



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL
ON MONDAY, 17th AUGUST 2009 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Mrs Gibson
 Cllr. Miss Gilbert Cllr. Gisbourne (PC/CC) Cllr. Rathbone
 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.</p> <p>Cllr. Gibson asked, on behalf of the St Minver Pre-School, asked if it would be possible to “tap” into the manhole on the Trewint Playing Field. Cllr. Mould will look into this and report back to the next meeting.</p> <p>Mr Lunt addressed Members regarding PL40b/2009. He pointed out that although referred to as a four-storey building, it is actually a five-storey when the basement is included. The design, in his opinion, is out of character with nearby houses. He felt the parking was inadequate and the building itself is too dominant and will be clearly visible from the road.</p> <p>Cllr. Gibson asked that whoever attends the Pityme Park site meeting seeks clarification about the width of the road.</p>	Cllr. Mould Full Agenda
PL38/2009	<u>Apologies for Absence</u> – Cllr. Morgan was not present.	
PL39/2009	<p><u>Members' Declarations:</u></p> <p>a. <u>Declarations of Interest, in Accordance with the Agenda</u> – Cllr. Rathbone in PL40a/2009; Cllrs. Blewett and Gilbert in PL40f/2009 and Cllr. Gibson in PL41/2009</p> <p>b. <u>Declarations of Gifts over £25</u> – none</p>	Clerk to record
PL40/2009	<p><u>Planning Applications Received</u> –</p> <p>a. <i>2009/00970, Faldouet, Rock Road</i> – FP, extension to dwelling. Cllr. Rathbone left the meeting whilst this item was discussed. NO OBJECTION.</p> <p>b. <i>2009/00988, Silvermead, Ropck</i> – FP, demolition of existing buildings and erection of a four storey flat-roofed building accommodating 12 apartments, plus basement as lower ground floor, erection of single storey lodge for use as an office/store/plant room, construction of a swimming pool together with associated parking and landscaping.</p> <p>OBJECT on the grounds this new proposal still dwarfs adjacent properties and impacts on the neighbour's enjoyment of their property by blocking natural light; the building is out of character with</p>	

the area; there is inadequate parking provision for a development of this size and the access is totally unacceptable. Members wish to point out there is a significant difference between a Huff House and this flat-roof design. The development will impact on the infrastructure to a detrimental level and Members have concerns that ground and surface water cannot adequately be dealt with by soakaways. The application indicates there are no rights of way issues, however, there is a footpath at the bottom of the property.

The number of bedrooms has quadrupled (from when the property was a B&B) and it is ludicrous to assert (as the applicant does) that the amount of traffic will be reduced. Members are of the opinion the infrastructure, in particular, the access road is unable to accommodate this increase of traffic. We note there is no detailed report from Highways and wish to stress that a proper road survey should be carried out before the application is continued further.

There appears to be an intention to use the back lane, owned by the Duchy of Cornwall, as the disabled access point, however, there is no mention that they have permission to do this. Members wish to point out that contrary to the information in the application, it will certainly be possible to see this building from the road and river.

We have requested, through our Ward Member, this application is referred for a site meeting.

- c. *2009/00994, Seagulls, Rock* – FP, retention of change in dormer windows style from velux dormers to traditional slate hung dormers, replacement of velux roof window with a traditional dormer, removal of 2nd French window access to south facing balcony, removal of west facing balcony, introduction of high level roof lights and alterations to the garage proportions to reduce frontage proportions, reduction in roof height and addition of storeroom at rear of garage previously commenced without consent. **OBJECT** on the grounds the garage is now over large and overhanging the boundary of the next door property; the dormer windows now overlook adjacent properties. Members wish to point out that the property is clearly visible from the nearby footpath and from the road, contrary to the information given in the application.
- d. *2009/01002, Plot 17a Sandy Hills, Rock Road* – FP, split level house and boat house. **NO OBJECTION**, but we request the boat house remains as such and does not become ancillary accommodation to the main dwelling.
- e. *2009/01018, Chy-an-mor, Tristram Cliff, Polzeath* – FP, proposed new balconies and alterations to existing dwelling. **NO OBJECTION.**
- f. *2009/01029, Nursery Stores, Rock Road, Splatt* – FP, construction of first floor flat above existing shop. **NO OBJECTION.**
- g. *2009/01044, 58 Roscarrock, Little Trelyn* – TPO, works to trees covered by a Tree Preservation Order namely crown lift, reduce lower branch to trunk (removes peeling bark at trunk) & remove overhang branches on a weeping ash to allow growth of copper maple. **NO OBJECTION.**
- h. *2009/01045, Shoals, Rock Road* – TPO, works to trees covered by a Tree Preservation Order namely removal of one large limb and reduction of 3 unstable and crossing limbs of an elderly macrocarpa tree. **NO OBJECTION.**

