



## St MINVER LOWLANDS PARISH COUNCIL

### MINUTES OF THE FULL COUNCIL MEETING

#### HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

**ON MONDAY, 5<sup>th</sup> NOVEMBER 2018 @ 7.15pm**

Present: Cllr. Gisbourne (Chairman)      Cllr. Ms Boswell-Munday      Cllr. Davis  
 Cllr. Miss Gilbert                      Cllr. Mrs Mould (CC/PC)      Cllr. Mrs Webb  
 Mrs Thompson (Clerk)                7 Members of the public

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman opened the meeting and welcomed those present.</p> <p>Highlands' Cllr. Darnell was present regarding Minute 150/2018. It was clarified that Lowlands were querying the validity of the petition. Cllr. Darnell asked why the NDP Panel had not taken account of Mr Bray's request to have his land included within the development boundary (DB). Cllr. Mould explained that of the 1,760 questionnaires sent out 85% of the 750+ responses wished the DB to remain as it was prior to 2012. It was emphasised that the petition is ONLY asking for inclusion of Mr Bray's land within the development boundary. There had been a number of signatures to the petition who had subsequently indicated they did not realise it would trigger a review of the NDP, they had thought they were supporting a planning application.</p> <p>Highlands' Cllr. Parnell supported what Cllr. Darnell had said.</p> <p>Mr &amp; Mrs Ramsay were present regarding the planning application in Sycamore Close (Minute 148f/2018 refers). They had concerns about the traffic during the build. It was explained this could be dealt with by a Traffic Management Plan.</p> <p>Mr &amp; Mrs Irons were present to listen to the debate about the NDP. They, too, have a vegetable patch in Highlands' area, which is not included in the development boundary either.</p>	
144/2018	<u>Apologies for Absence</u> – Cllrs. Crowdy, Morgan, Richards and Williams.	
145/2018	<p><u>Members' Declarations</u> –</p> <p>a. <i>Registerable Declarations of Interests</i> – none.</p> <p>b. <i>Non-registerable interest</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> <p>d. <i>Dispensations</i> – there were no requests for dispensations.</p>	
146/2018	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 1<sup>st</sup> October 2018, <b>AGREED</b> as a true record.</p> <p>b. <i>Planning Meeting</i> – 15<sup>th</sup> October 2018, <b>AGREED</b> as a true record.</p>	
147/2018	<p><u>Outside Bodies / Reports</u> –</p> <p>a. <i>County Council</i> – Cllr. Mould had nil to report.</p>	

