



## St MINVER LOWLANDS PARISH COUNCIL

### MINUTES OF THE PLANNING MEETING

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

**ON MONDAY, 15<sup>th</sup> OCTOBER 2018 @ 7.30pm**

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

| Minute           | AGENDA ITEMS  | Action   |
|------------------|---|--|
|                  | <u>Chairman's Welcome and Public Forum</u> – the Chairman opened the meeting and welcomed those present. In the absence of the Clerk, Cllr. Gilbert kindly took the Minutes. Two members of the public were present.  |  |
| <b>PL32/2018</b> | <u>Apologies for Absence</u> – Cllrs. Davis, Morgan and the Clerk.  |  |
| <b>PL33/2018</b> | <u>Members' Declarations</u> – <ul style="list-style-type: none"> <li>a. <i>Registerable Declarations of Interests</i> – Cllr. Gilbert is PL34b/2018.</li> <li>b. <i>Non-registerable interest</i> – none.</li> <li>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</li> <li>d. <i>Dispensations</i> – there were no requests for dispensations.</li> </ul>  |  |
| <b>PL34/2018</b> | <u>Planning Applications</u> – Members considered the following: <ul style="list-style-type: none"> <li>a. PA18/02625/PREAPP, Land E of Mermaids, Trebetherick – pre-application advice for a family sized house to be used for permanent residence. <b>OBJECT</b> as the site is outside of the development boundary (policy 2.1 of the St Minver NDP), indeed it is not even in the building line.</li> <li>b. PA18/07351, Trefresa Farm, Rock – conversion of barns to dwellings, associated landscaping and parking, demolition of barns, construction of swimming pool, and alterations and extension to farm houses.<br/>               Noted Mr John Salmon, Laurence Associates had confirmed there will be two spaces per unit, as shown on the submitted site plan. The plan shows three areas of parking associated with the separate clusters of units (22 spaces are shown in total).<br/>               Following the explanation from the architects, Members reconsidered the application. <b>NO OBJECTION</b> subject to a favourable report from the AONB officer and Members wish to point out the plans only make provision for the minimum number of parking spaces and the developers should be mindful to have an overspill parking area. As previously, they seek clarification on whether the 'conversion' of the two 'ruins' should have a permanent residency condition in line with the St Minver NDP Policy 3.2.</li> <li>c. PA18/08149, White Lodge, Rock Road, St Minver – application for a new stone outbuilding. Mr Samuel Dunn, case officer advised the outbuilding is for storage ancillary to the house. Surfboards, garden materials, tools etc. There is an existing garage which is being demolished replace this. <b>NO OBJECTION.</b></li> </ul> | <p style="text-align: center;">Clerk</p> <p style="text-align: center;">Clerk</p> <p style="text-align: center;">Clerk</p> |

