



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL
ON MONDAY, 19th OCTOBER 2009 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Miss Gilbert Cllr. Gisbourne (PC/CC)
 Cllr. Mrs Morgan Cllr. Taper 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. Jayne Shepherd (Highlands) spoke regarding this Parish Council's decision not to commit to making a contribution in advance, but to review this decision by calling an emergency meeting if necessary (Minute 139/2009 refers). She spoke of the background to the Parish Councils' involvement in the extra Policing of Polzeath. There was a feeling locally that the police had brought the problem to Polzeath, by moving the youngsters from Daymer Bay and Rock. Highlands felt it had worked well in 2009, with each Parish Council contributing some £2,500. Cllr. Shepherd said Highlands would like to hold a joint public meeting to discuss the issue. To be placed on the November Full Agenda. Cllr. Webb said it was important the general public as well as businesses are invited to attend any such meeting. Cllr. Gisbourne said any meeting should be held in Polzeath.</p> <p>Council met with Ms Sarah Sims, Community Network Manager and Ms Sally Lewis, Community Regeneration Officer. Ms Sims spoke about the Community Networks and explained how these are working. Informal meetings are being held, whilst Cornwall Council decide the final format of the Networks.</p> <p>Members were asked to identify their Council's priorities for the coming year. Ms Sims said she was there to help to move things on for the Parish Councils.</p> <p>Ms Sally Lewis spoke regarding active partnering, where the Parish Council can provide some services currently being undertaken by CC. She emphasised that it is up to the Council to decide, there is no compulsion. Ms Lewis produced a list of items to be considered if the Council were to consider re-introducing a Park and Ride Scheme.</p> <p>Ms Sims added that active partnering wasn't necessarily about providing services. The Highways Maintenance Scheme (for example) came under this heading.</p>	Full Council
PL49/2009	<p><u>Apologies for Absence</u> – Cllrs. Blewett and Rathbone (leave); Gibson and Strong (family commitments).</p>	

PL50/2009	<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>	
PL51/2009	<p><u>St Minver Pre-School</u> – Minute 144/2008 refers. It was AGREED that Cllrs. Mould and Gilbert should sign the lease, on behalf of the Council. Mesdames Amelia Early and Rhoven Yoki did so, on behalf of the Pre-School. The Pre-School were wished well in their enterprise.</p> <p>The Meeting was then adjourned and the Public Forum was taken here, the Chairman then re-opened the Meeting.</p>	
PL52/2009	<p><u>Planning Applications Received</u> –</p> <p>a. 2009/01361, <i>Flat 2 St Moritz Court, Trebetherick</i> – FP, proposed extension to form bedroom (revised from garden room as approved 2009/00892 with fenestration amended accordingly). NO OBJECTION.</p> <p>b. 2009/01366, <i>Rear of Coppers Corner, Pityme</i> – FP, proposed residential development. Noted this premise is in Highlands' area. OBJECT on the grounds: Members have grave concerns regarding the access to the site, which is near a busy junction; it is noticed the size of the dwelling has increased in proportions similar to the original application, which was refused; there will be vehicular and pedestrian conflict; the visibility splays are poor; the parking facilities are totally inadequate for a dwelling of this size.</p> <p>c. 2009/01387, <i>13 Slipway Cottages</i> – TPO, application for works to trees covered by a Tree Preservation Order namely felling of 4 trees (T2, 3, 4, 5) and lopping of T3 and 4. NO OBJECTION, however, Members feel they have no option but to accept the arboriculture report, however, they consider that a condition of the planning permission should be that the trees are replaced to preserve the tree stock in the village.</p> <p>d. 2009/01388, <i>Rose Cottage, Rock Road</i> – FP, demolition and erection of dwelling and garage (amendment to previously approved 2009/01056). NO OBJECTION.</p> <p>e. 2009/01391, <i>An Lys, Rock</i> – OP, construction of five dwellings. OBJECT on the grounds the access from Longhouse Lane, onto Rock Road, is poor as is the visibility splay; in addition the potential increase in traffic will cause serious conflict on the road.</p> <p>f. 2009/01398, <i>Chy an Mor, Tristram Cliff</i> – FP, proposed new balconies and alterations to existing dwelling (amended design to previously approved 2009/01018). NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL53/2009	<p><u>Other Planning Matters</u> –</p> <p>a. 2008/01870, <i>Land Adjacent to Peppercorn Cottage, Penmayne</i> – the Planning Inspectorate has granted permission for this application.</p> <p>b. <i>Salt Water Café</i> – Minute PL41b/2009 refers. Ms Tammy Burden, Cornwall Council advises she has carried out a site visit and sent two letters to the owner of the café (one recorded and signed for on delivery) asking for the signs to be removed with immediate effect. At the time of writing, no response has been received and another site visit is to be carried out.</p>	

