



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 15th JANUARY 2018 @ 7pm

Present: Cllr. Gisbourne (Chairman) Cllr. Ms Boswell-Munday Cllr. Crowdy
 Cllr. Mrs Mould (CC/PC) Cllr. Mrs Webb 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>Mr Chris Tyson from Modbox Spaces met with Members. He said he was there to answer any questions i.r.o. PL03a/2018. He said only the design/type of units had changed, everything else was the same. The site will be run by a residents' association.</p> <p>Mr Jon James, CC was unable to meet with Members prior to this meeting. The Clerk to try to arrange a meeting with Mr Peter Marsh (his line manager) on the afternoons of Wednesday or Thursday of the next or following week.</p>	Clerk
PL01/2018	<u>Apologies for Absence</u> – Cllrs. Davis, Gilbert, Morgan, Richards and Williams.	
PL02/2018	<p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – none.</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>	
PL03/2018	<p><u>Planning Applications</u> – Members considered the following, including any applications that are received after the agenda had been published:</p> <p>a. <i>PA17/11370, Caravan Park, Higher Penmayne, Rock</i> – erection of 9 no holiday lodges (Revised unit design and increase in bed spaces relating to planning approval PA14/10444). NO OBJECTION.</p> <p>b. <i>PA17/11698, Sanderlings, Trebetherick</i> – proposed alterations and extensions to provide 2 bedrooms at first floor level, extension to the rear elevation, internal alterations, construction of a linked garage, and addition of a stand-alone PV panel array. NO OBJECTION.</p> <p>c. <i>PA17/12161, St Margaret's, Rock Road, Rock</i> – sitting room and porch extensions and internal alterations. NO OBJECTION.</p> <p>d. <i>PA17/10516, Land North of Willow Cottage, Penmayne</i> – construction of five new dwellings on vacant land. RESOLVED to agree with the case officer, who is minded to grant permission.</p>	Clerk Clerk Clerk Clerk
PL04/2018	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA17/09601, San Marino, Trewint Lane, Rock</i> – loft extension to existing dormer.</p>	

	<ul style="list-style-type: none"> b. <i>PA17/09605, Roscarrock, 58 Little Trelyn, Rock</i> – resubmission of proposed extension and alterations to existing dwelling and proposed balcony at first floor level. c. <i>PA17/09651, 6 Wentworth Close, Polzeath</i> – replacement of the front conservatory extension with a smaller solid roofed extension. d. <i>PA17/10087, Land N of Badgers Drift, Trenint Hill, Trebetherick</i> – amended scheme for the construction of a dwelling previously approved under decision PA15/06290. e. <i>PA17/100993, 4 Medrose, Rock Road, Rock</i> – new swimming pool. f. <i>PA17/10215, Flat 6 Trelawney Court, Rock Road, Rock</i> – works to trees subject to a TPO. Felling of a Macrocarpa. g. <i>PA17/10500, Middle Hobby, Trenint Hill, Trebetherick</i> – demolition of existing dwelling and erection of replacement dwelling. h. <i>PA17/10680, Manor Cottage, longhouse Lane, Rock</i> – two-storey extension on the NE elevation. Cllr. Mould left the meeting whilst this was discussed. i. <i>PA17/10733, Tradewinds, Dunders Hill, Polzeath</i> – extension and improvements. j. <i>PA17/10743, Land adj. to Kendall, Rock Road</i> – non-material amendment for amendments to windows to PA16/09235. Variation of conditions 1 (plans approved), 9 (reptile identification and removal) and removal of conditions 2 (access road design), 3 (removal of variation), 5 (estate road design) and 8 (landscaping) in respect of decision PA16/01814. k. <i>PA17/10770, Trevanion, Rock Road</i> – single storey extension to front elevation to infill porch. l. <i>PA17/10810, Rest Harrow, Trenint Hill, Trebetherick</i> – single-storey front extension with terrace above, remodel and extension of existing loft conversion with extensions to side dormers. m. <i>PA17/10827, 1 Brea Road, Rock</i> – application for a non-material amendment [1] following grant of planning permission PA16/04034. Amendments sought – addition of two roof lights and the insertion of bi-fold doors to the lounge area. n. <i>PA17/10587, The Point, Polzeath</i> – extensions to green keepers and storage sheds. 	
PL05/2018	<p><u>Planning Applications Withdrawn</u> – information only.</p> <ul style="list-style-type: none"> a. <i>PA17/10951, Site Adj. to Penmayne Paddock, Penmayne</i> – removal of two static caravans and erection of single-storey dwelling. 	
PL06/2018	<p><u>Planning Enforcement Issues</u> –</p> <ul style="list-style-type: none"> a. <i>EN16/01418 The Point at Polzeath (Access To) St Minver</i> – alleged access not constructed in accordance with approved plans PA15/08811; namely safety concerns raised in respect of visibility splay. Breach of Condition Notice served 28/11/17. Case officer: David Tapsell. New case. b. <i>EN18/00030, Bethune Cottage, Shores Lane, Rock</i> – alleged breach of condition 3 (obscure glazing and restricted opening) of planning approval PA15/10479 - clear glass has been installed. New case. Complainant had withdrawn their complaint after speaking to the glazing company who confirmed new glass had been ordered and will be installed as per the condition. 	
PL07/2018	<p><u>Documentation / Correspondence / Information</u> – not covered elsewhere on the agenda:</p> <ul style="list-style-type: none"> a. None. 	

