where Members' wish it to be placed. Members thought an alternative site would be to place the sign in the Trewint Playing Field. The Clerk to ask Mr Meneer to speak to Cllr. Mould.</p> <p>The Church Council also asked if Members would consider making a small donation towards the cost of redecorating the exterior of the premises and it was RESOLVED to make a donation of £200 for redecoration, subject to site of the receipted invoice.</p> <p>f. <i>Street Trading</i> – Mr Michael John Engel (Tilly Rose Designs) had applied to trade in Polzeath on the grass and walled area near the exit of the Beach Car Park (copy previously circulated).</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p>PL64/2016</p>	<p><u>Emergency Payments</u> – there were no emergency payments to be made.</p>	
<p>PL65/2016</p>	<p><u>Meeting Closed</u> – 21.02pm.</p>	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 5th September 2016