



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

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

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman opened the meeting and welcomed those present.</p> <p>In the absence of the Clerk, Cllr. Gilbert took the Minutes.</p>	
PL11/2018	<u>Apologies for Absence</u> – the Clerk.	
PL12/2018	<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>	
PL13/2018	<p><u>Planning Applications</u> – Members considered the following:</p> <p>a. <i>PA18/00961, Menwinnion, Dunders Hill, Polzeath</i> – replacement dwelling. Deferred from the April Full Council Meeting. Cllr. Mould had requested a site meeting, but this had been declined by the case officer, Ms Samantha Hewitt. OBJECT on the grounds of over development of the site, the mass of the proposed building is too high and will be taller than neighbouring properties. Members are unsure that the ground levels as stated in the planning application are correct and they need to be checked.</p> <p>b. <i>PA18/01991, 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 Deferred from the April Full Council Meeting NOTE – this application had subsequently been withdrawn.</p> <p>c. <i>PA18/02378, 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. Cllr. Mould to seek clarification from the case officer. Deferred to the May Full Council Meeting.</p> <p>d. <i>PA18/02829, Land N of Lowenva, Access to Sandyhills, Rock</i> – submission of details to discharge condition 5 in respect of Decision Notice PA16/04182. Members OBJECT to this and did not want the condition discharged. The Clerk to ensure conditions are shown in future.</p>	<p>Clerk</p> <p>NFA</p> <p>Cllr. Mould / Clerk</p> <p>Clerk Clerk</p>

<p>PL14/2018</p>	<p><u>Planning Applications Approved by CC</u> – information only.</p> <ul style="list-style-type: none"> a. PA17/10332, 6 Hr. Tristram, Polzeath – replacement dwelling. b. PA17/10516, Land North of Willow Cottage, Penmayne – construction of five new dwellings on vacant land. c. PA17/10847, River View, Cant Lane, St Minver – proposed boathouse and garden machinery store. d. PA17/10862, Cocklebar, Rock – e. PA17/1113, Greenaway Heights, Access to Rear of St Moritz Hotel – proposed demolition of existing outbuildings to allow construction of proposed extension to include internal remodelling, external stepped approach to garden and associated works. f. PA17/11156, Trevanion, Rock Road, St Minver – single storey side and rear extension. g. PA17/11209, White Lodge, Rock Road, St Minver – remodelling of existing single family dwelling to include rear and side extension. h. PA17/11370, Caravan Park, Higher Penmayne, Rock – erection of 9 no holiday lodges (Revised unit design and increase in bed spaces relating to planning approval PA14/10444. i. PA17/11698, Sanderlings, Trebetherick – 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. j. PA17/11703, 9 St Moritz Villas, Trebetherick – proposed two-storey extension to provide additional bedroom with en-suite on first floor and storage on ground floor. k. PA17/12161, St Margaret's, Rock Road, Rock – sitting room and porch extensions and internal alterations. l. PA17/12171, 8 Hr. Tristram, Polzeath – construction of a replacement dwelling (resubmission of previously approved PA14/12078). m. PA17/12223, 7 Hr. Tristram, Polzeath – 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. n. PA18/00320, Trebant, Rock – works to trees subject to a tree preservation order. Felling of dead Ash tree. o. PA18/00441/PREAPP, Trethwaite, Rock Road, Rock – pre-application advice for replacement dwelling with supporting annexe. Closed advise given. p. PA18/00666, Land N of Deer Park, Rock Road, Rock – reserved matters application in respect of decision PA14/02233 (Outline permission for proposed 50/50 affordable/market housing development x 8 No dwellings. q. PA18/00717, Land S of Tennessee, Rock Road, Rock – new bungalow. r. PA18/00953, Trefelix, Daymer Lane, Trebetherick – demolition of existing boiler room and fire escape. Erection of a basement and single-storey extension and enclosure of escape stair to attic rooms. s. PA18/00995, Land S of Highclere House, Broad Park Close, St Minver – outline planning permission with all matters reserved: proposed detached dwelling. 	
<p>PL15/2018</p>	<p><u>Planning Applications Refused</u> – information only.</p> <ul style="list-style-type: none"> a. PA18/00659, Land S of Ferryside Cocklebar, Rock Road, Rock – 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). 	

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. The Kents agreed to cut the hedge according to the owner of the point. 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 reported the planning permission for development on the site (PA16/10922) does not include any requirement, by way of conditions, for boundary treatment along the eastern boundary or the cladding of the side of the remaining barn. The applicant has been reminded of the need to implement the findings of the ecology report. No evidence of non-compliance with these conditions has been found. Case closed.	
PL18/2018	<u>Polzeath Beach Issues</u> – Members to consider the written proposals from Mr Peter Marsh, Service Director: Environment, CC.(previously circulated via email) i.r.o.: a. <i>Trading Pitches</i> – Majority agree in principle providing an agreed percentage of the money comes back to the Parish. b. <i>Water Licensing Scheme</i> – in principle Members are happy for that to go ahead but all owners to be on board and pay their share. c. <i>Car Park Management</i> – Members would be happy in principle to discuss it further. d. <i>Coronation Gardens, Polzeath WCs</i> – the Clerk to establish what time they are locked; how they are locked and if they will lock if damaged? Also to ask what is ‘auto lock’ and how does it work?	Clerk Clerk Clerk Clerk
PL19/2018	<u>Documentation / Correspondence / Information</u> – not covered elsewhere on the agenda: a. <i>Clerk’s Leave</i> – 28 th April – 7 th May 2018.	
PL20/2018	<u>Meeting Closed</u> – 19:55 pm.	

Signature: (Cllr. Gisbourne)
Chairman

Date: 8th May 2018