



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 17th JULY 2017 @ 7.30pm

Present: Cllr. Gisbourne (Chairman) Cllr. Ms Boswell-Munday Cllr. Crowdy
Cllr. Mrs Morgan Cllr. Mrs Mould (CC/PC) Cllr. Richards
Cllr. Mrs Webb Cllr. Miss Williams Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman opened the meeting and welcomed those present.</p> <p>Members met with representatives from St Austell Brewery i.r.o. proposed redevelopment of the Oystercatcher Inn. Mr Adam Luck spoke regarding the history of the site. The plan is to have the new venue open for Easter 2018. Mr Steve Worrall circulated some visual aids giving examples of what the proposed development could look like, internally and externally. The existing self-catering accommodation will be replaced by refurbished apartments. The footprint will be larger but the height will not increase.</p> <p>Cllr. Morgan spoke i.r.o. PL39e/2017. She sought assurance that traffic would not be able to use the existing lane, as this had been the cause of earlier problems.</p> <p>Mr Robert Gilder sought assurance the agricultural right of way would not be used for construction traffic (PL39e/2017 refers). He said the plan showed the access to be half way up the lane.</p>	
PL37/2017	<u>Apologies for Absence</u> – Cllrs. Davis and Gilbert.	
PL38/2017	<p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – Cllrs. Morgan and Williams in PL39e/2017.</p> <p>b. <i>Non-Pecuniary/Disclosable Interests</i> – none.</p> <p>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</p>	Clerk
PL39/2017	<p><u>Planning Applications</u> – Members to consider the following:</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. OBJECT as the site is outside of the development boundary as identified in Policy 2.1 of the St Minver NP.</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. OBJECT as this would be a new dwelling and as such would need to be a permanent residence (Policy 3.2 of the St Minver NP).</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>	Clerk Clerk

	<p>NO OBJECTION, but the properties should be for permanent residence (as per Policy 3.2 of the NP), 50% of which should be affordable. There should be sufficient on-site parking as there is no parking on the road. The amenity space should be sufficient to meet the requirement of the NP.</p> <p>d. <i>PA17/05185, Land S of Ferryside, Rock Road, Rock</i> – erection of a new 5-bedroom dwelling. Mr Paul Banks, CC had provided a revised site plan. OBJECT on the grounds of over development of the site and the access is considered inadequate. Members objected to an earlier application for a 2-bedroom dwelling on this site and nothing in this application dissipates their earlier concerns. If permission is granted then it should be a permanent residence (as per Policy 3.2 of the NP). Members draw attention to the septic tank on the site, which serves the properties above and query how this is being dealt with. The amount amenity space does not meet the requirements of the St Minver NP and Members point out claims that the beach meets this need, is immaterial as it is not available at high tide.</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. Cllrs. Morgan and Williams left the meeting whilst this item was discussed.</p> <p>Members acknowledge that, in principle, the application fits the criteria of the St Miner NP, but feel unable to comment until further information is available. In particular, Members feel strongly the access should only be via The Point at Polzeath and they want to know the outcome of the dialogue with that company before making their decision. It is also understood the owner of half the field was unaware of the proposal, contrary to planning law. Should planning permission be granted, Members point out the dwellings should be for permanent residency (Policy 3.2 of the NP) and 50% of the properties should be affordable.</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. OBJECT on the grounds there is no evidence the building has been used as a self-contained dwelling, it has always been a workshop, ancillary to the house. The site is outside the development boundary (Policy 2.1 of the St Miner NP). If permission is granted it should be for permanent residence only (Policy 3.2).</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. NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p>PL40/2017</p>	<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 27th August 2016.)</p> <p>b. <i>PA17/02346, Penfenten, Rock Road, Rock</i> – construction of driveway gates.</p> <p>c. <i>PA17/02398, Penfenten, Rock Road, Rock</i> – Certificate of Lawfulness for the construction of 1m high gates at access to property.</p> <p>d. <i>PA17/02434, Land N of Broad Park Close Broad Park Close, St Minver</i> – 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.</p> <p>e. <i>PA17/03321, Tzitzikama, Rock Road, Rock</i> – variation of condition 2 in respect of decision PA16/01791 dated 10th June 2016 (construction of four new dwellings) to amend plans relating to plot 4.</p> <p>f. <i>PA17/03441, Bay View, Worthy Hill, Trebetherick</i> – rear bedroom and kitchen extension with introduction of balcony.</p> <p>g. <i>PA17/03525, Sharp’s Brewery, Pityme</i> – proposed new car park.</p>	

