



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL
ON TUESDAY, 18th MAY 2010 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Miss Gilbert Cllr. Mrs Morgan
 Cllr. Taper Cllr. Mrs Webb Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present. Cllr. Gilbert read a letter of apology from one of those who had vandalised the children's shelter. The Clerk to acknowledge the letter.	Clerk
PL30/2010	<u>Apologies for Absence</u> – Cllrs. Strong, Gibson, Gisbourne, Rathbone (all with personal commitments); Blewett (unwell).	
PL31/2010	<u>Members' Declarations:</u> a. <i>Declarations of Interest, in Accordance with the Agenda</i> – Cllr. Gilbert in PL36a/2010 b. <i>Declarations of Gifts over £25</i> – none c. <i>Acceptance of Office (Vice Chairman)</i> – Minute 57b/2010 refers. Cllr. Gilbert signed her Acceptance of Office form.	Clerk to record
PL32/2010	<u>Planning Applications Received</u> – a. <i>10/00024/WAS, Sharps Brewery, Pityme Ind. Est.</i> – proposed anaerobic waste water treatment plant. Minute 63a/2010 refers. A plan, showing the relationship of this proposal to the surrounding area, was made available at the Meeting. It was AGREED to withdraw the previous objection to this application. However, they wish to express their concerns at the growth of this business, which started as little more than a cottage industry, but which has grown to a large business. They do not feel that the existing infrastructure can cope with a business of this size. b. <i>2010/00494, 53 Little Trelyn, Rock</i> – FP, construction of 3-bedroom detached dormer bungalow and garage. NO OBJECTION , but Members expressed concerns about the lack of parking on site. c. <i>2010/00498, Land adj. to Peppercorn Cottage, Penmayne</i> – FP, alteration to permitted access drive to new dwelling to rear of Peppercorn Cottage to increase/improve parking to Peppercorn Cottage and improve egress onto road from new dwelling. NO OBJECTION. d. <i>2010/00514, Trewiston Farm, Trewiston Lane</i> – FP, new silage pit. NO OBJECTION , but Members wish to point out that there is still a large quantity of waste earth on site from a previous development.	Clerk Clerk Clerk Clerk

	<p>to Members enquiry as to whether newly planted trees can be added to the TPO register, Ms Lorraine Lehan, Planning Support Officer has emailed to say: <i>“Further to the receipt of your enquiry regarding the monitoring of tree-planting /landscaping conditions placed on a planning decision. These conditions are monitored post-application by a Compliance Officer (who is part of the Planning Investigation Team) to ensure that they are implemented. The proposed tree-planting/landscaping schemes are considered by the planning officer who placed the condition, sometimes in conjunction with the County Tree and Woodland Officer, if it is a comprehensive scheme.”</i></p> <p>The Clerk to ensure this applies to the Sharp’s Brewery development.</p> <p>e. <i>Salt Water Café</i> – Minute PL26e/2009 refers. Ms Tammy Burden, CC Planning Investigation Officer confirms that as no further evidence has been provided to support that the signs have been in situ for 10 years or more, she has today written to the site occupier and informed then that the unauthorised signs should be removed within the next 2 working days. Should this not happen, then the signs will be removed by the Council next week.</p> <p>f. <i>Pityme Industrial Estate</i> – Minute PL26e/2010 refers. Mr Paul Pockett, CC advises that the local street works gang has been asked to decide if they can take action (remove) the offending signage. He says an estate sign is most likely to be part of a future application on the site and the Area Planning Officers are aware of this.</p> <p>g. <i>MVL/10/EG/0094, Penmayne Villas, Rock</i> – Minute PL26f/2010 refers. Members were told that the garden in question has been cleared and a derelict van removed. It was thought the boat is still in situ. Cllr. Gisbourne is dealing with this.</p> <p>h. <i>Protocol Regarding Planning Consultations</i> – copy previously emailed / circulated to Members. Members were concerned to learn that they are no longer able to request that a controversial planning application is referred to CC’s Planning Committee for decision.</p> <p>i. <i>2010/00414, Poacher’s Pocket, Trebetherick</i> – Ms Samantha Hewitt, Planning Officer has emailed to ask if Members can elaborate on their comments regarding this application, which were: “OBJECT on the grounds it would be overbearing and inappropriate development of the site.” Specifically she asks whether the overbearing concerns relate solely to the visual aspect of the proposed dwelling or in relation to the amenities of the neighbouring properties, or both. Members advise “both”. She also asks whether the comments regarding inappropriate development relate to the principal of developing this plot or just the specifics of this proposal. Members object because the previous building was not originally a dwelling. She also notes Members did not raise these objections to the original proposal for this site ref: 2009/01695 even though the original scheme was slightly larger in footprint and height and asks if there a reason why this Council has now raised these objections? Members fell they are now better informed.</p>	<p>Clerk</p> <p>Cllr. Gisbourne</p> <p>Clerk</p>
<p>PL34/2010</p>	<p><u>Planning Applications Approved by CC –</u></p> <p>a. <i>2008/01799, 12 Dingles Way, Penmayne</i> – retention of roof mounted flue (to serve a wood burning/multi fuel stove).</p> <p>b. <i>2010/00134, Mordryg, Rock Road</i> – single storey extensions to front and rear elevations of bungalow.</p>	

