

St MINVER LOWLANDS PARISH COUNCIL

NOTICE AND AGENDA OF THE FULL COUNCIL MEETING, TO BE HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH ON MONDAY, 4th FEBRUARY 2019 @ 7.15pm

Members of the public may address the Council prior to the start of the meeting.

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – members of the public may address the Parish Council, prior to the commencement of the meeting.	
15/2019	<u>Apologies for Absence</u> – Cllr. Williams.	
16/2019	<p><u>Members' Declarations</u> –</p> <p>a. <i>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-registerable interest</i> – Members must declare non-registerable interests at the start of the meeting or when 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> <p>d. <i>Dispensations</i> – Members to consider any requests for dispensations.</p>	
17/2019	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 7th January 2019.</p> <p>b. <i>Planning Meeting</i> – January meeting cancelled.</p>	
18/2019	<p><u>Outside Bodies / Reports</u> –</p> <p>a. <i>County Council</i> – Members to receive a report.</p> <p>b. <i>St Minver Highlands Parish Council</i> – a copy of their January Minutes to be made available to the Meeting.</p> <p>c. <i>Padstow Harbour Commission (PHC)</i> – a copy of their December Minutes to be made available to the Meeting.</p> <p>d. <i>Network Panel Meeting</i> – the next meeting to be held on 7th February, 7pm. NOTE – the Highway outcomes of the Atlantic Terrace Feasibility Study at a cost of £13,200 had gained the panel's approval.</p> <p>e. <i>Polzeath Futures' Summit</i> – Members to receive a verbal report following the meeting with CC officers and Highlands scheduled for 21st January. NOTE – next meeting scheduled for 7th March 2019.</p> <p>f. <i>Police</i> – a letter from the Police Commissioner i.r.o. proposal to increase the police element of the council tax was circulated via email</p>	Cllr. Mould
19/2019	<p><u>Planning Applications</u> – Members to consider the following, including any applications received after the agenda had been published:</p> <p>a. <i>PA18/11509, Sanderlings, Road from St. Moritz Hotel, Trebetherick</i> – proposed alterations and extensions to provide 2 bedrooms at first floor level, extension to rear elevation, internal alterations, construction of a linked garage/store, and addition of PV panels on the East elevation roof</p> <p>b. <i>PA18/11643, Roundhouse Farmhouse, Trewiston Lane, Rock</i> – removal of the existing porch and construction of an entrance hall and bedroom.</p>	

