



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 3rd DECEMBER 2018 @ 7.15pm

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

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman opened the meeting and welcomed those present.</p> <p>Members met with Mr David Norris, Origin3, regarding a development proposal for Trewiston Lane. Revised plans for the site had been circulated prior to the meeting. Their first planning application for the site had been refused by CC and one of the reasons was because it was outside the development boundary. He said the new plan is for 44 units rather than the original 51 units. Fifty percent will be affordable. The open space remains outside the boundary. The type of affordable housing was open for discussion, e.g. rent or shared ownership.</p> <p>Cllr. Mould explained the land would be treated as an exception site. She said a number of recent planning permissions means the established housing need of 53 was already partly met. Mr Norris said a solicitor had stated there is pedestrian public access to the site. Traffic management for the scheme is essential and a safe pedestrian access is imperative.</p> <p>Members would prefer a contribution to the existing playing field / community hub rather than the open space shown on the plan.</p> <p>Mr Norris said there would be s.106 funding would go towards the school.</p> <p>Highlands' Cllrs. Darnell, Dingle and Harris were present.</p> <p>Ms Vicky Toland of Polzeath Marine Conservation Group addressed Members regarding their request for a £500 grant (Minute 170c[i]/2018 refers).</p>	
160/2018	<u>Apologies for Absence</u> – Cllr. Crowdy and Davis.	
161/2018	<p><u>Members' Declarations</u> –</p> <p>a. <i>Registerable Declarations of Interests</i> – none.</p> <p>b. <i>Non-registerable interest</i> – Cllr. Gilbert in Minute 170c[ii]/2018.</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> – none.</p>	
162/2018	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 5th November 2018, AGREED as a true record.</p> <p>b. <i>Planning Meeting</i> – November meeting cancelled.</p>	

163/2018	<p><u>Outside Bodies / Reports</u> –</p> <p>a. <i>County Council</i> – Cllr. Mould said CC Full Council meeting will be held on the following day. There had been problems with parking on the pavement by construction traffic and she will speak to them again.</p> <p>b. <i>St Minver Highlands Parish Council</i> – a copy of their November Minutes was made available to the Meeting.</p> <p>c. <i>Padstow Harbour Commission (PHC)</i> – copy of their October Minutes was made available to the Meeting. Work had commenced on the Rock car park.</p> <p>d. <i>Network Panel Meeting</i> – Cllr. Gisbourne had attended the meeting held on 29th November 2018. He reported the Road Traffic Order had gone through</p> <p>e. <i>Polzeath Futures’ Summit</i> – Minute 116f/2018 refers. A meeting with CC officers and Highlands had been held on 12th November 2018.</p> <p><u>Beach Ranger</u> – the job evaluation and budget estimates had been provided by Ms Anna Druce, CC. As this had only been received on the day of the meeting, it was AGREED to hold an Extraordinary Meeting at 6.30pm on 11th December to consider this item.</p>	<p>Cllr. Mould</p> <p>Clerk</p>
164/2018	<p><u>Planning Applications</u> – Members considered the following:</p> <p>a. <i>PA18/02934/PREAPP, Porthilly Caravan Site, Porthilly Lane, Rock</i> – pre-application advice for the proposed siting of three static caravans and one twin unit chalet as an extension to the existing tourism business. NO OBJECTION provided the chalet is considered to be ‘mobile’ within the policy around Caravan Sites as per the Cornwall Plan.</p> <p>b. <i>PA18/09179, Tennessee, Rock Road, Rock</i> – new bungalow (decision PA18/00717) with variation of condition 2 to allow substitution of amended plans to include car port. NO OBJECTION.</p> <p>c. <i>PA18/09278, Land N of Deer Park, Rock Road, Rock</i> – reserved matters of appearance, scale, landscaping and layout following outline permission PA14/02233 for 50/50 affordable/market housing development x 8 No dwellings. OBJECT on the grounds of over development of the site – Members believe this is tantamount to additional accommodation and the pressure on the access is unacceptable.</p> <p>d. <i>PA18/09298, 8 Little Treverrow, Rock</i> – demolition of the existing dwelling and decking area and erection of relocated dwelling and decking area including roof lights. NO OBJECTION.</p> <p>e. <i>PA18/10033, Brea Heights, Access to Rear of St Moritz Hotel, Trebetherick</i> – construction of a replacement single residential dwelling house. NO OBJECTION.</p> <p>f. <i>PA18/10219, Penworthy, Rock Road, Rock</i> – proposed dormer window extension. NO OBJECTION.</p> <p>g. <i>PA18/10280, Rock Haven, Rock Road, St Minver</i> – application for variation of Condition 3 (approved plans) of PA17/09343 dated 17th November 2017 to demolish dwelling and replace with new build 5 bedroom detached house to change the roof finish replaced with natural slate, corner of building moved 2 within 2.8m of western boundary / Harleigh, removed and added new windows/roof-light to eastern and western elevations.</p> <p>Cllr. Richards declared an interest and left the meeting.</p> <p>Members note it appears to have been sub-divided and is now two and not one residence. If that is confirmed, Members point out that Policy 3.2 of the St Minver NDP requires one should have a Permanent Residency clause.</p> <p>h. <i>PA18/10304, Lanarth, Rock Road, Rock</i> – replacement dwelling (Lanarth) and the construction of guest annex "The Garden House" with variation of conditions 4 and 5 in respect of decision PA16/02083 dated 08.07.16 to allow amendments to the tree protection and landscaping scheme.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p>Members are disappointed that it has come to the loss of these trees and trust that they are replaced with mature trees.</p> <p>i. <i>PA18/10352, Land S of Ferryside, Rock Road, Rock</i> – erection of a dwelling with variation of condition number 2 (plans approved) in respect of decision PA13/11387 dated 05.08.14 to allow minor material amendments - to the scheme by enclosing the proposed entrance staircase. NO OBJECTION.</p> <p>j. <i>PA18/10647, 25 Dingles Way, Penmayne, Rock</i> – alternative design to single storey rear extension previously permitted under PA18/06147. NO OBJECTION.</p> <p>k. <i>PA18/10748, St Moritz Hotel Access to Rear of St Moritz Hotel Trebetherick</i> – proposed luxury hotel suites with variation of condition 3 (occupancy restriction) of decision PA18/05169 dated 13/09/2018 to allow amended wording of the condition (see attached planning statement). Members wish to support the original condition.</p> <p>l. <i>PA18/10821, 18 Rock Villas, Rock</i> – proposed two storey side and rear extension including balcony. NO OBJECTION.</p> <p>m. <i>PA18/11006, 11 Higher Tristram, Polzeath</i> – install a glass balustrade around the top of the single storey extension to be used as a sun deck. NO OBJECTION.</p> <p>n. <i>PA18/10777, Flintstones, Golf Course Hill, Rock</i> – tree works to T12 Cupressus macrocarpa subject to a TPO – removal and reduction of branches. NO OBJECTION provided the Tree Officer has no objection.</p> <p>o. <i>PA18/10948, Land Adj. to Kendall, Rock Road, St. Minver</i> – variation of condition 1 (plans approved) of decision PA16/09235 (namely variation of conditions 1 and 9 and removal of conditions 2, 3, 5 and 8 in respect of decision PA16/01814 to allow revised estate road design and new methodology for reptile removal and to accept details submitted for conditions 2, 3, 5 and 8) dated 02/03/2017 to allow minor material amendments to elevations and window positions of Plot 4. NO COMMENT.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
165/2018	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood Plan</i> – Minute 150/2018 refers. The petition had been returned to Mr Bob Jolly, EJ Planning Ltd.</p> <p>b. <i>Cornwall Local Plan Affordable Housing, Housing Apportionment, Rural Exception Sites, and Conference Request</i> – report from N Cornwall Cluster Group previously circulated via email.</p>	
166/2018	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Children’s Play Area</i> – Members considered:</p> <p>i. <u>Fortnightly H&S Inspection Reports</u> – not available.</p> <p>ii. <u>RoSPA Annual Report</u> – in the absence of Cllr. Davis there was no progress report i.r.o. the outstanding repairs. Noted an email from Came & Co. confirming the insurance cover for repairs had been circulated via email.</p> <p>iii. <u>New Piece of Play Equipment</u> – work is ongoing.</p> <p>b. <i>St Minver Community Hub</i> – Members received an update i.r.o.:</p> <p>i. <u>Community Interest Company</u> – Cllr. Boswell-Munday reported the Trustees of the Scout Group had agreed to be the nominated Asset Lock organisation, which means that should the CIC cease to exist, the building will be transferred to the Scouts.</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 will arrange for the hedge that is on the road behind the football club to be cut.</p>	<p>Cllr. Davis</p> <p>Cllr. Gilbert</p> <p>Cllr. Richards</p>

