



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL**  
**ON MONDAY, 15<sup>th</sup> FEBRUARY 2010 @ 7.30pm**

Present: Cllr. Miss Gilbert (Chair)                      Cllr. Blewett                      Cllr. Mrs Gibson  
 Cllr. Rathbone    Cllr. Taper    Cllr. Mrs Webb

Minute	AGENDA ITEMS	Action
	<p><u>Chairman’s Welcome and Public Forum</u> – in the absence of the Chairman the Deputy Chairman (Cllr. Gilbert) took the chair and welcomed those present, with a particularly warm welcome to Kris from the Tubestation and Amy from Community Energy Plus.</p> <p>Cllr Gilbert invited Kris from the Tubestation to speak. However, Mr Sharp queried that an item he wanted to discuss was not on the agenda. He stated he wished to strongly object to a planning application for 2 Tredar, Trelyn. His neighbour has received notification about this planning application from Cornwall Council. Cllr Gilbert advised Mr Sharp of an email received from Samantha Hewitt (Planning Officer) stating that the application has been amended as follows: “temporary retention of fence previously approved under application 2008/00123”.</p> <p>Cllr. Gilbert suggested that Mr Sharp contact CC planning department direct with his concerns and attends the Lowlands Parish Council Meeting when it was on the agenda. Cllr. Gibson (Acting Clerk) explained that that the Parish Council could not discuss items that were not on the agenda. It would be put on the agenda when the information was received from CC and displayed in the notice boards. Mr Sharp was concerned that this would miss the 21 day deadline. It was explained that the Parish Council have different time scales to that on his neighbours notice. Mr Sharp indicated that he did not wish to contact Samantha Hewitt direct and would prefer to speak to the Lowlands Council.</p> <p>Kris resumed his talk regarding the proposed works at the Tubestation. He explained that they would like to make the building energy efficient and decrease the carbon footprint as much as they can. They are trying to raises funds for photovoltaic panels on the south side of the building and to insulate the loft.</p> <p>Amy (Community Energy Plus) - explained the walls cannot be easily insulated. The Tubestation currently uses electric heating. They plan to put a small 5kw system on the roof to offset the energy. They hope it will be very visual and attract a lot of attention. They want Polzeath to lead in the education of young people to energy awareness. They currently have 50% of the required funds and need to raise the rest by 20<sup>th</sup> March. Total cost is £32,000 for panels and £500 for loft insulation. They have £16,000 and are waiting to hear this week if a bid to the national lottery for £10,000 has been successful. Cllr. Webb asked how much it will save over a year. Amy replied that it would be £400 a year over next 25 years</p>	

	<p>(£10,000) Cllr Taper asked what their annual heating bill was, this is currently approx £1,800. Kris stated that they also hope to put in a log burner by next winter which will also greatly reduce heating bills. Cllr Webb asked if they had explored other alternatives such as ground source heat pumps, she was advised that these were not suitable so they haven't pursued that avenue. The scheme would include an internal display panel so that visitors can see the energy that has been saved. Cllr Webb asked what the payback time was, Amy replied that as the money is from grants they are not considering that. The local contractor is "Plug into the Sun" and the products are manufactured nationally by "solar century". Noted the decision as to whether or not to contribute to this project to be taken at the March Full Council Meeting.</p>	
PL08/2010	<p><u>Apologies for Absence</u> – Cllrs. Morgan (work commitment); Mould and Strong (both on leave). The Clerk (ill health).</p>	
PL09/2010	<p><u>Members' Declarations:</u></p> <p>a. <i>Declarations of Interest, in Accordance with the Agenda</i> – none</p> <p>b. <i>Declarations of Gifts over £25</i> – none</p>	
PL10/2010	<p><u>Planning Applications Received</u> –</p> <p>a. 2010/00083, <i>Avoca, Rock Road</i> – FP, revised design for the erection of dormer style dwelling previously approved under application number 2007/02134. <b>NO OBJECTION.</b></p> <p>NOTE – Members had no objection to application 2007/02134.</p> <p>b. 2010/00091, <i>Daymer Dunes, Daymer Lane, Trebetherick</i> – FP, two-storey extension. <b>NO OBJECTION.</b></p> <p>c. 2010/00092, <i>Primrose Cottage, Rock</i> – FP, proposed Juliette balcony. <b>NO OBJECTION.</b></p> <p>NOTE – Members previously objected to an extension to this property, on privacy grounds.</p> <p>d. 2010/00119, <i>Valley Caravan Park, Polzeath</i> – FP, construction of single storey toilet facilities building to serve mobile caravans and campers replacing damaged facilities. <b>NO OBJECTION.</b></p> <p>e. 2010/00134, <i>Mordryg, Rock Road</i> – FP, lounge, kitchen and bathroom extensions. <b>NO OBJECTION.</b></p> <p>f. 2010/00141, <i>Grey Ladies, Daymer Lane, Trebetherick</i> – FP, change of use of existing garage to guest bedroom, internal re-opening and construction of new studio/TV room and link and ground floor extension to provide new kitchen. <b>NO OBJECTION.</b></p>	
PL11/2010	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Tree Preservation Orders</i> – Minute PL04a/2010 refers. Cllr Taper suggested it might be an idea to get a photographic record of the trees in our parish. Cllr Gibson suggested that when planning applications are approved which have tree planting schemes as screening included that these are added to the TPO register. The clerk to contact the CC Tree Officer to ask if this is possible for newly planted trees which have yet to grow to their full potential.</p> <p>b. 2009/00828, <i>Land Adjacent to Pityme Park</i> – Minute 20d/2010 refers. Members' complaint, relating to Ms Kate Stephens' handling of this planning application has been acknowledged and a response is expected shortly.</p>	Clerk