	<ul style="list-style-type: none"> c. PA18/11708, <i>Dinham Cottage, Rock Road, St Minver</i> – creation of access to Rock Road, gates in replacement of garden wall and hardstanding for off street parking. d. PA18/11964, <i>The Oystercatcher, Dunders Hill, Polzeath</i> – refurbishment and extend the existing Public House & Hotel and provide an external seating/dining area for Alfresco Dining including 2 No external covered seating booths and new bin store (decision PA17/06720) with variation of condition 2 to allow substitution of plans. e. PA19/00062/PREAPP, <i>Spring Barn, Trewint Lane, Rock</i> – pre-application advice for extension of holiday let to create an additional bedroom, additional bathroom plus family living space. f. PA19/00132, <i>Land S of Ferryside, Rock Road, Rock</i> – erection of dwelling with variation of conditions 1 and 4 in respect of decision PA18/10352 dated 14.12.18 in order to amend site parking arrangements and the internal layout. g. PA19/00277, <i>1 Gul Rock, Rock Road, Rock</i> – Fell two Sycamore Trees subject to a Tree Preservation order. h. PA19/00387, <i>Treleven Cottage, Highcliff, Polzeath</i> – siting of shepherds hut. i. PA19/00450, <i>27 St Moritz Villas, Trebetherick</i> – proposed extension to balcony. j. PA19/00588, <i>Tzitzikama Lodge, Rock Road, Rock</i> – application for works to a tree subject to a tree preservation order – works to a macrocarpa. 	
20/2019	<p><u>Planning Applications Approved by CC</u> – information only.</p> <ul style="list-style-type: none"> a. PA16/03215, <i>Land North of Broad Park Close, St Minver</i> – Outline planning for the development of 22 dwellings to include affordable housing for local people, with all matters reserved. Members had supported the application. b. PA18/02470/PREAPP, <i>Sanderling, Rock Road, St Minver</i> – pre-application advice for proposed development of 30 mixed detached units both single and two-storey. Preapp closed, advice given by CC. c. PA18/03758, <i>Carn Cobba, Tristram Cliff, Polzeath</i> – proposed boat store in garden. Members had originally objected, but subsequently 'agreed to disagree' with the case officer. d. PA18/07228, <i>Trefelix, Daymer Lane, Trebetherick</i> – construction of new three vehicle garage with gymnasium within roof space over. Regularisation of annex over existing garage. Members had no objection. e. PA18/07346, <i>Tzitzikama, Rock Road, Rock</i> – construction of four new build dwellings - variation of conditions 2 (approved plans) and 4 (landscaping boundaries) in respect of decision notice PA16/01791 dated 10/06/2016. Members had objected. f. PA18/07351, <i>Trefresa Farm, Rock</i> – conversion of barns to dwellings, associated landscaping and parking, demolition of barns, construction of swimming pool, and alterations and extension to farm houses. Members had no objection. g. PA18/07400, <i>Trethwaite, Rock Road, Rock</i> – replacement dwelling with boathouse. Members had originally objected. h. PA18/08149, <i>White Lodge, Rock Road, St Minver</i> – application for a new stone outbuilding. Members had no objection. i. PA18/08204, <i>Cappa Lodge, Rock Road, Rock</i> – tree works to T1 Old Ash coppice stool subject to a TPO. Members had no objection. j. PA18/08269, <i>Four Geese, Road from Dunders Hill to Worthy Hill, Trebetherick</i> – alterations and extensions to existing dwelling, replacement garage. Members had no objection. 	

- k. PA18/08425, *Trewint Lane, Rock* – 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. **Members had no objection.**
- l. PA18/08584, *Avocets, Rock Road, Rock* – works to tree covered by a Tree Preservation Order - *Macrocarpa* in corner of Avocets garden - remove lower branches (to approx 3 metres up from lowest branch) and Sycamore (T9) in front garden - fell tree and replace. **Members had no objection.**
- m. PA18/08604, *Coolgrena, Daymer Lane, Trebetherick* – 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. **Members had no objection.**
- n. PA18/08617, *Land W of An Lys, Rock Road* – construction of three new dwellings. **Members had no objection.**
- o. PA18/08646, *5 Gul Rock, Rock Road, Rock* – works to a tree subject to a tree preservation order. Removal of semi-mature sycamore. **Members had no objection.**
- p. PA18/09024, *36 Trelyn, Rock* – 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. **Members had no objection.**
- q. PA18/09105, *Land N of Moiety Cross, Rock* – construction of a dwelling. **Members had no objection.**
- r. PA18/09165, *Tradewinds, Dunders Hill, Polzeath* – extension and improvements with variation of condition 2 (approved plans) of decision notice PA17/10733 dated 22nd December 2017 to allow for re-design of scheme. **Members had no objection.**
- s. PA18/09179, *Tennessee, Rock Road, Rock* – open car port. **Members had no objection.**
- t. PA18/09278, *Land N of Deer Park, Rock Road, Rock* – reserved matters of appearance, scale, landscaping and layout following outline permission PA14/02233 for 50/50 affordable/market housing development x 8 No dwellings. **Members had objected to this application and CC had granted permission without re-consulting with Members under the 5-day rule.**
- u. PA18/09298, *8 Little Treverrow, Rock* – demolition of the existing dwelling and decking area and erection of relocated dwelling and decking area including roof lights. **Members had no objection.**
- v. PA18/09501, *8 Penmayne Villas, Penmayne, Rock* - single storey extension and adaptations for disabled person. **Members had no objection.**
- w. PA18/09616, *St Petroc, Highcliff, Polzeath* – application to reposition the approved new dwelling at St Petroc, following approval ref: PA17/01706. **Members had no objection.**
- x. PA18/09616, *St Petroc, Highcliff, Polzeath* – application to reposition the approved new dwelling at St Petroc, following approval ref: PA17/01706. **Members had no objection.**
- y. PA18/09628, *Weston, Sycamore Close, St Minver* – construction of a replacement dwelling and associated works. **Members had objected.**
- z. PA18/09899, *Land S of Ferryside, Rock Road, Rock* – non-material (NMA 1) amendment for the extension of permitted undercroft to provide additional boat store in respect of decision notice PA13/11387. **Members had objected to this application.**
- aa. PA18/10219, *Penworthy, Rock Road, Rock* – proposed dormer window extension. **Members had no objection.**