	<p>e. <i>PROW Grants</i> – CC are offering the following grants for 2019/20:</p> <ul style="list-style-type: none"> • <u>Local Maintenance Partnership</u> – AGREED to accept the grant of £2,029.33. • <u>South West Coast Path</u> - £806.73. Members declined to undertake this work in 2018/19. 	
171/2018	<p><u>Documentation / Correspondence</u> – not covered elsewhere on the agenda:</p> <p>a. <i>Clerks & Councils Direct</i> – November 2018. Taken by Cllr. Mould.</p> <p>b. <i>Planning Aid England Survey of Parish and Town Councils</i> – Planning Aid England is a charity associated with the Royal Town Planning Institute, which offers free, independent and professional support and advice to individuals and local communities over planning issues. Survey see: https://www.surveymonkey.co.uk/r/XQ57L5P. Details emailed previously.</p> <p>c. <i>Countryside Voice</i> – CPRE magazine.</p>	
172/2018	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meetings</i> – 7th January 2019 at 7.15pm.</p> <p>b. <i>Planning Meeting</i> – it is hoped there will not be a need to hold a Planning Meeting in December.</p> <p>c. <i>Clerk's Leave</i> – 22nd December 2018 – 2nd January 2019 (inclusive).</p>	
173/2018	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Bench Policy</i> – Members to consider introducing such a policy.</p> <p>b. <i>Sheltered Housing</i> – Members to consider funding additional grass cutting area, including Greenbanks, Trelyn, etc. Cllr. Gilbert will obtain a cutting map from CC and the Clerk will then obtain a quotation.</p> <p>c. <i>Greenbanks to Pavillion</i> – dog waste bin.</p>	Cllr. Gilbert / Clerk
174/2018	<u>Meeting Closed</u> – 21.16pm.	

Signature: (Cllr. Gisbourne)
Chairman

Date: 7th January 2019