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|                  | <p>d. <i>PA18/08204, Cappa Lodge, Rock Road, Rock</i> – tree works to T1 Old Ash coppice stool subject to a TPO. <b>NO OBJECTION</b> provided the Tree Officer has no objection.</p> <p>e. <i>PA18/08425, Trewint Lane, Rock</i> – change of use of land for the keeping of horses and all-weather sand school, suitable for exercising horses all year round regardless of the weather and ground conditions in an enclosed, safe environment (size: 25m x 45m) and new stable for horses.</p> <p>Ms Samantha Hewitt, case officer had advised the proposed stable is modest in size and timber clad and has the appearance of a stable rather than a more robust build that offers potential for conversion. It is proposed on land that is used for equestrian use although she had not yet had an opportunity to check any planning history. She did not have any concern regarding this proposal in relation to the NDP when she visited. <b>NO OBJECTION.</b></p> <p>f. <i>PA18/08604, Coolgrena, Daymer Lane, Trebetherick</i> – non-material amendment (No. 1) for enlargement of porch at rear to include attached store in respect of (PA18/05013) Demolition and replacement of detached dwelling. <b>NO OBJECTION.</b></p> <p>g. <i>PA18/08617, Land W of An Lys, Rock Road</i> – construction of three new dwellings. <b>NO OBJECTION.</b></p> <p>h. <i>PA18/03758, Carn Cobba, Tristram Cliff, Polzeath</i> – revised plans previously circulated via email. Members originally objected on the grounds this appears to be designed as a separate dwelling, directly onto the unadopted lane. The 'boat store' would also be in front of the build line and would alter the street scene. It would also be clearly visible from SW Coast Path. Having viewed the revised plans, Members agree to disagree with the Case Officer, but point out that enforcement will be necessary if it appears <u>it is not being</u> used as a boat store.</p> <p>i. <i>PA18/09179, Tennessee, Rock Road, Rock</i> – open car port. <b>NO OBJECTION.</b></p> | <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> |
| <b>PL35/2018</b> | <p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA18/06156, Haley Ridge, Highcliff, Polzeath</i> – proposed annex accommodation over existing garage.</p> <p>b. <i>PA18/06532, 2 Sandyhills, Rock</i> – change of use from holiday cottage to residential dwelling.</p> <p>c. <i>PA18/07323, 23 St Moritz Villas, Trebetherick</i> – conversion of loft space with rear dormer, balcony and external stair, change of existing balcony barriers to glazed panels and changes to fenestration at first floor on rear elevation.</p> <p>d. <i>PA18/07399, Donner Ridge, Rock Road, Rock</i> – re-submission of PA17/09583 – single storey car port to replace two-storey annex previously approved, main house and associated landscape remains as previously approved.</p> <p>e. <i>PA18/07940, 1 and 5 Gull Rock, Rock Road, Rock</i> – works to trees subject to a tree preservation order. Lifting and crown reduction of overhanging trees.</p>   |  |
| <b>PL36/2018</b> | <p><u>Other Planning Matters</u> –</p> <p>a. <i>Countywide Conference</i> – a request from the North Cornwall Cluster Group for a conference with Cornwall Council to discuss housing numbers had been received. Details previously emailed.</p> <p><i>Funding Appeal</i> – Members declined to make a grant towards the costs of fighting CC's decision to grant permission for a development contrary to Crantock's NDP. Details previously circulated via email. CALC had advised they are urgently seeking clarification of the legal position.</p>  |  |

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|                  | <p>b. <i>CC's Site Allocations Development Plan</i> – consultation open from 10<sup>th</sup> September to 5pm on 22<sup>nd</sup> October. <a href="http://www.cornwall.gov.uk/allocationsplan">www.cornwall.gov.uk/allocationsplan</a></p> <p>c. <i>NALC report on the Future of Neighbourhood Plans</i> – previously circulated via email.</p>   |                                   |
| <b>PL37/2018</b> | <p><u>Documentation / Correspondence / Information</u> – not covered elsewhere on the agenda:</p> <p>a. <i>Christmas Free Parking</i> – Members <b>AGREED</b> the date when CC had offered to make parking free of charge in their car parks should be the day the Polzeath Christmas Lights are switched on.<br/>The Clerk to advise Mr Ken Polmounter, CC.</p> <p>b. <i>Trewint Playing Field</i> – Cllr. Williams raised the question of getting the hedge cut back that's on the road behind the football club. Cllr. Richards offered to action this.</p>  | <p>Clerk</p> <p>Cllr Richards</p> |
| <b>PL38/2018</b> | <p><u>Localism Summits 2018</u> – opportunity to discuss issues with County Cllr. Hannaford. Bookings to <a href="mailto:communitynetworks@cornwall.gov.uk">communitynetworks@cornwall.gov.uk</a>. Details previously circulated:</p> <ul style="list-style-type: none"> <li>• 1 November – 1230-1700hrs: Bodmin (Shire House Suite, Shire House, Mount Folly, Bodmin, PL31 2DQ)</li> <li>• 13 November – 0930-1300hrs: Helston (Council Chamber, The Guildhall, Helston, TR13 8ST)</li> <li>• 15 November – 1230-1700hrs: Truro (Old Cathedral School, Cathedral Close, Truro, TR1 2FQ)</li> </ul> <p>Light refreshments and lunch will be provided at each event.</p> |                                   |
| <b>PL39/2018</b> | <p><u>Meetings</u> – Members <b>RESOLVED</b> to start meetings at 7.15pm from October to March each year. There is to be a meeting between the Chair and Vice Chair of Lowlands and Highlands PCs on Monday, 22<sup>nd</sup> October 2018.<br/>The Clerk to confirm that Microsoft Office had been installed onto the PC's laptop.</p>  |                                   |
| <b>PL40/2018</b> | <u>Meeting Closed</u> – 20.50pm.  |                                   |

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

Date: 5<sup>th</sup> November 2018