



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL
ON MONDAY, 16th MARCH 2009 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Mrs Gibson Cllr. Gisbourne (PC/NCDC)
 Cllr. Rathbone Cllr. Stone Cllr. Strong
 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 Cllr. Beagley, Highlands.</p> <p>Cllr. Gibson expressed her concerns, as a resident, about the danger of pedestrians crossing the road at Policeman's Corner. Members were asked to visit the site. Item deferred to the Full Council Meeting.</p>	Full Council
PL09/2009	<u>Apologies for Absence</u> – Cllrs. Gilbert, Lofthouse and Morgan (personal commitments); Cllr. Brewer (CCC).	
PL10/2009	<p><u>Members' Declarations:</u></p> <p>a. <u>Declarations of Interest, in Accordance with the Agenda</u> – none</p> <p>b. <u>Declarations of Gifts over £25</u> – none</p>	
PL11/2009	<p><u>Planning Applications Received</u> –</p> <p>a. 2008/02287, <i>Land Adjacent to Pityme Park</i> – Revised Plan, erection of 23 affordable residential units including open space provision and associated infrastructure. This planning application has been refused permission by NCDC. No further action needed.</p> <p>b. 2009/00257, <i>White Lodge, Polzeath</i> – FP, demolition of existing holiday accommodation and erection of residential dwelling house. NO OBJECTION.</p> <p>c. 2009/00276, <i>Primrose Cottage, Rock</i> – FP, erection of detached garage and proposed window/door in gable end and obscure glazed screen. OBJECT on the grounds that we can see no difference between this and the previous application, in that the window in the gable end will impact on the privacy of the neighbouring property. Members also feel that a glazed screen will be unsightly in this location and could easily be removed at some point in the future.</p> <p>d. 2009/00284, <i>Porthilly Farm</i> – FP, change of use from an office to a holiday unit. NO OBJECTION.</p> <p>e. 2009/00285, <i>Plot 1 Rock Road</i> – FP, erection of dwelling and formation of access. OBJECT on the grounds this site is currently outside the development envelope and although included on the draft proposal, this has not been adopted. The access is onto a</p>	

	<p>dangerous bend in the road and Members also have concerns about the size of this and the proposed development of Plot 2 (2009/00313). The brick design was felt to be out of keeping with the area. This is a suggested overbuild and will add yet more strain on the existing infrastructure.</p> <p>f. <i>2009/00313, Plot 2 Rock Road</i> – FP, erection of dwelling and formation of access. OBJECT on the grounds this site is currently outside the development envelope and although included on the draft proposal, this has not been adopted. The access is onto a dangerous bend in the road and Members also have concerns about the size of this and the proposed development of Plot 1 (2009/00285). The brick design was felt to be out of keeping with the area. This is a suggested overbuild and will add yet more strain on the existing infrastructure.</p> <p>g. <i>2009/00322, Hob House, Worthy Hill, Trebetherick</i> – FP, erection of extension and alterations. NO OBJECTION.</p> <p>h. <i>2009/00357, Boskenna, Daymer Lane, Trebetherick</i> – FP, erection of a detached garage. NO OBJECTION.</p>	
<p>PL12/2009</p>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>2008/02126, Atlantic House Hotel</i> – the letter which Mr David Short, PARA, has sent to NCDC, regarding the application and recent site meeting was read to the Meeting. His main objection was that the rebuilding should be sympathetic to the original design and he expressed concerns about the lack of parking. The Meeting was advised that NCDC Environment Health department has concerns about possible noise from the development.</p> <p>b. <i>Planning Applications’ Publicity</i> – details of how One Cornwall will be publicising applications has been received, only major applications and those relating to Departures, Environmental Impact Statements, development affecting Public rights of way and those relating to Listed Buildings and Conservation areas will be advertised in the local newspaper. However, there will be an increase in neighbour notification. The Council will continue to receive paper copies.</p>	
<p>PL13/2009</p>	<p><u>Planning Applications Granted by NCDC</u> –</p> <p>a. <i>2008/02176, Tresithney, Rock Road</i> – demolition of existing dwelling and garage and erection of new dwelling and garage.</p> <p>b. <i>2008/02337, Meadowside, Trewint Road</i> – demolition of dwelling and erection of a replacement dwelling together with extension to residential cartilage.</p> <p>c. <i>2008/02341, The Beach House, Polzeath Beach</i> – change of use of dwelling to shop.</p> <p>d. <i>2008/02347, 2 Llangollen Gardens, Roserrow</i> – erection of single storey sunroom to rear of dwelling.</p> <p>e. <i>2009/00013, 28 St Moritz Villas</i> – erection of first floor balcony on rear elevation and replacement of timber windows and doors with replacement in uPVC (revised design to planning permission no.2008/00514).</p> <p>f. <i>2009/00042, 9 Penmayne Villas, Rock</i> – erection of a PVCu conservatory to rear of dwelling.</p>	

	<p>g. <i>2009/00046, Barn, Trewint Lane</i> – lifting of condition 2 of decision notice no.2006/01684 namely that the occupation of the subject property shall be limited to a qualifying person as defined in Appendix 3 of the Council's adopted Community Benefits Supplementary Planning guidance – September 2005. Members were extremely concerned at this decision.</p>	
PL14/2009	<p><u>Planning Appeals</u> –</p> <p>a. <i>2007/02354, Tristram Steps, Higher Tristram</i> – the Planning Inspectorate has allowed the appeal and granted permission for the erection of a dwelling with a septic tank and the construction of a replacement septic tank for the existing dwelling.</p>	
PL15/2009	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>OMG Event</i> – Minute 44b/2009 refers. The Clerk reported NCDC has issued an entertainment licence for the Carruan event. Cllr. Beagley advised that the Police had</p> <p>b. <i>Trewint Shelter</i> – Highlands has contributed £1,100 towards the cost of the shelter. Members expressed their thanks.</p> <p>c. <i>Polzeath Policing Fund</i> – Members preferred version 1 of the draft letter to businesses. They also felt that all the donations should be sent to Highlands, as it was thought they had a separate “police” bank account. There was some doubt as to whether Lowlands was expected to send out all the letters asking for donations. The Clerk to liaise with Mrs Helen Hyland.</p>	Clerk

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 6th April 2009