

St MINVER LOWLANDS PARISH COUNCIL
NOTICE AND AGENDA OF THE PLANNING MEETING, TO BE
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON TUESDAY, 18th APRIL 2017 following the Parish Meeting

Members of the public may address the Council prior to the start of the meeting.

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – Members of the public may address the Council prior to the start of the meeting.</p> <p>Members to receive refresher training from Mr Robert Lawrence, ICT Connect Ltd. i.r.o. use of planning display equipment.</p>	
PL17/2017	<p><u>Apologies for Absence</u> – Cllr. Crowdy (leave) and the Clerk (personal commitment).</p>	
PL18/2017	<p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – Members must declare an interest, which has been declared on their Register of Financial Interests form, relevant to the agenda.</p> <p>b. <i>Non-Pecuniary/Disclosable Interests</i> – Members must declare non-pecuniary interests at the start of the meeting or whenever the interest becomes apparent.</p> <p>c. <i>Declaration of Gifts</i> – Members are reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</p>	
PL19/2017	<p><u>Planning Applications</u> – Members to consider the following, including any applications that are received after the agenda had been published:</p> <p>a. PA17/02204, <i>Land Adj. to Kendall, Rock Road, St Minver</i> – design, appearance, scale, access and landscaping for new dwelling on Plot 1 (decision PA15/11278) with variation of condition 1 to substitute proposed floor plan and elevations. Deferred from the April Full Council Meeting. Ms Aimee Williams, case officer had provided a list of differences between the two applications (details previously circulated via email).</p> <p>b. PA17/02538, <i>Fore Dore Nursing and Residential Home, Trebetherick</i> – demolition of existing buildings and establishment of eight dwellings</p> <p>c. PA17/02577, <i>Illawarra, Tristram Cliff, Polzeath</i> – replacement dwelling and associated landscaping following the demolition of the existing dwelling with retention of existing single storey garage. Members had no objection to PA16/03422 /PREAPP for this proposal.</p> <p>d. PA17/02672, <i>Land E of Porthilly Stream, Porthilly Lane, Rock</i> – outline application for a single detached residential dwelling with all matters reserved.</p> <p>e. PA17/02798, <i>Tringa, Daymer Lane, Trebetherick</i> – construction of a first floor over the existing single storey, part of a two storey dwelling.</p> <p>f. PA17/02799, <i>Angus, Daymer Lane, Trebetherick</i> – replacement of existing flat-roofed extension by extension with pitched roof with dormer windows.</p> <p>g. PA17/02928, <i>Ferry Point, Rock Road, Rock</i> – change of use from garage to retail unit.</p>	
PL20/2017	<p><u>Other Planning Matters</u> – Members to receive updates:</p> <p>a. <i>Friendly Link Officer</i> – Ms Aimee Williams is the new FLO, replacing Ms Sam Hewitt.</p>	

