

**St MINVER LOWLANDS PARISH COUNCIL**  
**NOTICE AND AGENDA OF THE PLANNING MEETING, TO BE**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON MONDAY, 17<sup>th</sup> JULY 2017 @ 7.30pm**

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 meet with representatives from St Austell Brewery i.r.o. proposed redevelopment of the Oystercatcher Inn.</p>	
PL37/2017	<u>Apologies for Absence</u> – Cllr. Mould (leave).	
PL38/2017	<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>	
PL39/2017	<p><u>Planning Applications</u> – Members to consider the following, <b>including any applications that are received after the agenda has been published:</b></p> <p>a. <i>PA17/01745/PREAPP, Land N of Deer Park, Rock Road, Rock</i> – pre-application advice for 50/50 affordable/market sale residential development comprising eight dwellings, access road and associated landscaping and infrastructure.</p> <p>b. <i>PA17/01765/PREAPP, The Blue House, Rock Road, Rock</i> – pre-application for the erection of a detached garage with one bedroom unit of accommodation above for use by paying and non-paying guests.</p> <p>c. <i>PA17/01772/PREAPP, Land N of Willow Cottage, Penmayne</i> – pre-application advice for construction of domestic dwellings on land currently unused.</p> <p>d. <i>PA17/05185, Land S of Ferryside, Rock Road, Rock</i> – erection of a new 5-bedroom dwelling.</p> <p>e. <i>PA17/05202, Lane E of Albenbloem, Trewiston Lane, St Minver</i> – outline application for residential development to include affordable housing for local people with all matters reserved.</p> <p>f. <i>PA17/05433, Porthilly Cottages, Porthilly Lane, Rock</i> – application for a Lawful Development Certificate for existing use in relation to the self-contained residential unit.</p> <p>g. <i>PA17/05942, Sunleas, Dunders Hill, Polzeath</i> – submission of details to discharge Conditions 3 and 4 i.r.o. PA17/00741.</p>	
PL40/2017	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA17/01759, Trewint House, Trewiston Lane, St Minver</i> – reserved matters application (access, appearance, landscaping, layout and scale) for construction of dwelling. (Details following application PA15/04095 dated 27<sup>th</sup> August 2016.) <b>Members had no objection.</b></p>	

	<ul style="list-style-type: none"> <li>b. PA17/02346, Penfenten, Rock Road, Rock – construction of driveway gates. <b>Members had objected.</b></li> <li>c. PA17/02398, Penfenten, Rock Road, Rock – Certificate of Lawfulness for the construction of 1m high gates at access to property. <b>Granted by CC (CAADs and LUs only). Members were not consulted on this application.</b></li> <li>d. PA17/02434, Land N of Broad Park Close Broad Park Close, St Minver – proposed building to provide garaging and parking for vehicles under 3 tonnes (i.e. domestic or small household style vans) and storage of household goods associated with the servicing of holiday homes. <b>Members had no objection.</b></li> <li>e. PA17/03321, Tzitzikama, Rock Road, Rock – variation of condition 2 in respect of decision PA16/01791 dated 10<sup>th</sup> June 2016 (construction of four new dwellings) to amend plans relating to plot 4. <b>Members had no objection</b></li> <li>f. PA17/03441, Bay View, Worthy Hill, Trebetherick – rear bedroom and kitchen extension with introduction of balcony. <b>Members had no objection.</b></li> <li>g. PA17/03525, Sharp's Brewery, Pityme – proposed new car park. <b>Members had no objection.</b></li> <li>h. PA17/03743, Chi Neuvella, Rock Road, Rock – new swimming pool and proposed works. <b>Members had objected, but it appears were not consulted under CC's Planning Protocol.</b></li> <li>i. PA16/11752, Ferryside, Rock Road, Rock – replacement of existing cottage with a six bedroom building (three linked buildings) and the creation of a subterranean garage. <b>Members objected to this application.</b></li> <li>j. PA17/02204, Land Adj. to Kendall, Rock Road, St Minver – 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.</li> <li>k. PA17/04160, Shores House, Shores Lane, Rock – tree preservation for works to trees. <b>Members had no objection.</b></li> </ul>	
<b>PL41/2017</b>	<p><u>Planning Applications Refused by CC – information only.</u></p> <ul style="list-style-type: none"> <li>a. PA16/12159, Land adj. to Mellow, Rock – outline planning consent with some matters reserved for erection of dwelling. <b>Members had objected.</b></li> <li>b. PA17/02201, Land off Francis Road, Trebetherick – removal of condition 13 (occupancy restriction) from decision PA16/07502 to allow use of dwellings other than as only or principal homes. <b>Members had objected</b></li> <li>c. PA17/02402, Whitehaven, Rock – outline application with some reserved matters for a proposed residential dwelling. <b>Members had objected.</b></li> <li>d. PA17/04136, Land NE of Cockmoyle, Rock Road, Rock – construction of a residential dwelling house. <b>Members had objected.</b></li> </ul>	
<b>PL42/2017</b>	<p><u>Other Planning Matters –</u></p> <ul style="list-style-type: none"> <li>a. PA17/02201, Land Off Francis Road, Trebetherick – removal of condition 13 (occupancy restriction) from decision PA16/07502 to allow use of dwellings other than as only or principal homes. <b>NOTE – this application has been taken to appeal. All representations must be received by 26<sup>th</sup> July 2017.</b></li> <li>b. PA17/03514, Land E of Windwhistle, Trebetherick – proposed new dwelling, redesign of approval PA16/02586. <b>This application has been referred to CC's Planning Committee for decision. 17<sup>th</sup> July 2017.</b></li> </ul>	
<b>PL43/2017</b>	<p><u>Trewint Playing Fields</u></p> <ul style="list-style-type: none"> <li>a. <i>Phone Mast –</i> <ul style="list-style-type: none"> <li>i. <i>Base Station –</i> consultation i.r.o. proposed base station installation at Trewint. Details previously circulated via email</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>ii. <i>Telecoms Lease</i> – draft lease with Cllr. Gisbourne. NOTE – the covering letter refers to FC.</li> <li>iii. <i>The Way Forward</i> – Members to decide on the type of lease with CTIL, e.g. annual payments or lump sum.</li> </ul> <p>NOTE – St Minver Pre-school have written to object to the proposal.</p> <ul style="list-style-type: none"> <li>b. <i>Trewint Community Project</i> – Highlands have appointed Cllr. Brian Owen as their representative on the Working Party. Members to consider.</li> </ul>	Cllr. Gisbourne
<b>PL44/2017</b>	<u>Emergency Payments</u> – Members to authorise any emergency payments.	
<b>PL45/2017</b>	<u>Documentation / Correspondence / Information</u> – not covered elsewhere on the agenda: <ul style="list-style-type: none"> <li>a. <i>Clerk's Leave</i> – 1<sup>st</sup> – 4<sup>th</sup> August and 20<sup>th</sup> August – 1<sup>st</sup> September 2017.</li> <li>b. <i>Polzeath Beach Management Group</i> – <ul style="list-style-type: none"> <li>i. <u>Attendance</u> – reserve Members needed to attend these meetings.</li> <li>ii. <u>Next meeting</u> – Tuesday 25<sup>th</sup> July 3.00pm at Waterfront Café, Polzeath.</li> </ul> </li> </ul>	
<b>PL46/2017</b>	<u>Meeting Closed</u> –	

Signature: ..... (Mrs Gillian Thompson)  
Parish Clerk

Date: 10<sup>th</sup> July 2017

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