	<p>bb. PA18/09933, Azime Court, Rock Road, Rock – 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. Members had objected.</p> <p>cc. PA18/10033, Brea Heights, Access to Rear of St Moritz Hotel, Trebetherick – construction of a replacement single residential dwelling house. Members had no objection.</p> <p>dd. PA18/10280, Rock Haven, Rock Road, St Minver – 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>ee. PA18/10304, Lanarth, Rock Road, Rock – 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>ff. PA18/10352, Land S of Ferryside, Rock Road, Rock – 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. Members had no objection.</p> <p>gg. PA18/10352, Land S of Ferryside, Rock Road, Rock – 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. Members had no objection.</p> <p>hh. PA18/10647, 25 Dingles Way, Penmayne, Rock – alternative design to single storey rear extension previously permitted under PA18/06147. Members had no objection.</p> <p>ii. PA18/10748, St Moritz Hotel Access to Rear of St Moritz Hotel Trebetherick – 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 wished to support the original condition.</p> <p>jj. PA18/10777, Flintstones, Golf Course Hill, Rock – tree works to T12 Cupressus macrocarpa subject to a TPO – removal and reduction of branches. Members had no objection.</p> <p>kk. PA18/10821, 18 Rock Villas, Rock – proposed two storey side and rear extension including balcony. Members had no objection.</p> <p>ll. PA18/11006, 11 Higher Tristram, Polzeath – install a glass balustrade around the top of the single storey extension to be used as a sun deck. Members had no objection.</p> <p>mm. PA18/11265, Green Court, Golf Course Hill, Rock – works to trees covered by a Tree Preservation Order. Members had no objection.</p> <p>nn. PA18/11382, Penmayne Cross, Rock Road, Rock – two extensions to detached single-storey dwelling. Members had no objection.</p>	
21/2019	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. PA18/07035, Land W of Trewiston Lane, St Minver – construction of 51 dwellings (use class C3), with associated access, highways improvements, landscaping, infrastructure, drainage and public open space.</p> <p>Members had objected.</p>	