	<p>Minute 148f/2018 was taken at this point, followed by Minute 150/2018 and Minute 151b/2018.</p> <p>b. <i>St Minver Highlands Parish Council</i> – a copy of their October Minutes were unavailable to the Meeting.</p> <p>c. <i>Padstow Harbour Commission (PHC)</i> – a copy of their September Minutes were made available to the Meeting.</p> <p>d. <i>Network Panel Meeting</i> – Members considered where they want the Panel meetings to go in the future (Minute 116d/2018 refers). No further action. Minutes of the last meeting previously emailed. NOTE – next meeting to be held on 29<sup>th</sup> November 2018.</p> <p>e. <i>Polzeath Futures' Summit</i> – Minute 116f/2018 refers. Cllr. Boswell-Munday reported the meeting with Highlands had resulted in a Job Description for a Beach Manager. A copy of this had been sent to CC.  Noted the next meeting with CC officers and Highlands had been tentatively scheduled for 12<sup>th</sup> November 2018, 4pm at New County Hall.  Noted Mr Mike Beckett, CC had provided the quarterly report on the WCs – takings on PAYE doors, running costs, etc. Minute 137c/2018 refers.  Noted – The Chancellor of the Exchequer has announced that public toilets will receive new mandatory business rates relief.</p> <p>f. <i>Daymer Bay WCs</i> – a Community Interest Company had been set up to run the toilets by the Trebetherick Residents' Association.</p>	
148/2018	<p><u>Planning Applications</u> – Members considered the following, including any applications received after the agenda had been published:</p> <p>a. <i>PA18/09024, 36 Trelyn, Rock</i> – single storey rear extension to form bedrooms and breakfast area. Alteration and extension to the roof at the front and alteration to windows and internal alterations. <b>NO OBJECTION.</b></p> <p>b. <i>PA18/09105, Land N of Moiety Cross, Rock</i> – construction of a dwelling. <b>NO OBJECTION.</b></p> <p>c. <i>PA18/09165, Tradewinds, Dunders Hill, Polzeath</i> – extension and improvements with variation of condition 2 (approved plans) of decision notice PA17/10733 dated 22<sup>nd</sup> December 2017 to allow for re-design of scheme. <b>NO OBJECTION.</b></p> <p>d. <i>PA18/09501, 8 Penmayne Villas, Penmayne, Rock</i> - single storey extension and adaptations for disabled person. <b>NO OBJECTION.</b></p> <p>e. <i>PA18/09555, 25 Dingles Way, Penmayne, Rock</i> – application for a non-material amendment to change the roof from membrane and glass to a raised tie truss roof (timber and tiled) – in respect of approval PA18/06147. <b>NO OBJECTION.</b></p> <p>f. <i>PA18/09628, Weston, Sycamore Close, St Minver</i> – construction of a replacement dwelling and associated works. <b>OBJECT</b> on the grounds of over development of the site – the footing mass is more than doubled and the height is out of all proportion and is not in keeping with the existing street scene. If permission is granted, Members request a Traffic Management Plan is conditioned.</p> <p>g. <i>PA18/09899, Land S of Ferryside, Rock Road, Rock</i> – non-material (NMA 1) amendment for the extension of permitted undercroft to provide additional boat store in respect of decision notice PA13/11387. <b>OBJECT</b> because of the access, which is right opposite the entrance to the RNLI.</p> <p>h. <i>PA18/09616, St Petroc, Highcliff, Polzeath</i> – application to reposition the approved new dwelling at St Petroc, following approval ref: PA17/01706. <b>NO OBJECTION.</b></p> <p>i. <i>PA18/09618, St Petroc, Highcliff, Polzeath</i> – proposed new dwelling adjacent to St Petroc. <b>NO OBJECTION</b>, but permanent residency clause should be conditioned in accordance with Policy 3.2 of the St Minver NDP.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p>j. <i>PA18/09933, Azime Court, Rock Road, Rock</i> – alterations (including conversion of part of the existing roof space) and extension (at the rear of the building) to create an additional one-bedroom apartment together with alterations to the principal elevation of the building to improve the visual appearance and enhance the street scene. <b>OBJECT</b> Members cannot see how the revised proposal had addressed concerns that the site is ‘too busy’. There was concern that the increase in traffic coming and going to the site right at the busiest part of Rock would put further pressure on the main road, and the very tight space on site, could make it difficult for the Coastguard to get out in an emergency. It would also overlook the neighbour’s property.</p>	Clerk
149/2018	<p><u>Planning Appeals</u> –</p> <p>a. <i>PA18/00659, Land S of Ferryside, Cocklebar, Rock</i> – appeal dismissed. No Costs claimed. Details previously emailed.</p>	
150/2018	<p><u>Neighbourhood Plan</u> – Public forum above refers. Members of Lowlands and Highlands PCs had met to discuss the petition requesting a review of the NDP.</p> <p>Cllr. Webb said she was delighted the NDP had held up when tested at appeal. She confirmed she too had received comments that they had been asked to sign the petition whilst buying petrol, etc. and they did not realise what they were signing. Cllr. Davis said he felt the Plan may need ‘tweaking’ but that this could wait to the review in 3½ years’ time. Cllr. Boswell-Munday said she thought there were errors on the petition. Cllr. Gisbourne said some were ‘names’ and not ‘signatures’. He was also concerned about the cost of a review. Cllr. Gilbert said she was one of those who had signed the petition, without realising its implications. It was <b>RESOLVED</b> to:</p> <p>a. Respond to the petition and explain we cannot take any action regarding it because there is no disclaimer, which is needed in order for the Parish Council to be able to contact the signees and confirm their consent, and</p> <p>b. It does not clearly explain the process the signee is agreeing to.</p>	Clerk
151/2018	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Children’s Play Area</i> – Members considered:</p> <p>i. <u>Fortnightly H&amp;S Inspection Reports</u> – deferred to the December meeting.</p> <p>ii. <u>RoSPA Annual Report</u> – Cllr. Davis said he had the repairs to the slide in hand. Cllr. Gilbert said the company who had installed the original equipment was no longer trading. The Clerk to confirm the insurance position regarding the cover for repairs.</p> <p>iii. <u>New Piece of Play Equipment</u> – the Clerk provided Cllr. Gilbert with a copy of the Broxapp catalogue. Deferred to the December meeting.</p> <p>b. <i>St Minver Community Hub</i> – Members received an update on:</p> <p>i. <u>Charitable Incorporated Organisation</u> – the big issues with the charitable route is the length of time it takes to implement. The Community Interest Company (CIC) is quicker to set up, funders are often willing to consider CICs. The drawback would be if charitable donations (gift aid) were received. Members <b>AGREED</b> to go down the CIC route initially but noted that at any time it could change to a CIO if that becomes desirable to take advantage of gift aid.</p> <p>There was no report as to the running costs.</p> <p>ii. <u>Fundraising Development Plan</u> – standard item on the agenda.</p> <p>c. <i>Playing Field Hedge</i> – Minute PL37b/2018 refers. Cllr. Richards to arrange for the hedge that is on the road behind the football club to be cut back. Deferred to the December meeting for an update.</p>	<p>Clerk</p> <p>Clerk</p> <p>Cllr. Richards</p>



	<ul style="list-style-type: none"> <li>i. <u>Cornwall Hospice</u> – details previously emailed.</li> <li>ii. <u>Cruse Bereavement Care in Cornwall</u> – details previously emailed.</li> </ul>	
156/2018	<p><u>Documentation / Correspondence</u> – not covered elsewhere on the agenda:</p> <ul style="list-style-type: none"> <li>a. <i>Draft Housing Supplementary Planning Document</i> – consultation period between 19<sup>th</sup> October and 5pm 30<sup>th</sup> November 2018. Details previously emailed.</li> </ul>	
157/2018	<p><u>Diary Dates</u> –</p> <ul style="list-style-type: none"> <li>a. <i>Full Council Meetings</i> – 3<sup>rd</sup> December 2018 at 7.15pm.</li> <li>b. <i>Planning Meeting</i> – TBC. Noted no Planning Meeting is scheduled for December, except that the Chairman and Clerk may call one if necessary.</li> <li>c. <i>CC Stakeholder Budget Briefing</i> – Wednesday, 7<sup>th</sup> November 2018, Council Chamber, 6.30 – 8pm. Details previously emailed.</li> <li>d. <i>Polzeath Christmas Lights Switch-on</i> – 8<sup>th</sup> December 2018. CC had been asked to provide free car parking.</li> </ul>	
158/2018	<p><u>Information Only/Future Agenda Items</u> –</p> <ul style="list-style-type: none"> <li>a. None.</li> </ul>	
159/2018	<u>Meeting Closed</u> – 21.12pm.	

Signature: ..... (Cllr. Gisbourne)  
Chairman

Date: 3<sup>rd</sup> December 2018