	<p>a. <i>Visibility Splays</i> – Minute PL11b/2017 refers. Development Control Advice Note No.15 http://www.planningni.gov.uk/downloads/dcan15-vehicular-access.pdf details planning guidance on visibility splays</p>	
PL21/2017	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. PA16/07503, <i>Land off Francis Road, Trebetherick</i> – construction of 10 restricted occupancy holiday units. Members supported this application.</p> <p>b. PA16/07999, <i>Land adj. to Kendall, Rock Road</i> – construction of new dwelling. Members had no objection.</p> <p>c. PA16/10922, <i>Trenoweth, Trebetherick</i> – replacement of existing bungalow with two new dwellings and demolition of corrugated barn; and extension of car park to the St Moritz Hotel. Members had no objection, provided the new dwellings are part of the St Moritz holiday business.</p> <p>d. PA16/11137, <i>The Cottage, Rock Road, Rock</i> – outline application for proposed new dwelling. Members objected to this application</p> <p>e. PA16/11646, <i>7 Higher Tristram, Polzeath</i> – replacement dwelling. Members objected to this application.</p> <p>f. PA16/11927, <i>Petherwicks, Rock Road, Rock</i> – variation of condition 2 (plans approved) in respect of decision PA16/04499 to allow design changes and reduction of the overall footprint which will also provide additional parking (minor material amendment to the approved scheme). Members had no objection.</p> <p>g. PA16/12084, <i>Puffins, Road from St Moritz to Daymer Lane, Trebetherick</i> – demolition of existing bungalow and construction of replacement dwelling. Members had no objection.</p> <p>h. PA17/00222, <i>Tregarrick, Trebetherick</i> – extensions and alterations with the inclusion of a balcony to improve existing dwelling. Members had no objection.</p> <p>i. PA17/00274, <i>Tzitzikama, Rock Road, Rock</i> – construction of four new build dwellings (PA16/01791) with variation of condition 2, substitution of drawings to allow alteration to road layout. Members had no objection.</p> <p>j. PA17/00611, <i>Trig / Clouds, Golf Course, Hill, Rock</i> – works to trees subject to a TPO, namely: one Austrian pine tree T22, remove the dead wood and ivy from the crowan and shorten or remove the two branches growing towards Landers and lift the crown to about 4 metres above the tennis court. Members had no objection.</p> <p>b. PA17/00624, <i>Sandy Cole, Golf Course Hill, Rock</i> – works to trees subject to a TPO, namely: G11, G13, G1 and G15 and T190 – T157 group and individual trees – various remedial work. Members had no objection.</p> <p>k. PA17/00657, <i>Land SW of Lanian, Rock Road, Rock</i> – outline planning permission with all matters reserved: detached dwelling. Members objected to this application.</p> <p>l. PA17/00683, <i>Anmordross, Rock Road, Rock</i> – extension and alterations to provide an annexe. Members had no objection.</p> <p>m. PA17/00741, <i>Sunleas, Dunders Hill, Polzeath</i> – outline application to replace existing dwelling with 2 dwellings. Members objected to this application.</p> <p>n. PA17/00788, <i>Haley Ridge, Highcliff, Polzeath</i> – remove existing garage and extend dwelling; internal and external alterations. Members had no objection.</p> <p>o. PA17/01011, <i>Towan, Rock Road, Rock</i> – two-storey extension with demolition of the existing double garage. Members objected to this application.</p> <p>p. PA17/01358, <i>Wynds, Trewiston Lane, St Minver</i> – proposed new dwelling (revised design to application no. PA16/09130 dated 8th December).</p>	

	q. <i>PA17/01641, Little Thrift, Sycamore Close, St Minver</i> – remove rear conservatory and construct new sun room, convert loft space to two bedrooms with en suites. Members objected to this application.	
PL22/2017	<u>Planning Applications Refused by CC</u> – information only. a. <i>PA17/00231, 11 Brea Road, Rock</i> – outline planning consent for dwelling with associated access. Members objected to this application. b. <i>PA17/00545, Rear of Springfield House, Trewint Lane, Rock</i> – outline planning permission with all matters reserved: detached dwelling. Members objected to this application. c. <i>PA17/00589, Land SE of Moor Cottage, Trewiston Lane, St Minver</i> – outline planning for a detached dwelling. Members objected to this application. d. <i>PA17/00681, Land NE of Ferry Cottage, Rock Road, Rock</i> – outline planning permission with all matters reserved: up to two detached dwellings. Members objected to this application.	
PL23/2017	<u>Planning Applications Withdrawn</u> – information only. a. <i>PA17/01115, Land N. or Lowenva, Rock</i> – erection of new dwelling. Members objected to this application. b. <i>PA17/02205, Land Adj. to Kendall, Rock Road, St Minver</i> – variation of condition 1 (plans approved) on decision PA16/09235 dated 02/03/2017 to allow minor material amendments to the design of Plot 2. Deferred from the April Full Council Meeting. Ms Aimee Williams, case officer advised this application has been withdrawn.	
PL24/2017	<u>Cornwall Countryside Access Forum</u> – closing date for applications to join the Forum is Friday, 19 th May 2017. Details previously circulated via email.	
PL25/2017	<u>Daymer Bay Community Interest Company</u> – Members to receive an update.	Cllr. Mould
PL26/2017	<u>Meeting Closed</u> –	

Signature: (Mrs Gillian Thompson)
Parish Clerk

Date: 7th April 2017

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