

**St MINVER LOWLANDS PARISH COUNCIL**  
**NOTICE AND AGENDA OF THE PLANNING MEETING, TO BE**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON MONDAY, 20<sup>th</sup> AUGUST 2018 @ 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>There will be a presentation i.r.o. the proposed Coastal Sculpture project prior to the commencement of the Meeting.</p>	
PL21/2018	<u>Apologies for Absence</u> – Cllr. Gilbert and the Clerk (both on leave).	
PL22/2018	<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>	
PL23/2018	<p><u>Planning Applications</u> – Members to consider the following, <a href="#">including any applications that are received after the agenda has been published</a>:</p> <p>a. <i>PA18/03758, Carn Cobba, Tristram Cliff, Polzeath</i> – proposed boat store in garden. Revised plans received and circulated via email.</p> <p>b. <i>PA18/05169, Access to Rear of St Moritz Hotel, Trebetherick</i> – proposed luxury hotel suites.</p> <p>c. <i>PA18/05507, Pentireglaze, St Minver</i> – erection of National Trust visitor facilities including catering outlet, visitor car park and landscaping.</p> <p>d. <i>PA18/05517, Pentire Farm</i> – conversion of redundant farm buildings into National Trust holiday accommodation and ranger stores.</p> <p>e. <i>PA18/05667, 7 Dingles Way, Penmayne, Rock</i> – application for removal of S106 agreement dated 23rd May 2008 in respect of 7 Dingles Way.</p> <p>f. <i>PA18/06126, Longacre, Little Sands, Rock Road, Rock</i> – demolition of existing dwelling and garage and the erection of new dwelling and outdoor swimming pool along with associated landscaping works.</p> <p>g. <i>PA18/06147, 25 Dingles Way, Penmayne, Rock</i> – single storey rear extension.</p> <p>h. <i>PA18/06156, Haley Ridge, Highcliff, Polzeath</i> – proposed annex accommodation over existing garage.</p> <p>i. <i>PA18/06207, Westward Flats, Dunders Hill, Polzeath</i> – demolition of existing laundry room and reconstruction of two new outdoor terraces with glazed patio doors through to adjacent apartments at ground and first floor levels.</p> <p>j. <i>PA18/06288, 1-2 Beachside, Rock Road, Rock</i> – installation of two rooflights to admit natural light into living room and dining area.</p>	

	<ul style="list-style-type: none"> <li>k. PA18/06635, Land West of Trewiston Lane, St Minver – screening opinion for residential development of up to 150 dwellings or overall area of development exceeds 5 hectares.</li> <li>l. PA18/06764, Chy-An-Brea, Trenint Hill, Trebetherick – construction of new garage and associated works.</li> <li>m. PA18/06795, 10 Dingles Way, Penmayne, Rock – application for the modification or discharge of a Planning Obligation namely the removal of a Section 106 agreement in relation to E1/2006/01019 for 10 Dingles Way.</li> </ul>	
<p><b>PL24/2018</b></p>	<p><u>Planning Applications Approved by CC – information only.</u></p> <ul style="list-style-type: none"> <li>a. PA18/01534, Treteyln, Trewint Lane, Rock – reserved matters application for appearance, landscaping, layout and scale following outline approval PA16/03085 for erection of dwelling. <b>Members had objected.</b></li> <li>b. PA18/02479, Land W of Higher Penmayne Caravan Park, Rock – additional detached 3-bedroom holiday unit. <b>Members had no objection.</b></li> <li>c. PA18/03428, Iona, Trewint Lane, Rock – works to a tree subject to a tree preservation order. Cut vulnerable branches from Copper Beech. <b>Members had no objection.</b></li> <li>d. PA18/04001, Pityme Business Centre, Unit 4, St Minver – extension to existing warehouse and office building. <b>Members had no objection.</b></li> <li>e. PA18/04535, 23 Hr. Tristram, Polzeath – extension and conversion of existing garage to form a self-contained annexe. <b>Members had no objection provided the building remains an annexe to the main dwelling.</b></li> <li>f. PA18/04725, The Dome House, The Point at Polzeath – removal of dome structure and replacement with 1st floor extension. External alterations. <b>Members had no objection.</b></li> <li>g. PA18/05057, Bramble Hill, Green Lane, Rock – fell two Macrocarpa trees subject to a Tree Preservation Order and replace with Quercus Ilex. <b>Members had no objection.</b></li> <li>h. PA18/05445, Land S of Tennessee, Rock Road, Rock – non-material amendment for movement of property 2.5m to the east to remove the foundation line away from SWW main sewer pipe to decision notice PA18/00717. <b>Members had no objection.</b></li> <li>i. PA18/05597, 4 Forlaze Road, Rock – works to trees subject to a tree preservation order. Crown reduce Beech (T1) by 2.5 metres on S side. Remove Beech (T3). Crown reduce Beech (T4) by 1 metre on S side, crown raise to 4 metres and reduce lowest limb by 2.5 metres. Remove lowest branch on S side from Beech (T5). Crown reduce Beech (T7) by 1.5 metres on S side. <b>Members had no objection.</b></li> <li>j. PA18/05637, Sanderlings, road from St Moritz Hotel to Daymer Lane, Trebetherick – variation of Condition 2 on application number PA17/11698 – proposed alterations and extensions to provide 2 bedrooms at first floor level, extension to rear elevation, internal alterations, construction of a linked garage and addition of a PV panel array (Application Number: PA17/11698 Date of Decision: 29/12/2017 refers) – namely: Condition Removal - Change of position of PV panel array to roof. Reposition of roof lights. Revision to windows. Addition of window to West Elevation first floor. <b>Members had no objection.</b></li> <li>k. PA18/06078, Lanarth, Rock Road, Rock – works to trees subject to a tree preservation order. Spread reduction of four Monterey Cypress trees from 7 metres to 5 metres on the eastern side and 8 metres to the west. <b>Members had no objection.</b></li> <li>l. PA18/06635, Land W of Trewiston Lane, St Minver – screening Opinion for residential development of up to 60 dwellings; area for development approx. 4 hectares.</li> </ul>	

