



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE FULL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBER, ROCK
ON MONDAY, 1st JULY 2019, @ 7.30pm

Present: Cllr. Gisbourne (Chairman) Cllr. Ms Boswell-Munday Cllr. Davis
 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>Mr Charlie Turner said there had been substantial changes to the application for Treteyln (Minute 106c/2019 refers).</p> <p>Ms Amanda Lash, St Minver Highlands PC Clerk was also present as an observer.</p>		
102/2019	<u>Apologies for Absence</u> – Cllrs. Crowdy and Gilbert. Cllr. Morgan will be late.		
103/2019	<p><u>Members' Declarations</u> –</p> <p>a. <i>Registerable Declarations of Interests</i> – none.</p> <p>b. <i>Non-registerable interest</i> – Cllr. Mould Minute 116/2019.</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>		
104/2019	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 3rd June 2019, AGREED as a true record.</p> <p>b. <i>Planning Meeting</i> – May meeting cancelled.</p>		
105/2019	<p><u>Outside Bodies / Reports</u> –</p> <p>a. <i>County Council</i> – Cllr. Mould reported there will be a Community Drop-in Session on Thursday 25th July from 2-7pm, regarding plans for a Festival at Trefresa Farm in 2020. Members are invited to a private session at 1pm.</p> <p>b. <i>St Minver Highlands Parish Council</i> – a copy of their June Minutes were made available to the Meeting.</p> <p>c. <i>Padstow Harbour Commission (PHC)</i> – a copy of their May Minutes were made available to the Meeting.</p> <p>d. <i>Network Panel Meeting</i> – Cllr. Mould attended the meeting held on 13th June 2019 and reported there had been a report from the NHS and Police. Cllr. Gisbourne said it would be useful to have the Minutes from the meetings earlier. The next meeting to be held on 12th September 2019.</p>		

	<p>e. <i>Polzeath Futures' Summit</i> – date of next meeting TBC. The Clerk to request Ms Jacquie Rapier to provide a copy of the notes from these meetings.</p> <p>Members need to consider what tasks they want the Beach Wardens to do in 2020. There was some discussion about camper vans taking advantage of loopholes i.r.o. beach parking.</p> <p>Cllr. Mould said there was still some confusion about what was actually on offer from CC i.r.o. the Coronation Garden WCs.</p> <p>f. <i>St Minver Community Hub</i> – Cllr. Boswell-Munday reported the next event will be a Cream Tea on 12th July, 2-7pm at Lynam House. A bid had been made to the Lottery Fund. Cllr. Mould said future s.106 'Open Space' monies had been secured for the Hub. An appeal was made for helpers.</p> <p>i. <u>Community Interest Company (No. 1174796)</u> –</p> <p>ii. <u>Fundraising Development Plan</u> – standard item on the agenda.</p>	<p>Clerk</p> <p>Clerk</p>
<p>106/2019</p>	<p><u>Planning Applications</u> – Members considered the following:</p> <p>a. <i>PA19/03611, Dry Creek House, Dunders Hill, Polzeath</i> – erect a 6x4m deck over the slope by the side of the drive with glass panels on all sides in a similar style to the main balcony of the house. NO OBJECTION.</p> <p>b. <i>PA19/03721, Sunny Nook, Rock Road, Rock</i> – Tree 1, evergreen fir tree: propose to raise crown and remove dead branches and clear area where mains cable passes through the branches. Tree 2, evergreen fir tree: propose to raise crown and remove dead branches. NO OBJECTION.</p> <p>c. <i>PA19/04466, Treteyln, Trewint Lane, Rock</i> – reserved matters application for appearance, landscaping, layout and scale following outline approval PA16/03085 for erection of dwelling without compliance with Condition 1 of Decision Notice PA18/01534 dated 24th July 2018.</p> <p>Cllr. Mould said Mr Sam Fuller, Planning Officer had made a site visit. Members OBJECTED on multiple points –</p> <p>[1] there had been significant changes to the design, [2] the size of the footprint had increased, [3] the height appeared to have increased, [4] the building was now sited to the original position to which the PC had previously objected; [5] the height and mass had completely changed.</p> <p>d. <i>PA19/04944, 17 Slipway Cottages, Rock</i> – balcony extension. NO OBJECTION.</p> <p>e. <i>PA19/04964, The Point at Polzeath</i> – Non-Material Amendment to Planning Application No. PA17/02494 dated 19th June 2017 for the Construction of six no. holiday lodges (each with 3 beds) and ancillary infrastructure instead of extant permission PA10/07795 for three holiday lodges (each with 6 beds). Resubmission of PA16/09631 withdrawn on 20.03.17 namely Minor roof parapet detail; Confirm roof material as zinc; addition of door in order to access storage space/room under external stairs and Revised internal layout - to move boiler room from ground floor to first floor to allow for fourth bedroom. Members believe this is technically in Highlands area. The Clerk to advise CC.</p> <p>f. <i>PA19/05166, Trethwaite, Rock Road, Rock</i> – non-material amendment (NMA1) for change of cladding to boat house to decision PA18/07400 dated 29.10.2018. NO OBJECTION.</p> <p>g. <i>PA19/01788, 31 St Moritz Villas Trebetherick</i> – construction of extension to front aligning the ridge with adjoining villa and conversion of circular shower area to form utility space. Extension to side (north-west) to form internal staircase and to the rear at ground floor level to form bedrooms. Construction of terrace to rear at first floor level. Conversion of loft space with rear mono pitch dormer and balcony. NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p>h. <i>PA19/05575, Daymer Bre, Trebetherick</i> – to discharge the S.106 dated the 21/5/2013 as all planning obligations had been met and there are none outstanding. The Clerk reported the case officer had confirmed this. NO OBJECTION.</p> <p>i. <i>PA19/05530, Carn Cobba, Tristram Cliff, Polzeath</i> – non-material amendment in respect of decision notice PA18/03758 (Proposed boat store in garden) - Introduction of window in western side of store. Part of frontage to be exposed stone masonry where previously buried into hillside. OBJECT on the grounds this is over development of the site and 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. This application is pushing the boundaries of acceptable development and Members are very concerned about the visibility from the SW Coast Path.</p> <p>j. <i>Trewiston Development</i> – Cllrs. Mould and Gisbourne had met with Mr Mark Evans, case officer, to inspect the new plans, which amount to 44 units in total with 22 affordable properties. The site is identified in the Neighbourhood Plan as being suitable for development.</p> <p>At today’s meeting, the developers had been asked to consider [1] the public open space contribution to go to the Hub, [2] the open market housing to have a permanent residency clause, [3] absolutely no “build out” onto Rock Road, [4] there must be a provision of a safe footway, and [5] the 30mph speed zone to be extended to include the site.</p> <p>In principle Members are happy to look at this proposal, but felt there were still too many units, they wish to see a number closer to thirty.</p>	Clerk	
107/2019	<p><u>Planning Applications Approved by CC</u> –</p> <p>a. <i>PA18/11708, 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.</p> <p>b. <i>PA19/02102, Pityme-Not, Pityme Farm Road, St Minver</i> – outline planning permission with some matters reserved: Erection of a dwelling, following demolition of existing garage.</p> <p>c. <i>PA19/02949, Apartment 6, The Point at Polzeath</i> – single storey rear extension.</p> <p>d. <i>PA19/03864, Longacre, Little Sands Rock Road Rock</i> – Non Material Amendment to Application No. PA18/06126 dated 7th September 2018 for the demolition of existing dwelling and garage and the erection of new dwelling and outdoor swimming pool, with associated landscaping works namely the small area of flat roof single storey element where sun terrace was originally proposed to become part of the two storey envelope in line with the previously approved two storey building line. Minor alterations to internal layout. Alteration to front entrance following relocation of lift.</p> <p>e. <i>PA19/03314, Evergreen Lodge, The Greenway, Trebetherick</i> – extension and reordering of existing dwelling including the construction of new detached garage.</p>		
108/2019	<p><u>Withdrawn Applications</u> – information only.</p> <p>a. <i>PA19/03718, The Snug House, Highcliff, Polzeath</i> – non-material amendment in respect of decision notice PA17/07908 - Replacing the exterior vertical dark zinc cladding with horizontal shou-sugi-ban timber cladding. Adding a window to the NW elevation.</p>		
109/2019	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Children’s Play Area</i> – Members considered:</p>		

