



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 20th FEBRUARY 2017 @ 7pm

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

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman opened the meeting and welcomed those present. In the absence of the Clerk, Cllr. Gilbert took the Minutes.</p> <p>Members met with Mr Phil Kitts, CC Asst. Parking Manager and Ms Zoe Hall, to discuss parking enforcement in Rock and Polzeath. The TRO needs to be checked with reference to Polzeath Hill. If the TRO shows yellow lines at Polzeath are there, the Parish Council may need to help pay for repainting them.</p> <p>Currently enforcement visits are made twice a week. It is possible to club together for extra visits with other parishes. Cllr. Crowdy felt it sufficient to share with Wadebridge for additional, random visits.</p> <p>Members favoured a maximum of two extra visits, i.e. a total of four visits a week, which had been budgeted for. Ms Hall will provide the Clerk with two quotes, with start dates from April and May. Invoices will be submitted monthly.</p> <p>Forty-seven parking enforcements tickets had been issued from April 2016 to-date in Rock and 21 in Polzeath. The cost of extra visits is £35 per hour, with a possible reduction in the hourly rate – dependent on the number of tickets issued.</p> <p>There will be a parking attendant at Polzeath. They are called stackers – telling people to how to park.</p>	
PL08/2017	<u>Apologies for Absence</u> – Cllrs. Morgan and Webb (both on leave) and the Clerk.	
PL09/2017	<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>	
PL10/2017	<p><u>Planning Applications</u> – Members considered the following:</p> <p>a. PA17/00222, <i>Tregarrick, Trebetherick</i> – extensions and alterations with the inclusion of a balcony to improve existing dwelling. NO OBJECTION.</p> <p>b. PA17/00624, <i>Sandy Cole, Golf Course Hill, Rock</i> – works to trees subject to a TPO, namely: G11, G13, G1 and G15 and T190 – T157 group and individual trees – various remedial work. NO OBJECTION provided the Tree Officer has no objection.</p> <p>c. PA17/00657, <i>Land SW of Lanian, Rock Road, Rock</i> – outline planning permission with all matters reserved: detached dwelling.</p>	<p>Clerk</p> <p>Clerk</p>

	<p>Members discussed the history of the property, which already has a property in the garden. OBJECT on the grounds this proposal would constitute over development of the site. The street scene would be altered and there would be overlooking of neighbouring properties. The NDP (Policy 5.3) indicates this dwelling should be for permanent residence only.</p> <p>d. <i>PA17/00681, Land NE of Ferry Cottage, Rock Road, Rock</i> – outline planning permission with all matters reserved: up to two detached dwellings</p> <p>OBJECT on the grounds the site is outside the development boundary, which the NDP (policy 2.1) wishes to reinstate. The proposal would result in complete overdevelopment of the site. The access road is totally unsuitable for the properties that exist – this would add to the problems. The visibility splay from this very narrow track is non-existent. If CC is minded to grant permission, the dwellings should be permanent residences (NDP Policy 5.3). Members point out that there has been no consultation with Padstow Harbour Commissioners, but written permission would be needed to go over their road.</p> <p>e. <i>PA17/00741, Sunleas, Dunders Hill, Polzeath</i> – outline application to replace existing dwelling with 2 dwellings. OBJECT on the grounds it is overdevelopment of the site and there is no meaningful visibility display. If CC is minded to grant permission, the new dwelling should be a permanent residence (NDP Policy 5.3).</p> <p>f. <i>PA17/00788, Haley Ridge, Highcliff, Polzeath</i> – remove existing garage and extend dwelling; internal and external alterations. NO OBJECTION.</p> <p>g. <i>PA17/01011, Towan, Rock Road, Rock</i> – two-storey extension with demolition of the existing double garage. OBJECT. Members believe the new building should remain at the original ridge height.</p> <p>h. <i>PA17/01115, Land N. or Lowenva, Rock</i> – erection of new dwelling. OBJECT on the grounds the site is outside the development boundary, which the NDP (policy 2.1) wishes to reinstate. The proposal is overdevelopment of the site and Highways is asked to consider the highways access. If CC is minded to grant permission, the dwellings should be permanent residences (NDP Policy 5.3). This is the fourth application in as many months for dwellings off this very narrow track, and Members have serious concerns about the access onto Rock Road, as we have mentioned in all the other applications. If it was an application for all four at once it would have been a different scenario but it is development by stealth i.e. one at a time.</p> <p>i. <i>PA17/00611, Trig / Clouds, Golf Course, Hill, Rock</i> – works to trees subject to a TPO, namely: one Austrian pine tree T22, remove the dead wood and ivy from the crowan and shorten or remove the two branches growing towards Landers and lift the crown to about 4 metres above the tennis court. NO OBJECTION provided the Tree Officer has no objection.</p> <p>j. <i>PA17/00327/PREAPP, Land East of Windwhistle, Trebetherick</i> – pre-application advice for re-design of existing planning permission PA16/02586 - proposed new dwelling. NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL11/2017	<p><u>Other Planning Matters</u> – Members received the following updates:</p> <p>a. <i>PA16/08658, Lowenva, Rock</i> – outline planning application with some matters reserved for residential development. CC's Planning Committee had approved this application.</p> <p>b. <i>Visibility Splays</i> – Members considered a proposal it was RESOLVED to write to Mr Scott Mann MP, and ask the Government to look at visibility splays. Public Forum January 2017 refers</p>	<p>Clerk</p> <p>Clerk</p>
PL12/2017	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA16/04872, Land SE of Harberton, Rock Road, St Minver</i> – construction of a new dwelling.</p>	

	<ul style="list-style-type: none"> b. PA16/08854, Cranbrook, Rock Road, Rock – room and study area. c. PA16/10676, Carrek Lodge, Trewint Lane, Rock – new build following outline consent for PA16/05144 for a detached dwelling and double garage. d. PA16/10907, Land adj. to Kendall, Rock Road, St Minver – variation of condition 1 in relation to decision notice PA15/11278. e. PA16/11098, Chapel Cottage, Rock Road, Rock – demolition of existing 2 storey dwelling house and garage and the construction of a replacement 2 storey dwelling house with separate garage / carport. f. PA16/11744, 17 Rockhaven Gardens Pityme – proposed internal and external remodelling with single storey extension and associated external works. 	
PL13/2017	<u>Public Bench</u> – Members AGREED to accept an offer to replace the broken bench on the coastal path between Polzeath and Greenaway, provided the applicant (Mr Andrew Sladen) maintains it.	Clerk
PL14/2017	<u>Phone Mast, Trewint</u> – it was RESOLVED to make a conference 'phone call to the interested parties to progress this project.	Cllr. Mould
PL15/2017	<u>Flooding, Trewiston Lane</u> – the Clerk to remind Highways this needs urgent attention.	Clerk
PL16/2017	<u>Meeting Closed</u> – 8pm.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 6th March 2016