	<p>c. <i>2009/00988, Silvermead, Rock</i> – Minute PL04d/2010 refers. Council to receive a copy of CC's submission to the Planning Inspector.</p> <p>d. <i>2009/01120, 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 parking. Minute 20e/2010 refers. Ms Samantha Hewitt, Planning Officer confirms that Members assertion the change in the application to one for 18 cars only, to be for a "trial" period would be reported to the Sub-Area Planning Committee. See PL12i/2010 below, this application has since been granted. Cllr. Taper read a section of the minutes from the cornwall council planning meeting.</p> <p>e. <i>2009/01191, 3 Porthilly Lane, Rock</i> – an appeal has been lodged, following the refusal to grant planning permission for construction of balcony on existing flat roof. NOTE – a copy of all previous submissions will be provided to the Planning Inspector.</p> <p>f. <i>2009/01685, Poachers Pocket, Trebetherick</i> – the planning application for demolition of existing dwelling and construction of dwelling and car port has been withdrawn.</p>	
<b>PL12/2010</b>	<p><u>Planning Applications Approved by CC</u> –</p> <p>a. <i>2008/01997, Floradene, Trebetherick</i> – erection of ancillary accommodation to replace garage/store accommodation.</p> <p>b. <i>2009/01523, Tides, Porthilly Lane, Rock</i> – removal of old asbestos slate cladding from north, east and west walls and replace with natural cedar shiplap boarding.</p> <p>c. <i>2009/01546, Sea View, Tristram Cliff, Polzeath</i> – erection of detached garage/store to front of dwelling with sun terrace over.</p> <p>d. <i>2009/01554, Wayland Corner, Rock Road</i> – conversion of garage into ensuite bedroom.</p> <p>e. <i>2009/01591, Croftelms, Worthy Hill, Trebetherick</i> – demolition of existing garage and construction of a green roof flat extension, alterations to existing dwelling including raising the roof and altering elevations (amendment to previous approval 2005/01715).</p> <p>f. <i>2009/01645, Mariners Public House, Rock</i> – glazed canopy over part of courtyard outside the bar to provide a sheltered area.</p> <p>g. <i>2009/01655, Trebetherick House</i> – proposed balcony to flat.</p> <p>h. <i>2009/01690, Chy-un-lur, Penmayne</i> – works to trees covered by a Tree Preservation Order namely to remove lower branches and reduce density of sycamore.</p> <p>i. <i>2009/01120, 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 parking.</p>	
<b>PL13/2010</b>	<p><u>Planning Applications Withdrawn</u> –</p> <p>a. <i>2009/00874, Cashel, Rock Road</i> – amendment to 2007/01607 namely to raise ground datum of House B by 500mm.</p> <p>b. <i>2009/01391, An Lys, Rock</i> – construction of five dwellings.</p>	
<b>PL14/2010</b>	<p><u>Trewint Recreational Complex 2009 Dog Control</u> – Minute 23b/2010 refers. Cllr Rathbone explained that he was able to train Councillors to issue fixed penalty notices. He said that anyone who was trained to do</p>	

	<p>this must be willing to attend court if necessary. Cllr. Gilbert volunteered to be trained. Cllr Rathbone explained in detail how the process would work and took the sample of the penalty tickets to look at. He will contact the clerk with his recommendations.</p>	Cllr. Rathbone
PL15/2010	<p><u>Information Only/Future Agenda Items –</u></p> <ul style="list-style-type: none"> <li>a. <i>North Cornwall Assoc. of Local Council – 24<sup>th</sup> February 2010, 7.30pm at Camelford Hall. Mr Arthur Ludgate, Vice Chairman of the Association has written to urge a representative to attend. Deferred to the next Full Council Meeting. A copy of the Agenda to be made available at the Meeting.</i></li> <li>b. <i>CALC AGM – copy of the agenda is attached.</i></li> <li>c. <i>Tre Project – film showing in Padstow, 27<sup>th</sup> February.</i></li> <li>d. <i>Beach Users Forum – Tuesday 16<sup>th</sup> March 2010, 7.30pm, St Merryn Parish Hall. It was hoped Cllr. Mould would attend and Cllr. Gilbert, if available.</i></li> <li>e. <i>Notice Board – Members had no objection, to PARA'S request to erect a notice board (900 x 600mm) at the back of the bus stop on Polzeath seafront, although they were not sure that the bus stop belongs to the Parish Council. The Clerk to check on her return.</i></li> </ul>	Clerk

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

Date: 1<sup>st</sup> March 2010