	<ul style="list-style-type: none"> h. PA17/03743, <i>Chi Neuvella, Rock Road, Rock</i> – new swimming pool and proposed works. i. PA16/11752, <i>Ferryside, Rock Road, Rock</i> – replacement of existing cottage with a six-bedroom building (three linked buildings) and the creation of a subterranean garage. j. 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. k. PA17/04160, <i>Shores House, Shores Lane, Rock</i> – tree preservation for works to trees. 	
PL41/2017	<p><u>Planning Applications Refused by CC</u> – information only.</p> <ul style="list-style-type: none"> a. PA16/12159, <i>Land adj. to Merrow, Rock</i> – outline planning consent with some matters reserved for erection of dwelling. b. PA17/02201, <i>Land off Francis Road, Trebetherick</i> – removal of condition 13 (occupancy restriction) from decision PA16/07502 to allow use of dwellings other than as only or principal homes. c. PA17/02402, <i>Whitehaven, Rock</i> – outline application with some reserved matters for a proposed residential dwelling. d. PA17/04136, <i>Land NE of Cockmoyle, Rock Road, Rock</i> – construction of a residential dwelling house. 	
PL42/2017	<p><u>Other Planning Matters</u> –</p> <ul style="list-style-type: none"> a. PA17/02201, <i>Land Off Francis Road, Trebetherick</i> – removal of condition 13 (occupancy restriction) from decision PA16/07502 to allow use of dwellings other than as only or principal homes. Noted this application had been taken to appeal. All representations must be received by 26th July 2017. b. PA17/03514, <i>Land E of Windwhistle, Trebetherick</i> – proposed new dwelling, redesign of approval PA16/02586. Cllr. Mould represented the PC at CC's Planning Committee for decision. 17th July 2017. She reported the application had been granted. 	
PL43/2017	<p><u>Trewint Playing Fields</u></p> <ul style="list-style-type: none"> a. <i>Phone Mast</i> – <ul style="list-style-type: none"> i. <i>Base Station</i> – consultation i.r.o. proposed base station installation at Trewint. Details previously circulated via email. A formal planning application had since been submitted. Deferred to the August Meeting St Minver Pre-school had objected to the proposal and provided copies of objections from parents. ii. <i>Telecoms Lease</i> – Cllr. Gisbourne had checked the draft lease and it was AGREED to sign, but to point out the land is owned by the PC. iii. <i>The Way Forward</i> – Members would prefer a lump sum i.r.o. the lease with CTIL, but understand the Phone Mast Company need to sell the contract for this to happen. The Clerk to clarify what money might be expected from the sale. b. <i>Trewint Community Project</i> – Cllrs. Boswell-Munday, Gisbourne and Mould had met with Ms Caroline Danks, who is a professional fund bid writer. £20,000 would be needed to move the project forward, spread over two-years. It was RESOLVED to allocate £2,800 for a Feasibility Study (FS) with an additional £7,000 for delivery of a Fund Bid, dependent on the FS. Highlands had appointed Cllr. Brian Owen as their representative on the Working Party. The Clerk to explain that at present work is being done through small sub-groups each working on different elements. If the feasibility study is favourable then the project will progress. 	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	c. <i>Play Equipment Repairs</i> – it was RESOLVED to accept the quotation from Hand Made Places for repairs to the see-saw, at a cost of £340.	Clerk
PL44/2017	<i>Emergency Payments</i> – it was RESOLVED to authorise payment of an invoice from The Point for £300.	Clerk
PL45/2017	<p><u>Documentation / Correspondence / Information</u> – not covered elsewhere on the agenda:</p> <p>a. <i>Clerk's Leave</i> – 31st July – 4th August and 20th August – 1st September 2017.</p> <p>b. <i>Polzeath Beach Management Group</i> – Cllr. Mould spoke of the problems on the beach recently.</p> <p>i. <u>Attendance</u> – Cllrs. Gisbourne and Williams will attend these meetings. Cllrs. Morgan and Richards will act as reserves. The Clerk to clarify if Cllr. Davis is able to continue to represent Lowlands at these meetings.</p> <p>ii. <u>Next meeting</u> – Tuesday 25th July, 4pm at Waterfront Café, Polzeath.</p> <p>c. <i>Vital Signs Questionnaire</i> – research questionnaire from Cornwall Community Foundation (CCF). Previously circulated via email.</p> <p>d. <i>Clerks & Councils Direct</i> – July 2017. Taken by Cllr. Mould.</p>	Clerk
PL46/2017	<u>Meeting Closed</u> – 21.38pm.	

Signature: (Cllr. Gisbourne)
Chairman

Date: 4th September 2017