	<p>c. <i>Tree Preservation Orders</i> – Minute 124b/2009 refers. Council to consider if any additional trees, in the parish, require TPOs. In the absence of Cllr. Gibson this item was deferred.</p> <p>d. <i>Tree Preservation Order, An Lys, Rock</i> – CC has created a TPO in respect of trees on this property. Further details are held by the Clerk</p> <p>e. <i>Planning Liaison Group</i> – documents have been received, via CALC, and can be emailed to anyone interested. Cllr. Mould said she had attended a meeting, which was very interesting. Cllr. Gisbourne said there was a proposal for Member(s) of the Group to be co-opted to the Planning Committee and to be given a vote.</p> <p>f. <i>2009/00828, Land Adjacent to Pityme Park</i> – Cllr. Mould reported the application is not to be referred to the Strategic Planning Committee until the ownership of the verge by Highfield is ascertained. The Clerk circulated a copy of the response to Members’ complaint regarding the handling of this planning application, which has been temporarily withdrawn. It was AGREED to escalate the complaint to Step 2; the Chairman to draw up a further letter of complaint for circulation amongst Members, prior to submission.</p> <p>g. <i>Friendly Planning Link Officers for Local Councils</i> – Ms Cathy Devereux-Mack has been appointed as “friendly link” officer for the Lowlands. She will contact us to introduce herself to Members and will be arranging visits during the year. However, it is stressed, they will not enter into discussions on individual applications.</p>	<p>Cllr. Gibson</p> <p>Cllr. Mould</p>
<p>PL54/2009</p>	<p><u>Planning Applications Approved by CC</u> –</p> <p>a. <i>2009/00099, Land at Penmayne, Rock</i> – erection of 12 no. dwellings (8 no. affordable homes and 4 no. rented homes).</p> <p>b. <i>2009/00152, Olive House, Rock Road</i> – erection of single storey extensions and alterations to side of dwelling and first floor extension over flat roof to the rear.</p> <p>c. <i>2009/00925, Flat 3 & 4 St Moritz Court, St Moritz Villa</i> – extension to ground floor flat to create living room and porch to provide additional bedroom for use in association with first floor flat.</p> <p>d. <i>2009/00959, 4 The Beeches, Forlaze Road</i> – works to trees within a Tree Preservation Order namely raise crown 4.5m of row of beech trees, which overhand garden.</p> <p>e. <i>2009/00970, Faldouet, Rock Road</i> – extension to building.</p> <p>f. <i>2009/01002, Plot 17a Sandy Hills, Rock</i> – split level house and boat house.</p> <p>g. <i>2009/01018, Chy-an-mor, Tristram Cliff</i> – construction of balconies on front roof slope and other alterations to dwelling.</p> <p>h. <i>2009/01044, 58 Roscarrock, Little Trelyn</i> – works to trees covered by a Tree Preservation Order namely crown lift, reduction lower branch to trunk (removes peeling bark at trunk) and remove overhang branches on a weeping ash to allow growth of copper maple.</p> <p>i. <i>2009/01045, Shoals, Rock Road</i> – 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.</p> <p>j. <i>2009/01055, Tristram Steps, Higher Tristram</i> – replacement septic tank and existing flat-roofed garage replaced with a pitched roof.</p>	<p>Information</p>

	<p>k. 2009/01056, <i>Rose Cottage, Rock Road</i> – demolition and erection of dwelling.</p> <p>l. 2009/01070, <i>Robins Hill, Trebetherick</i> – revised design to extension (approved under planning permission no. 2005/02598), namely addition of single storey pump room, revised dormer design, revised roof design and revised fenestration to rear elevation.</p> <p>m. 2009/01071, <i>Treleven Cottage, Polzeath</i> – removal of rear garage and replacement with two storey pitched roof extension and minor alterations.</p> <p>n. 2009/01119, <i>Cant Farm, St Minver</i> – construction of single storey storage estate maintenance building.</p> <p>o. 2009/01122, <i>Tregarrick, Trebetherick</i> – extensions to existing dwelling.</p> <p>p. 2009/01151, <i>The Farmhouse, Cant Farm</i> – ground floor extension to form new conservatory with adjoining bedroom and en-suite bathroom suitable for wheelchair access.</p>	
PL55/2009	<p><u>Planning Applications Withdrawn</u> –</p> <p>a. 2009/00844, <i>An Lys, Rock</i> – four new dwellings.</p>	
PL56/2009	<p><u>2010/11 Budget</u> – a draft copy was circulated at the Meeting. Noted the budget will be set officially at the November Council Meeting, however, Members were requested to give some consideration to it beforehand.</p> <p><i>School Crossing Patrol</i> – Ms Sandra Amy, CC will carry out a Pedestrian and Vehicle Count by the School and will report back. They would not advise introducing a School Crossing Patrol (SCP) unless the figures have changed dramatically since the last count – a 20mph “flashing” light might be a better option. The cost of an SCP would be £2-3K pa plus £6-7K set up costs. In addition there would be a “management” fee – as yet this figure is not known. Members felt funding for an SCP should not be pursued.</p> <p><i>Park and Ride</i> – Cllr. Mould said we must do something about parking in Rock Road. She suggested extending the park and ride service to cover the whole area, Polzeath, Daymer Bay, Rock. Cllr. Morgan explained the difficulties in running this scheme previously, mainly related to providing mini bus(es) cost effectively. Cllr. Webb wondered if a “novelty” ride might increase the “take up”. The Clerk to make enquiries as to how the Polperro park and ride scheme works.</p>	Clerk
PL57/2009	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Beach Users Forum</i> – 20th October 2009 @ 7.30pm in the Egloshayle Pavilion, Wadebridge. The Clerk holds the Agenda and Minutes of the previous Meeting (email). Cllrs. Mould and Webb to attend.</p> <p>b. <i>Remembrance Service</i> – Mrs Hyland (Highlands) confirms she is dealing with the poppy wreath.</p> <p>c. <i>Communications Sessions</i> – evening “media awareness sessions” on Tuesday, 27th October or Thursday 29th October, New County Hall. Further details held received by email and held by the Clerk.</p> <p>d. <i>Community Network Meeting</i> – Thursday, 22nd October 2009, 7pm, Egloshayle Pavilions. Cllrs. Mould and Webb to attend.</p>	<p>Cllrs. Mould / Webb</p> <p>Cllrs. Mould / Webb</p>

	e. <i>Supermarkets, Wadebridge</i> – Cllr. Gilbert declared a personnel interest. Members felt unable to support St Kew Parish in their fight against more supermarkets in Wadebridge. They wished to remain neutral at this stage. Clerk to advise St Kew P.C.	Clerk
--	---	-------

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 2nd November 2009