

St MINVER LOWLANDS PARISH COUNCIL
NOTICE AND AGENDA OF THE PLANNING MEETING, TO BE
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 21st AUGUST 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 Mr Ivan Tomlin, i.r.o. planning application PA17/06848 (Minute PL49/2017 below refers).</p>	
PL47/2017	<u>Apologies for Absence</u> – Cllr. Crowdy and the Clerk (leave).	
PL48/2017	<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>	
PL49/2017	<p><u>Planning Applications</u> – Members to consider the following, including any applications that are received after the agenda has been published:</p> <p>a. PA17/01876/PREAPP, 6 Higher Tristram, Polzeath – pre-application advice for a replacement dwelling.</p> <p>b. PA17/05249, Fron, Golf Course Hill, Rock – works to trees covered by a Tree Preservation Order, namely - To dismantle 5 Dead Scotts Pine stems from northern hedge line backing onto golf course (G1). To thin out selected trees from eastern side border to enable remaining trees more room to grow and improve form (G2).</p> <p>c. PA17/05331, 1 Cricketers Close, Rock – tree works to a group of five macrocarpa trees subject to TPO. An Lys Rock TPO 2009 ref E1/8K7B6/220 tree ref G1.</p> <p>d. PA17/06426, Summerdaes, Rock Road, Rock – construction of a ground floor extension (demolition of existing). Ext granted to 21/8/17 by Sam Dunn</p> <p>e. PA17/06487, Trewint Playing Field, Rock – application for prior notification of proposed development by telecommunications namely the siting of 17.5m mast complete with 3 antennas, two dish antennas and associated radio equipment cabinets. Extension granted to 21/8/17 by John Rudge</p> <p>f. PA17/06634, Doom Bar House, Daymer Lane, Trebetherick – demolition of the existing attached annexe and construction of a new annexe to improved specification.</p> <p>g. PA17/06687, Duncliffe, Tristram Cliff, Polzeath – removal of condition 2 and vary condition 3 to extant planning permission PA13/02011.</p> <p>h. PA17/06720, The Oystercatcher, Dunders Hill, Polzeath – refurbishment and sensitively extend the existing public house and hotel and provide an external seating / dining area for alfresco dining, including 2 no. eternal</p>	

	<p>covered seating booths and new bin storage.</p> <p>i. PA17/06760, Pips Cottage, Daymer Lane, Trebetherick – Certificate of Lawfulness for the continued use of annexe as a self-contained dwelling house without compliance with condition.</p> <p>j. PA17/06762, Stoptide House, Rock Road, Rock – fell a Macrocarpa tree protected by a TPO and to replace it with a mature tree.</p> <p>k. PA17/06775, Stoptide House, Rock Road, Rock – carry out dead wooding and thinning of crossed branches to Macrocarpa tree covered by a TPO.</p> <p>l. PA17/06848, Trelawney, Worthy Hill, Trebetherick – construction of detached two storey dwelling, associated vehicular access and provision of garden amenity area.</p> <p>m. PA17/06885, Undertown, Daymer Lane, Trebetherick – extension of the existing first floor dormer.</p> <p>n. PA17/06886, Undertown, Daymer Lane, Trebetherick – LBC for extension of the existing first floor dormer.</p> <p>o. PA17/06905, Tristram Caravan and Camping Park, Polzeath – extension to ablution facilities serving Tristram camp site.</p> <p>p. PA17/07282, Lowingfold, Trenint Hill, Trebetherick – proposed two storey side extension and improvements.</p> <p>q. PA17/07300, 1 The Terrace, Rock – works to a tree covered by a TPO - mature holm oak T20 - raise canopy on one side because of low branches impeding garden.</p>	
PL50/2017	<p><u>Other Planning Matters –</u></p> <p>a. PA17/05561, Brambles, Trenint Hill, Trebetherick – variation of condition 2 (approved plans condition) in respect of decision notice PA16/07225 (erection of replacement dwelling) material change for revised position of dwelling within the site.</p> <p>Members had no objection to this application, but are asked to consider if they wish this to be referred to CC’s Planning Committee for decision, on the grounds the neighbouring property, namely Restharrow, would be unduly affected by the height, mass and proximity of the new build in the revised position.</p> <p>b. EN17/01051, Windwhistle, Trebetherick – alleged unauthorised engineering operation; namely the laying of hardcore. Case officer, Ms Louise Whitby has closed the case as she found the track in question is being used temporary to the approved planning application PA17/03514 to allow for building materials to be delivered.</p>	<p>Cllr. Mould</p> <p>Information</p>
PL51/2017	<p><u>Planning Applications Approved by CC – information only.</u></p> <p>a. PA17/01745/PREAPP, Land N of Deer Park, Rock Road, Rock – pre-application advice for 50/50 affordable/market sale residential development comprising eight dwellings, access road and associated landscaping and infrastructure. NOTE – case closed, advice given.</p> <p>b. PA17/02577, Illawarra, Tristram Cliff, Polzeath – 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. Members had commented about the ridge height.</p> <p>c. PA17/02672, Land E of Porthilly Stream, Porthilly Lane, Rock – outline application for a single detached residential dwelling with all matters reserved. Members had no objection.</p> <p>d. PA17/03706, 4 Penmayne House, Rock Road, Rock – various works to trees covered by a TPO to trees T1-T5. Members had no objection.</p>	

	<p>e. PA17/04349, Mordryg Longacre, Rock Road, Rock – demolition of existing bungalow and construction of a two-storey dwelling. Members had no objection.</p> <p>f. PA17/04562, Briar Cottage, Rock Road, Rock – demolition of existing building (studio) and construction of a replacement studio attached to the existing pool summerhouse. Members had no objection.</p> <p>g. PA17/04684, The Orchard House, Shores Lane Rock – works to five Sycamore trees. Members had no objection.</p> <p>h. PA17/04685, Clouds, Golf Course Hill, Rock – works to a group of 18 macrocarpa subject to a TPO. Members had no objection.</p> <p>i. PA17/04801, Land Adj. to Kendall, Rock Road, Rock – variation of condition 1 in respect of decision notice PA16/09235. Members had no objection.</p> <p>j. PA17/05227, Land E of An Kernyk, Shores Lane, Rock – approval of reserved matters following outline approval PA16/02826 (appearance, scale, layout and landscaping) of the proposed new dwelling. Members had no objection.</p> <p>k. PA17/05433, Porthilly Cottages, Porthilly Lane, Rock – application for a Lawful Development Certificate for existing use in relation to the self-contained residential unit. NOTE - Granted (CAADs and LUs only).</p> <p>l. PA17/05607, Lower Strand, Rock Road, Rock – proposed front entrance porch. Members had no objection.</p>	
PL52/2017	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. PA17/04912, Land N of Lowenva, Access to Sandyhills, Rock – erection of new dwelling (resubmission of PA17/0115, later withdrawn). Members had objected to this application.</p>	
PL53/2017	<p><u>Trewint Community Building</u> – Members to consider the pros and cons of creating a Community Interest Company (CIC).</p>	
PL54/2017	<p><u>Documentation / Correspondence / Information</u> – not covered elsewhere on the agenda:</p> <p>a. Clerk’s Leave – 20th August – 1st September 2017.</p>	
PL55/2017	<p><u>Meeting Closed</u> –</p>	

Signature: (Mrs Gillian Thompson)

Parish Clerk

Date: 14th August 2017

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