

St MINVER LOWLANDS PARISH COUNCIL
NOTICE AND AGENDA OF THE PLANNING MEETING, TO BE
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 16th APRIL 2018 following the Parish Meeting

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

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – Members of the public may address the Council prior to the start of the meeting.	
PL11/2018	<u>Apologies for Absence</u> –	
PL12/2018	<u>Members' Declarations</u> – <ol style="list-style-type: none"> 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. 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. c. <i>Declaration of Gifts</i> – Members are reminded they must declare any gift or hospitality with a value in excess of fifty pounds. 	
PL13/2018	<u>Planning Applications</u> – Members to consider the following, including any applications that are received after the agenda has been published: <ol style="list-style-type: none"> a. PA18/00961, <i>Menwinnion, Dunders Hill, Polzeath</i> – replacement dwelling. Deferred from the April Full Council Meeting. b. PA18/01991, <i>Land Adj. to Sunleas, Dunders Hill, Polzeath</i> – application for approval of reserved matters to approved outline application No. PA17/00741 dated 21st March 2017 for Plot 1 (access, appearance, landscaping, layout and scale). Deferred from the April Full Council Meeting. NOTE – this application has been withdrawn. c. PA18/02378, <i>Land Adj. to Kendall, Rock Road, St Minver</i> – removal of condition 9 (relating to 'brise soleil') in respect of decision PA17/02204 dated 21.06.17 for 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. d. PA18/02829, <i>Land N of Lowenva, Access to Sandyhills, Rock</i> – submission of details to discharge condition 5 in respect of Decision Notice PA16/04182 dated 29th June 2016. 	
PL14/2018	<u>Planning Applications Approved by CC</u> – information only. <ol style="list-style-type: none"> a. PA17/10332, <i>6 Hr. Tristram, Polzeath</i> – replacement dwelling. Members had no objection. b. PA17/10516, <i>Land North of Willow Cottage, Penmayne</i> – construction of five new dwellings on vacant land. Members wanted at least 50% to be affordable and all to be moderately priced and for permanent residency. c. PA17/10847, <i>River View, Cant Lane, St Minver</i> – proposed boathouse and garden machinery store. Members had no objection d. PA17/10862, <i>Cocklebar, Rock</i> – Members commented on this application at their December meeting. 	

	<p>e. PA17/1113, <i>Greenaway Heights, Access to Rear of St Moritz Hotel</i> – proposed demolition of existing outbuildings to allow construction of proposed extension to include internal remodelling, external stepped approach to garden and associated works. Members had no objection.</p> <p>f. PA17/11156, <i>Trevanion, Rock Road, St Minver</i> – single storey side and rear extension. Members had no objection.</p> <p>g. PA17/11209, <i>White Lodge, Rock Road, St Minver</i> – remodelling of existing single family dwelling to include rear and side extension. Members had no objection.</p> <p>h. PA17/11370, <i>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. Members had no objection.</p> <p>i. PA17/11698, <i>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. Members had no objection.</p> <p>j. PA17/11703, <i>9 St Moritz Villas, Trebetherick</i> – proposed two-storey extension to provide additional bedroom with en-suite on first floor and storage on ground floor. Members commented: the property is in the centre of the St Moritz development and would change the conformity of the estate and impact on the street scene.</p> <p>k. PA17/12161, <i>St Margaret’s, Rock Road, Rock</i> – sitting room and porch extensions and internal alterations. Members had no objection.</p> <p>l. PA17/12171, <i>8 Hr. Tristram, Polzeath</i> – construction of a replacement dwelling (resubmission of previously approved PA14/12078). Members had no objection.</p> <p>m. PA17/12223, <i>7 Hr. Tristram, Polzeath</i> – variation of condition 2 (approved plans) in respect of decision PA16/11646 dated 22nd March 2017 for replacement dwelling to include swim spa and sauna. Members had no objection.</p> <p>n. PA18/00320, <i>Trebant, Rock</i> – works to trees subject to a tree preservation order. Felling of dead Ash tree. Members had no objection.</p> <p>o. PA18/00441/PREAPP, <i>Trethwaite, Rock Road, Rock</i> – pre-application advice for replacement dwelling with supporting annexe. Members objected because it has the potential to be a separate dwelling.</p> <p>p. PA18/00666, <i>Land N of Deer Park, Rock Road, Rock</i> – reserved matters application in respect of decision PA14/02233 (Outline permission for proposed 50/50 affordable/market housing development x 8 No dwellings. Members had objected.</p> <p>q. PA18/00717, <i>Land S of Tennessee, Rock Road, Rock</i> – new bungalow. Members had objected.</p> <p>r. PA18/00953, <i>Trefelix, Daymer Lane, Trebetherick</i> – demolition of existing boiler room and fire escape. Erection of a basement and single-storey extension and enclosure of escape stair to attic rooms. Members had no objection.</p> <p>s. PA18/00995, <i>Land S of Highclere House, Broad Park Close, St Minver</i> – outline planning permission with all matters reserved: proposed detached dwelling. Members had no objection providing it was for permanent residency.</p>	<p>Closed advise given</p>
<p>PL15/2018</p>	<p><u>Planning Applications Refused</u> – information only.</p> <p>a. PA18/00659, <i>Land S of Ferryside Cocklebar, Rock Road, Rock</i> – removal of condition 6 (occupancy restriction) in respect of decision PA17/05185 dated 06.09.17 (Erection of a new 5-bedroom dwelling and garage). Members had objected.</p>	

PL16/2018	<u>Planning Applications Withdrawn</u> – information only. a. <i>PA18/00177, Sunleas, Dunders Hill, Polzeath</i> – Reserved Matters to Approved Outline Application No. PA17/00741 dated 21 st March 2017 for Plot 1 (access, appearance, landscaping, layout and scale).	
PL17/2018	<u>Planning Enforcement Issues</u> – 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. b. <i>EN18/00556, Trenoweth, Trebetherick</i> – alleged barn not cladded, boundary not constructed on E side of car park and breaches of conditions 4 and 5 (ecology) of PA16/10922. Case officer: David Tapsell. New case.	
PL18/2018	<u>Polzeath Beach Issues</u> – Members to consider the written proposals from Mr Peter Marsh, Service Director: Environment, CC i.r.o.: a. <i>Trading Pitches</i> – b. <i>Water Licensing Scheme</i> – c. <i>Car Park Management</i> – d. <i>Coronation Gardens, Polzeath WCs</i> –	
PL19/2018	<u>Documentation / Correspondence / Information</u> – not covered elsewhere on the agenda: a.	
PL20/2018	<u>Meeting Closed</u> –	

Signature: (Mrs Gillian Thompson)

Parish Clerk

Date: 9th April 2018

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