<p>PL08/2018</p>	<p><u>Coronation Gardens WCs</u> – Ms Lisa Pender had asked Members to confirm whether it is their intention to continue to contribute £7,500, or a different figure, towards the running of the facilities during 2018-2019. As Mr Jon James, and Ms Lisa Pender, CC had cancelled their meeting with Members it was RESOLVED to defer this decision until they were able to be present.</p> <p>It was noted that figures supplied by CC showed the following costs had been incurred in 2017-18:</p> <table data-bbox="335 369 965 817"> <tr> <td>Units</td> <td>34.52</td> </tr> <tr> <td>Water</td> <td>825.59</td> </tr> <tr> <td>Electricity</td> <td>0.00</td> </tr> <tr> <td>Business Rates</td> <td>0.00</td> </tr> <tr> <td>Cleansing</td> <td>6,910.74</td> </tr> <tr> <td>R&M</td> <td>2,998.78</td> </tr> <tr> <td>G4S Charge</td> <td>894.98</td> </tr> <tr> <td></td> <td><u>11,664.61</u></td> </tr> <tr> <td>Less coin Collections</td> <td><u>3,677.84</u></td> </tr> <tr> <td></td> <td>7,986.77</td> </tr> <tr> <td>Lowlands contribution</td> <td><u>7,500.00</u></td> </tr> <tr> <td>Deficit</td> <td><u>£486.77</u></td> </tr> </table>	Units	34.52	Water	825.59	Electricity	0.00	Business Rates	0.00	Cleansing	6,910.74	R&M	2,998.78	G4S Charge	894.98		<u>11,664.61</u>	Less coin Collections	<u>3,677.84</u>		7,986.77	Lowlands contribution	<u>7,500.00</u>	Deficit	<u>£486.77</u>	<p>Clerk</p>
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<p>PL09/2018</p>	<p><u>Daymer Bay WCs</u> – Ms Lisa Pender, CC had asked Members to confirm whether it is their intention to continue to contribute towards the running of the facilities during 2018-2019. Members were unwilling to commit to any more funding, pending a discussion with Mr Jon James or Peter Marsh (see PL08/2018 above). In particular they wish to ensure the creation of a Community Interest Company (CIC) and a different sewage disposal system is installed.</p> <p>Ms Pender had provided figures that showed the charges incurred at the facility in 2017-18 were £20,594.70. CC predict the cost of running the WCs to the same specification in 2018-19 will be £21,830.38. This had been calculated with an estimate of 6% increase.</p> <p>NOTE – an email from Mr Henry Herzberg setting out the Trebetherick Residents' Association's position i.r.o. the Daymer Bay toilets had been circulated to all Members.</p>	<p>Clerk</p>																								
<p>PL10/2018</p>	<p>Meeting Closed – 19.35 pm.</p>																									

Signature: (Cllr. Gisbourne)
Chairman

Date: 5th February 2018