	<ul style="list-style-type: none"> i. 2009/01055, <i>Tristram Steps, Higher Tristram</i> – FP, replacement septic tank and existing flat-roofed garage replaced with a pitched roof. NO OBJECTION, but we request the garage does not become ancillary accommodation to the main dwelling. j. 2009/01056, <i>Rose Cottage, Rock Road</i> – FP, demolition and erection of dwelling and garage. OBJECT on the grounds the siting of the garage is outside the building line and will reduce the vehicular visibility of adjacent properties. k. 2009/01070, <i>Robins Hill, Trebetherick</i> – revised design to roof of extension approved under planning approval 2005/02598. NO OBJECTION. l. 2009/01071, <i>Treleven Cottage, Polzeath</i> – removal of rear garage and replacement with two storey pitched roof extension and minor alterations. NO OBJECTION. 	
<p>PL41/2009</p>	<p><u>Other Planning Matters</u> –</p> <ul style="list-style-type: none"> a. 2009/00828, <i>Land Adjacent to Pityme Park</i> – Members’ response to drawing no.BH08093/SK01 (circulated by email) has been submitted and the following points made: <ul style="list-style-type: none"> 1. The drawing (BH08093-SK01[1]) is another incorrect drawing showing the proposed road width at 5.2 which is not possible, Sanctuary has proposed 5.1 meters in the transport statement and asked Kate Stephens to accept this, which is less than the normal guidelines as it is to deliver affordable housing. The transport statement and this drawing contradict each other. This drawing also shows that a verge will be removed to gain some extra width. There is no verge in the area shown on the drawing this is a hedgerow which is already worn at the bottom with nothing available to be removed. 2. By building the pavement out into the road they will increase the curve in the road. The road is already quite winding at this point. Long heavy vehicles, visiting the nearby industrial estate, will not be able to keep in tight to the hedge. The curve will mean that there is even less usable road available. 3. We note that there are no double yellows shown on the drawing. This causes concern that vehicles will park on Keiro Lane outside the development as they do at Above Town Close, which would cause severe disruption in this location. 4. It would appear that the only traffic survey undertaken was carried out in October 2007. In our view a full road safety audit cannot be done accurately unless the July/August traffic flow is included in the assessment. 5. We do not understand how Highways now find the application acceptable when it is offering less road widths than the original application and how can an informed decision be made without proper and up-to-date traffic information? We formally request an explanation of this u-turn by the professionals in Highways. 6. In her report Ms Kate Stephens, Highways, says "<i>Subsequent to this I have been in discussions with the applicant's highway consultants Byways and Highways, along with Safety Audit and Highway Management and senior Highway Development Control colleagues.</i>" Surely, in the circumstances, talks should have included the parish councils? 	

7. In a letter Ms Kate Stephens says "A full Road Safety Audit Stage 2 will be undertaken prior to commencement of works as part of the Council's Section 278 ... process..." We wish to be informed of when this audit will be carried out, as we wish to be represented.
8. As a matter of accuracy, the first application didn't show the road as needing to be narrowed to 5.0m, this was pointed out at the site meeting when it was very apparent the verge wasn't wide enough to create the 90cm footpath and the drawings were inaccurate. In the second application the transport statement includes "email talks" with Kate Stephens, they said they could get 5, she had originally asked for 5.2. They then seem to have compromised at 5.1 after ploughing. Surely all this confirms the road is not wide enough?
9. How have the revised plans addressed the "preliminary road safety audit concerns"? We want to know how the 2nd application is an improvement in Highways' eyes on the first when it gives even less measurements. Highways need to explain why it is now acceptable? NO improvements have been made whatsoever.
10. Kate Stephens has changed her mind on many aspects of this proposal and we are extremely concerned about her inconsistent recommendations. She has not given any reasons to explain this other than to say she now finds it acceptable. She also found the first application unacceptable and recommended it for refusal on safety grounds, this second application has more potential pedestrian/traffic conflict than the first application.
11. Below is an extract from Kate's initial report:
Further to the submission of an amended plan detailing the access and footway provision based on a topographical survey I have revisited the site with a senior colleague. As stated previously a section of footway must be provided in this location, but the developer's proposal to provide this involves reducing the carriageway width to a pinch point narrower than any other section of this road. This proposed arrangement is potentially hazardous and so unless it could pass a Road Safety Audit I do not consider it acceptable.
12. We formally request that someone in authority looks at this whole highways issue, as it is evident that there is a fundamental problem in the processing of this application. Unless we receive prompt notification that our concerns are being taken seriously and thoroughly investigated we intend to make an official complaint about Highways handling of this issue.
13. Finally, we request the names of the highways officers responsible for making the final decision, for use in making our formal complaint.

The Planning Committee will be holding a site meeting, before making a decision on this application. A draft s.106 Heads of Terms for Affordable Housing was made available at the meeting.

Members feel strongly that if this application is granted, then there is little point in their considering further planning applications.

- b. *Salt Water Café* – Minute 116a/2009 refers. Mr Gwyn Morley, Cornwall Council confirms the signs are unauthorised and the owner has been informed. The Clerk to remind Mr Morley prior to the September Meeting.