<b>PL25/2018</b>	<p><u>Planning Applications Withdrawn</u> – information only.</p> <p>a. <i>PA17/10672, Land adj. to Moiety Cross, Brea Road, Rock</i> – demolition of existing garage / store and construction of ancillary accommodation for the use of guests to Moiety Cross, which incorporates a garage / boat store (previously approved under PA14/02318).</p>	
<b>PL26/2018</b>	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Consultation on the Allocation and Spend of Community Infrastructure Levy Money</i> – deadline for comments is Sunday 23<sup>rd</sup> September 2018. See: <a href="https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/community-infrastructure-levy-cil/cil-consultations/">https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/community-infrastructure-levy-cil/cil-consultations/</a>. Details previously emailed.</p> <p>b. <i>Draft Planning Validation Guide</i> – consultation ends 5pm Friday 24<sup>th</sup> August 2018. Details previously emailed.</p> <p>c. <i>PA18/00659, Land S of Ferryside, Cocklebar, Rock Road, Rock</i> – removal of condition 6 (occupancy restriction) in respect of decision PA17/05085 dated 6<sup>th</sup> September 2017 (erection of a new 5-bedroom dwelling and garage). An appeal has been made i.r.o. CC's refusal of this application.</p> <p>d. <i>North Cornwall Cluster Group</i> – correspondence with County Cllr. Egerton (planning portfolio holder) i.r.o. "Neighbourhood plans, affordable housing, and Cornwall Local Plan housing apportionment". Previously emailed.</p> <p>e. <i>CC Neighbourhood Planning 'Surgeries'</i> – various dates are available, between 9am and 4pm. Details previously circulated via email:</p> <ul style="list-style-type: none"> <li>i. Pydar House, Truro – Friday, 7<sup>th</sup> September 2018.</li> <li>ii. Penwinnick House, St Austell – Wednesday 19<sup>th</sup> September 2018.</li> <li>iii. Chy Trevail, Bodmin – Monday, 24<sup>th</sup> September 2018.</li> <li>iv. Luxstowe House, Liskeard – Wednesday, 26<sup>th</sup> September 2018.</li> </ul>	
<b>PL27/2018</b>	<p><u>Flashing Traffic Speed Light, St Minver School</u> – Minute 103b/2018 refers. Members to receive an update, following the meeting with Ms Sarah Bray and Faith Toogood, to agree the location and direction for the VAS.</p> <p>NOTE – Mr Mike Green, ITC Operations Officer, Transport &amp; Technology, CC had provided the rough cost of a VAS (£7K-£8K). He will make a site visit and confirm the price following agreement of the above.</p>	
<b>PL28/2018</b>	<p><u>Coastal Sculpture, Polzeath</u> – Members to consider any action following the presentation given in the Public Forum above.</p>	
<b>PL29/2018</b>	<p><u>Microsoft Word, Excel and PowerPoint</u> – Minute 106c/2018 refers. Members to approve the purchase of these programs for the PC's laptop at a cost of £174+VAT. Installation costs not included.</p>	
<b>PL30/2018</b>	<p><u>Documentation / Correspondence / Information</u> – not covered elsewhere on the agenda:</p> <p>a. <i>Water Quality at Porthilly and the Camel Estuary</i> – details emailed.</p> <p>b. <i>Polzeath Futures' Summit</i> – to be held on Thursday, 6<sup>th</sup> September at 9am. Attendees to include Messrs Paul Masters (CC Strategic Director, Neighbourhoods), Peter Marsh (Service Director for Environment), Simon Mould (Head of Localism) and Ms Anna Druce (Community Link Officer). Members of Highlands and Lowlands to appoint two representatives.</p>	
<b>PL31/2018</b>	<p><u>Meeting Closed</u> –</p>	

Signature: ..... (Mrs Gillian Thompson)

Parish Clerk

Date: 13<sup>th</sup> August 2018