	<ul style="list-style-type: none"> c. 2010/00158, <i>Gleneglos Hotel, Trewint Lane</i> – change of use of Hotel (C1 use) to private detached dwelling house (C3 use). d. 2010/00160, <i>Camel Point, Rock</i> – proposed extension of pool terrace and re-design of boathouse accommodation below. e. 2010/00169, <i>12 Dingles Way, Penmayne</i> – single storey extension to rear of bungalow. f. 2010/00190, <i>Trewenna, Trebetherick</i> – external refurbishment and extensions of bungalow including demolition of existing garage, greenhouse and small outbuildings. g. 2010/00198, <i>Fair View, Rock</i> – extension to existing dwelling to create additional bedroom. h. 2010/00208, <i>Gleneglos, Trewint Lane</i> – detached garage/storage building and formation of new vehicular entrance (to replace existing) i. 2010/00265, <i>Haddon Cottage, Rock</i> – new garage, cellar/store and 2-bedroom extension to existing dwelling plus internal re-ordering. j. 2010/00275, <i>Porthilly Bridge, Rock</i> – first floor balcony to front elevation. 	
PL35/2010	<p><u>Planning Appeals</u> -</p> <ul style="list-style-type: none"> a. 2009/01191, <i>3 Porthilly Lane, Rock</i> – the Planning Inspector has dismissed the appeal against refusal of planning permission for construction of balcony on existing flat roof. 	
PL36/2010	<p><u>Financial Matters</u> -</p> <ul style="list-style-type: none"> a. <i>1st St Minver Scout Group</i> – Minute 65f/2010 refers. The Clerk reported that additional information, from the Scout Group, is awaited. Deferred to the June Full Council Meeting. b. <i>Insurance Cover</i> – Minute 49d/2010 refers. The Clerk reported the detailed insurance quotation had been received that day. Cllr. Morgan queried the “gates and fences” and “mowers and machinery” cover. Cllr. Mould said it was on the existing policy. It was RESOLVED to accept the quotation, including the Commercial Loss Recovery Insurance. The Clerk to forward the paperwork to Cllr. Strong and arrange payment at the next Meeting. 	Clerk
PL37/2010	<p><u>CALC Executive Committee</u> – Members RESOLVED to support the nomination of Cllr. Mrs Mould to the CALC Executive Committee.</p>	Cllr. Mould
PL38/2010	<p><u>Information Only/Future Agenda Items</u> –</p> <ul style="list-style-type: none"> a. <i>Planning Training: B-E1, What are Material Considerations?</i> - Bodmin, 28th June 2010, Bodmin, Cllrs. Mould, Gibson and Morgan. b. <i>Renewable and Low Carbon Energy Conference</i> – 4th June 2010. c. <i>North Cornwall Group of Councils</i> – quarterly meeting 26th May. d. <i>Parking, Rock Road</i> – the Clerk reported a number of emails had been received on the subject of the proposed double yellow lines. e. <i>Fixed Penalty Notices</i> – the Clerk produced the notices, which were handed to Cllr. Gilbert. It was noted that Mr Mark Meneer has installed the letter box outside the Council Chamber. 	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 7th June 2010