22/2019	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Children’s Play Area</i> – Members to consider:</p> <p>i. <u>Fortnightly H&S Inspection Reports</u> –</p> <p>ii. <u>RoSPA Annual Report</u> – Members to receive a progress report i.r.o. the outstanding repairs.</p> <p>iii. <u>New Piece of Play Equipment</u> – Members to receive a verbal update.</p> <p>b. <i>St Minver Community Hub</i> – Members to receive an update on:</p> <p>i. <u>Community Interest Company</u> – The Hub had been successfully set up as a CIC (Limited Company) w.e.f. 3rd January 2019. Registration Number 11747968.</p> <p>ii. <u>Fundraising Development Plan</u> – standard item on the agenda.</p>	Cllr. Davis Cllr. Gilbert
23/2019	<p><u>Highway Matters</u> –</p> <p>a. <i>Cycle Rack, Polzeath</i> – Minute 153b/2018 refers. Mr Marsh, CC had agreed to fund a rack and had been provided with examples and costings. Mr Jolyon Sharpe, CC Countryside Officer had been appointed to deal with the project and seeks an onsite meeting to consider a suitable location.</p> <p>b. <i>Mobile Speed Camera</i> – Members to consider a proposal to purchase two mobile cameras for use around the parish. Email from Cllr. Mould previously circulated.</p> <p>c. <i>Additional Grass Cutting Areas</i> – Members to receive an update.</p> <p>d. <i>Road Sign</i> – Highways advised the sign and post (opposite Daymer junction) that had been damaged by a lorry will be reset and straightened.</p>	Cllr. Mould Cllr. Mould Information
24/2019	<p><u>Administrative Matters</u> –</p> <p>a. <i>Community Governance Reviews</i> – Minute 9b/2019 refers. The review, to be conducted by CC, can look at the name of the PC, the warding arrangements within the area, the number of members and the external boundaries of the parish. Details emailed previously. Further information: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/8312/1527635.pdf. NOTE – Cllr. Boswell-Munday to attend the CALC conference to help PCs understand the process on Saturday, 16th February 2019.</p> <p>b. <i>CC 2019 Off-Street Parking Order</i> – www.cornwall.gov.uk/trafficconsult. Details previously emailed. Deadline for responses 1st February 2019</p> <p>c. <i>Second Home Business Rates Consultation</i> – Minute 4a/2019 refers. Copy of the consultation circulated via email.</p>	
25/2019	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – Schedule 2018/19-10.</p> <p>b. <i>Greenbanks to Pavillion</i> – the Clerk advised the local waste collection company will empty a new street waste bin at an approx. cost of £10 p.w..</p>	
26/2019	<p><u>Documentation / Correspondence</u> – not covered elsewhere on the agenda:</p> <p>a. <i>Blue Flag</i> – Mr Jolyon Sharpe advised that Polzeath Beach will not qualify for Blue Flag status in 2019 due to a change in the way in which data is gathered. Details previously emailed.</p> <p>b. <i>Cornwall Rural Housing Association</i> – a charitable housing association which builds and manages affordable housing throughout Cornwall and the Isles of Scilly. Candidates are invited to put their name forward to join the management committee. Details previously emailed.</p> <p>c. <i>Time and Tide Bell</i> – a gift of public art for one coastal community in Cornwall. Details previously circulated via email.</p>	

	<p>d. <i>Area Team Planning</i> – email setting out the implementation of Area Team Planning in Cornwall had been circulated via email.</p> <p>e. <i>Citizens Advice Cornwall</i> – report regarding the provision and access to services in rural areas had been circulated via email.</p>	
27/2019	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meetings</i> – 4th March 2019 at 7.15pm.</p> <p>b. <i>Planning Meeting</i> – 18th February 2019 at 7.15pm.</p> <p>c. <i>CRCC Community Buildings Conference</i> – to be held on 12th February at Lanivet Village Hall, 9.45am – 4pm. Cost per delegate is £10.</p> <p>d. <i>Merlin Centre Fundraising Event</i> – Golf Day to be held at Truro Golf Club on Friday, 24th May 2019, 9am to 2pm. Cost is £120 for a team of four. Details previously emailed.</p> <p>e. <i>Cornwall Community Land Trust Lecture</i> – Wednesday 20th February 2019, at Swan Hotel in Wadebridge, at 7.30pm. Details previously emailed</p> <p>f. <i>Camel Valley and Bodmin Moor Protection Society</i> – Meet Housing Need: Protect Our Environment. Talk by Mr Andrew George. Wednesday 20th February 2019, 7.30pm, The Swan Hotel, Wadebridge.</p> <p>g. <i>Oystercatcher Re-opening Event</i> – 13th April 2019. Members are invited to attend. Time TBC.</p> <p>h. <i>Climate Change and Neighbourhood Planning</i> – conference on Saturday, 9th March 2019. Details previously emailed.</p>	
28/2019	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a.</p>	
29/2019	<p><u>Meeting Closed</u> –</p>	

Signature: (Mrs Gillian Thompson)
Parish Clerk

Date: 28th January 2019

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