



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL**  
**ON MONDAY, 16<sup>th</sup> JUNE 2008 @ 7.30pm**

Present: Cllr. Mrs Mould (Chairman)      Cllr. Mrs Gibson      Cllr. Gisbourne (PC/NCDC)  
 Cllr. Mrs Medland      Cllr. Allan Rathbone      Cllr. Stone  
 Cllr. Mrs Webb      Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present, with a particularly warm welcome to Mr Stuart Rackham, Pegasus Planning Group and his colleague Mr John Thompson, who met with Members, regarding the possible redevelopment of the Pinewood flats site, Polzeath.</p> <p>Mr Rackham circulated some background papers. The plans show a mixture of twenty-one new houses and flats, some of which will be affordable. The five existing, occupied, leasehold flats will remain. A new entrance is proposed at the top of the site for use of the six affordable units. These will have a parking space each, with additional visitor parking. Underground parking is proposed for the main part of the site. Mr Thompson advised an average allowance of approx. 1.5-2 parking spaces per unit is planned. The lower access will be retained for the existing flats.</p> <p>It is envisaged a footway will be created, which will improve the access. All the trees will be retained. Members sought reassurance that any disruption, during building works, will be kept to a minimum.</p> <p>Cllr. Mould thanked Messrs. Rackham and Thompson for attending.</p>	
<b>PL45/2008</b>	<u>Apologies for Absence</u> – Cllr. Gilbert (moving house).	
<b>PL46/2008</b>	<p><u>Members' Declarations:</u></p> <p>a. <u>Declarations of Interest, in Accordance with the Agenda</u> – Cllr. Webb in PL48a/2008, as she knows the applicant; Cllr. Gibson in PL47c/2008, as her husband is head groundskeeper on the site.</p> <p>b. <u>Declarations of Gifts over £25</u> – none</p>	
<b>PL47/2008</b>	<p><u>Planning Applications Received</u> –</p> <p>a. <i>2008/01023, Finn House, Rock</i> – FP, demolition of existing garage and erection of extensions to house and erection of new shed. <b>NO OBJECTION.</b></p> <p>b. <i>2008/01085, Sandy Lodge, Daymer Bay</i> – FP, revised design to pool plantroom shed following approval no. 2007/02307. <b>NO OBJECTION.</b></p>	

	<p>c. 2008/01099, <i>St Enodoc Golf Club</i> – FP, erection of golf practice facility building. <b>NO OBJECTION.</b></p> <p>d. 2008/01104, <i>Karenza, Rock Road</i> – FP, erection of extension to bungalow. <b>NO OBJECTION.</b></p> <p>e. 2008/01148, <i>Camel Point, Rock</i> – FP, amendments to approved application number 2004/02696 for alterations to existing garage/boatstore to form ancillary accommodation to main house. <b>NO OBJECTION</b> but Members request NCDC ensures the building always remains ancillary to the main dwelling.</p>	
PL48/2008	<p><u>Other Planning Matters</u> –</p> <p>a. 2008/00868, <i>4 Trelawney Court, Rock</i> – Minute PL41d/2008 refers. Council considered an email from the applicant and <b>AGREED</b> the wording of the reply (copy on file).</p>	Clerk
PL49/2008	<p><u>Planning Applications Granted by NCDC</u> –</p> <p>a. 2008/00354, <i>Rock Inn</i> – demolition of existing shops, restaurant and public house and erection of a new public house (A4) and shops (A1) incorporating living accommodation and change of use of existing two flats to one holiday dwelling.</p> <p>b. 2008/00357, <i>Carters Public House</i> – continued use of outbuilding as occasional ancillary use for staff previously converted without consent.</p> <p>c. 2008/00420, <i>Lowenva Paddock, Sandyhills Lane</i> – works to trees covered by a Tree Preservation Order namely fell tree tag 421 and prune northern side limbs of tree tag nos. 419, 420, 422 and 423.</p> <p>d. 2008/00435, <i>St Moritz Hotel, Trebetherick</i> – enclosing of external restaurant terrace to form conservatory extension to existing restaurant.</p> <p>e. 2008/00463, <i>Gullway, Rock Road</i> – works to trees covered by a tree preservation order namely crown raising of lower branches to sycamore tree that overhangs the house and drive.</p> <p>f. 2008/00469, <i>Birchdale, Shores Lane</i> – erection of extension and alterations to side and rear of bungalow (revised design to planning permission no. 2007/01742 namely amendments to south west and south east elevations).</p> <p>g. 2008/00514, <i>28 St Moritz Villas, Trebetherick</i> – erection of timber balcony to first floor and replacement double glazed windows and doors and two new French doors to front elevation.</p> <p>h. 2008/00587, <i>Lerryn, Rock Road</i> – single storey extensions to front and rear of bungalow.</p> <p>i. 2008/00589, <i>Bluestones, Rock Road</i> – retention of an additional small dormer window to east elevation to dwelling Type A.</p> <p>j. 2008/00637, <i>Trewidden, Trebetherick</i> – relocation of existing tennis court currently on land to south west of Trewidden to land to south of Trewidden.</p> <p>k. 2008/00673, <i>19 Slipway Cottages, Rock</i> – erection of first floor rear extension to enlarge existing bedrooms.</p> <p>l. 2008/00743, <i>Rest Harrow Caravan Park, Trewint Hill, Trebetherick</i> – erection of sanitary block for caravan park with septic tank drainage (revised siting planning approval no. 2007/01559).</p>	

PL50/2008	<p><u>Planning Applications Refused by NCDC –</u></p> <p>a. 2008/00412, 14 Rockhaven Gardens – erection of single storey extensions to the front and rear of bungalow.</p> <p>b. 2008/00796, Sea Mist, Higher Tristram, Polzeath – erection of extension to provide a dining room with extended lounge and two bedrooms and bathroom in new roof.</p>	
PL51/2008	<p><u>Planning Applications Withdrawn –</u></p> <p>a. 2008/00454, Land adjacent to Trewidden, Greenaway, Trebetherick – erection of a dwelling.</p>	
PL52/2008	<p><u>Information Only/Future Agenda Items –</u></p> <p>a. <i>Beach Break Live</i> – Minute PL44b/2008 refers. The National Trust has advised they are one of the sponsors of the Beach Break Festival. They confirm the organisers have not given their consent for any activities associated with the festival at Baby Bay. They also confirm the NT has not given consent for any activities on their land, nor do they intend to do so.</p> <p>Mr James Ortiz, NCDC reports that “...it seems the beach activities ...are not going ahead...”</p> <p>A Public Meetings is to be held on Monday, 23<sup>rd</sup> June 2008, 7.30pm in the Perceval Institute to discuss this event. Cllr. Rathbone reported there is a meeting at NCDC tonight, with various statutory organisations in attendance.</p> <p>b. <i>North Cornwall Local Agenda 21 Forum</i> – Annual General Meeting, Thursday, 26<sup>th</sup> June 2008, 10am at NCDC Council Office, Camelford.</p> <p>c. <i>Training and Support for Play Areas</i> – Saturday, 5<sup>th</sup> July 2008, 10am to 3pm. Cllr. Webb will attend.</p> <p>d. <i>Apologies</i> – Cllr. Stone gave his apologies for the next two meetings.</p>	Cllr. Webb

Signature: ..... (Cllr. Mrs Carol Mould)  
Chairman

Date: 7<sup>th</sup> July 2008