Clerk

	<p>c. <i>Overgrown Hedges</i> – PL37a/2009 refers. Some of the overgrown hedges have been cut back, but the Clerk is to report the hedge at Coppers Corner to Highways. She is to send a letter to the owners of White House, Stoptide in the first instance and then to Highways, if no action is taken.</p>	<p>Clerk Clerk</p>
<p>PL42/2009</p>	<p><u>Planning Applications Approved by CC –</u></p> <p>a. <i>2008/02344, Pinewood Flats, Polzeath</i> – part demolition of existing buildings, retention of 5 no. flats and erection of 20 no. two, three and four bedroom houses and flats (including 6 no. two bedroom affordable units), parking, landscaping and ancillary development. Revised plans show the deletion of unit 7A (that nearest to Ivy Cottage) under the scheme.</p> <p>b. <i>2009/00437, 35 Higher Tristram, Polzeath</i> – demolition of dwelling and the erection of a replacement dwelling.</p> <p>c. <i>2009/00599, Pentewan, Tristram Lane, Polzeath</i> – amended details to previously approved application for first floor extension to rear of existing house, external works to provide decked terrace and car parking space and replacement of external joinery under 2009/00190</p> <p>d. <i>2009/00686, St Gwendron, Rock Road</i> – new detached house and detached garage to replace existing detached bungalow and detached garage.</p> <p>e. <i>2009/00691, Witches Thimble, The Greenaway, Trebetherick</i> – internal alterations and first floor extension providing at first floor 2 en-suite bedrooms and study, at ground floor extensions to kitchen area and entrance hall with new utility, cloaks, porch and staircase to first floor.</p> <p>f. <i>2009/00692, Land to Rear of Quorndon, Rock Road</i> – construction of bungalow.</p> <p>g. <i>2009/00741, Penworthy, Rock Road</i> – alterations and extensions to existing detached bungalow comprising a new roof with bedroom accommodation at first floor level together with associated external works.</p> <p>h. <i>2009/00753, Tradewinds, Polzeath</i> – works to trees covered by a Tree Preservation order namely crown clean, removing dead broken and rubbing branches throughout the canopy to allow greater light penetration and improve appearance/safety.</p> <p>i. <i>2009/00760, Trevoze, Brea Road, Rock</i> – extension.</p> <p>j. <i>2009/00852, Greenaway Reach, Trebetherick</i> – amended details to previously approved application under 2008/02174 namely the lowering of ground floor level and variations to fenestration and dormer roofs.</p>	<p>Information</p>
<p>PL43/2009</p>	<p><u>Planning Applications Refused by CC -</u></p> <p>a. <i>2009/00639, 4 The Beeches, Forlaze Road</i> – application for works to trees covered by a Tree Preservation Order namely raising of crown for a row of beech trees to 6 metres high.</p> <p>b. <i>2009/00773, Valley Caravan Park, Shilla Lane, Polzeath</i> – to carry out works to trackways and pitches (repairs and maintenance to maintain the status-quo).</p> <p>Cllr. Gibson left the Meeting at this point.</p>	<p>Information</p>

PL44/2009	<u>Planning Applications Withdrawn –</u> a. <i>2009/00556, Daymer Bay Golf Clubhouse, Rock</i> – change of use from clubhouse to B1 to incorporate office, workshop and storage accommodation and associated land for the use of car and boat parking.	
PL45/2009	<u>St Minver Pre-School</u> – Minute PL35/2008 refers. The Pre-School are not yet in a position to sign the lease. They will attend the September Full Council Meeting.	
PL46/2009	<u>Financial Matters –</u> a. <i>Accounts for Payment</i> – schedule No.2009/10-5a, to a value of £2,911.51 were APPROVED for payment.	
PL47/2009	<u>Rock Road Parking</u> – Cllr. Mould reported she had met with PC Taylor and Mr Chris Lewis, Highways. The Police favour a single yellow line prohibiting parking during the season from Stoptide down towards the beach. A Meeting will be held to form a proposal of all related highways matters, for Cllr. Gisbourne to take forward as the Ward Member. It was AGREED the Clerk will approach Padstow Harbour Commissioners and request that a delegation attends their next Meeting.	Cllr. Mould Clerk
PL48/2009	<u>Information Only/Future Agenda Items –</u> a. <i>AONB Events 2009</i> – 29 th August 2009, Wadebridge Folk Festival – Craft Fair. b. <i>Building Control Services</i> – newsletter and map (copy held in the Planning Folder). c. <i>Building Control Services</i> – expressions of interest sought to join a “customer panel”. d. <i>Clean Cornwall Summit</i> – Friday, 25 th September 2009, the Eden Project 10am – 4pm. e. <i>Age Concern</i> – Thursday, 8 th October 2009, Kingsley Village, Fraddon, “A Cornish Celebration of Age and Ambition”. f. <i>St Minver Highlands Parish Council</i> – July Minutes. g. <i>Gents. Toilets</i> – the toilet needs to be painted following vandalism. At a recent course, Mr Meneer was informed he needs a CRB check. Matter deferred to the Full Council Meeting.	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 7th September 2009