



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL**  
**ON MONDAY, 19<sup>th</sup> APRIL 2010 @ 7.30pm**

Present: Cllr. Mrs Mould (Chairman)      Cllr. Blewett      Cllr. Mrs Gibson  
 Cllr. Gisbourne (PC/CC)      Cllr. Mrs Morgan      Cllr. Rathbone  
 Cllr. Strong      Cllr. Mrs Webb      Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present, with a particularly warm welcome to Mr Gary Cooper.	
PL23/2010	<u>Apologies for Absence</u> – Cllrs. Gilbert and Taper (both with family commitments).	
PL24/2010	<u>Members' Declarations:</u> a. <i>Declarations of Interest, in Accordance with the Agenda</i> – Cllr. Gibson in PL26b/2010 b. <i>Declarations of Gifts over £25</i> – none	Clerk to record
PL25/2010	<u>Planning Applications Received</u> – a. 10/00024/WAS, <i>Sharps Brewery, Pityme Ind. Est.</i> – proposed anaerobic waste water treatment plant. There was extensive discussion with Members appreciating the jobs that the business generates, but deploring the visual impact of the development on the area and the proximity to residential dwellings and local school. There was also concern that the roads are inadequate for the size of the business. It was <b>AGREED</b> to request further information regarding a report from Environmental Health. The Clerk to enquire if there is another example of this type of plant. b. 2010/00348, <i>Flintstones, Rock</i> – TPO, works to trees covered by a Tree Preservation Order namely removal of two lowest limbs (one extending towards the garage and other growing towards house), raising the crown to a height of 4 - 5 m and removing dead wood from crown on a Mature Cupressus macrocarpa. <b>NO OBJECTION.</b> c. 2010/00355, <i>Trequite, Highcliffe</i> – FP, construction of new dormer (room in roof) dwelling house and earth covered garage within garden of Trequite. <b>OBJECT</b> on the grounds it would set a dangerous precedent, which could lead to undesirable over development. It would change the whole character of the area. The approach road is totally inadequate. The development would be visible from the coastal footpath, which is considered unacceptable, and we believe the area is an AONB.	Clerk

	<p>d. <i>2010/00370, Avocets, Rock</i> – TPO, works to trees covered by a Tree Preservation Order namely fell macrocarpa and poplar. <b>OBJECT</b> on the grounds we do not want to lose trees unless there is a proven danger. We consider trees to be of tremendous value, especially as we have so few of them in the parish.</p> <p>e. <i>2010/00408, Poacher's Pocket, Trebetherick</i> – FP, demolition of existing dwelling and construction of dwelling and car port. <b>OBJECT</b> on the grounds it would be an overbearing and inappropriate development of the site.</p> <p>f. <i>2010/00417, An Lys, Rock</i> – OP, construction of five new dwellings. <b>OBJECT</b> on the grounds (1) the access from the development onto Longhouse Lane is inadequate, as the lane is too narrow and too long, with no passing places, which would necessitate dangerous vehicular manoeuvring; (2) the visibility from the development onto Longhouse Lane, particularly when turning right, is likely to be unsafe; (3) Longhouse Lane itself is a single track and we feel that Longhouse Lane and access into the development is inadequate for emergency vehicles, (3) the increase of traffic that this development will be we view this development as a cul-de-sac and would put an unacceptable further strain onto Rock Road as it exits onto the main road at a point which we consider to be one of the most dangerous junction in the parish because it is adjacent to a very busy shopping centre, housing the doctor's surgery, shops, etc, which also has existing parking problem; (4) finally, Members wish to remind Planners that it is not so long ago that it was only permissible to have five houses off an unclassified road.</p> <p>Cllr. Strong left the meeting at this point.</p>	
<p><b>PL26/2010</b></p>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>2009/01120, Daymer Bay Golf Clubhouse</i> – Minute PL20a/2010 refers. Standing item. Various Members had visited the site to maintain a watching brief.</p> <p>b. <i>2009/00828, Land Adjacent to Pityme Park</i> – Minute PL19a/2010 refers. The Clerk advised she had queried whether appointing Mr Arthur Hooper, Head of Highways to investigate the complaint was truly independent. Mr Tom Flanagan, Corporate Director for Planning has ruled that Highways is completely separate from the department for which Ms Stephens works.</p> <p>No update has been received from Mr Mark Evans, Planning Officer.</p> <p>The Clerk was instructed to write to the Planning Department and ask if there are any other potential exception sites in the area.</p> <p>c. <i>East Sub-Area Planning Committee</i> – copy of the Agenda.</p> <p>d. <i>Tree Preservation Orders</i> – Minute PL11a/2010 refers. Members' enquiry as to whether it is possible for newly planted trees, which have yet to grow to their full potential, to be added to the TPO register has been forwarded to a senior planning officer for comment.</p> <p>e. <i>Salt Water Café</i> – Minute PL69a/2009 refers. Ms Tammy Burden, CC Planning Investigation Officer advises that she is still awaiting evidence from the owner, it is likely that if the signs have been in situ in excess of 10 years (in the same place, not necessarily the same design), in which case the Local Planning Authority will not take any further action. Members stated the sign on the left-hand side as you access off Polzeath Hill is new.</p>	<p>All Members</p> <p>Clerk</p> <p>Information</p> <p>Clerk</p>

	<p><i>Pityme Industrial Estate</i> – the Clerk to contact Mr Paul Pockett and request the provision of a sign to cover all the businesses on the estate, and to request that the bicycle is removed.</p> <p>f. <i>An Lys, Rock</i> – a copy of the notice of confirmation of the Tree Preservation Order has been received.</p> <p>g. <i>MVL/10/EG/0094, Penmayne Villas, Rock</i> – Minute 47c/2010 refers. There was no report from Mr H. Mason, Enforcement Officer, regarding the various items being stored in the garden of a house in Penmayne Villas. They will then determine the appropriate course of action. Cllr. Gisbourne to take this up, together with the traffic issues. The Clerk to provide him with the information.</p> <p>h. <i>2009/00828, Pityme Park</i> – Minute 47d/2010 refers. Duplicate agenda item, covered by PL27b/2010 above.</p> <p>i. <i>2009/00988, Silvermead, Rock</i> – the Planning Inspector has dismissed the appeal against the refusal of planning permission for 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 together with associated parking and landscaping.</p>	<p>Clerk</p> <p>Clerk / Cllr. Gisbourne</p>
PL27/2010	<p><u>Planning Applications Approved by CC –</u></p> <p>a. <i>2009/01778, Merryfield, Cottage, Rock</i> – proposed extension.</p> <p>b. <i>2010/00008, St Minver Methodist Church</i> – resurfacing of car park and off road dropping area.</p> <p>c. <i>2010/00015, Trelawney Court, Rock Road</i> – works to trees covered by a Tree Preservation Order namely removal of dead wood, ivy and crowning of five Cupressus macrocarpa trees.</p> <p>d. <i>2010/00083, Avoca, Rock Road</i> – revised design for the erection of dormer style dwelling previously approved under application number 2007/02134.</p> <p>e. <i>2010/00091, Daymer Dunes, Daymer Lane, Trebetherick</i> – two-storey extension.</p> <p>f. <i>2010/00119, Valley Caravan Park, Polzeath</i> – construction of single storey toilet facilities building to serve mobile caravans and campers replacing damaged facilities.</p> <p>g. <i>2010/00141, Grey Ladies, Daymer Lane, Trebetherick</i> – change of use of existing garage to guest bedroom, internal re-ordering and construction of new studio/TV room and link and ground floor extension to provide new kitchen.</p> <p>h. <i>2010/00144, 2 Tredare, Trelyn, Rock</i> – temporary retention of fence previously approved under application 2008/00123.</p>	Information
PL28/2010	<p><u>Planning Applications Refused by CC -</u></p> <p>a. <i>2010/00092, Primrose Cottage, Rock</i> – proposed installation of a pair of glazed doors and a Juliette balcony at first floor level.</p>	Information
PL29/2010	<p><u>Information Only/Future Agenda Items –</u></p> <p>a. <i>Planning Seminars/Workshops</i> – Members considered the training sessions they wished to attend. The Clerk to make the necessary bookings. It was <b>AGREED</b> the May Planning Meeting would be moved to Tuesday, 18<sup>th</sup> May to accommodate one of the sessions.</p>	Clerk

	<p>b. <i>Bollards, Rock Road</i> – Cllr. Blewett gave Members an update.</p> <p>c. <i>Highways' Meeting</i> – Tuesday, 27<sup>th</sup> April 2010 at 10am, in the Council Chamber. Mr Brian Doney advises Cllr Gisbourne, St Minver Highlands, St Endellion and all are available. Members to appoint representatives. Messrs Brian Doney and Paul Allen from Highways will be present, together with Mr Neil Grigg who is from our Highways Design Group and is an expert on Traffic Regulation Orders. It was <b>AGREED</b> as many Members as possible will attend. The Clerk to invite PC Malcolm Taylor to the meeting.</p> <p>d. <i>Members' Interests Form</i> – Cllr. Gibson requested a fresh form to complete.</p>	<p>Clerk</p> <p>Clerk</p>
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Signature: ..... (Cllr. Mrs Carol Mould)  
Chairman

Date: 4<sup>th</sup> May 2010