	<ul style="list-style-type: none"> i. <u>Fortnightly H&S Inspection Reports</u> – not available. ii. <u>New Piece of Play Equipment</u> – deferred to the September meeting. 	Cllr. Gilbert																									
110/2019	<p><u>Highway Matters</u> –</p> <p>a. <i>Mobile Speed Camera</i> – Minute 93a/2019 refers. Mr Oliver Jones, Cormac had been on leave. On his return he will deal with Members' request for detailed costings for a fixed 20mph flashing school sign and one mobile camera with two / three poles for circulating around Lowlands' area. One near Restharrow, one on Rock Road (to be agreed with Highways), one other location (to be agreed). The Clerk to send a reminder to Mr Jones.</p>	Clerk																									
111/2019	<p><u>Environmental / Amenity Matters</u> –</p> <p>a. <i>Greenbanks to Pavillion</i> – Minute 55b/2019 refers. Cllr. Mould reported the waste bin had been installed at the path leading from Little Trelyn. The Clerk to arrange with Ms Paula Pope, Biffa to have the bins emptied weekly, at a cost of £218.92+VAT p.a.</p> <p>b. <i>Polzeath Plastic Free Campaign</i> – deferred until a representative from Surfers Against Sewage meets with Members. Minute 94c/2019 refers.</p> <p>c. <i>Trewint Notice Board</i> – Minute 94d/2019 refers. A new lock had been supplied and fitted to the wrong board. The Clerk to take corrective action.</p>	Cllr. Mould Clerk Clerk																									
112/2019	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – Schedule 2019/20-04 to a value of £3,915.06 was APPROVED for payment.</p> <table border="1"> <thead> <tr> <th>EXPENSES</th> <th>Price</th> <th>VAT</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Salaries, including NI & tax</td> <td>1,415.88</td> <td></td> <td>1,415.88</td> </tr> <tr> <td>Amenities - incl. WCs</td> <td>1,086.00</td> <td>44.00</td> <td>1,130.00</td> </tr> <tr> <td>Administration</td> <td>342.29</td> <td>66.89</td> <td>409.18</td> </tr> <tr> <td>Cemeteries</td> <td>800.00</td> <td>160.00</td> <td>960.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>£3,915.06</td> </tr> </tbody> </table> <p>b. <i>Portakabin, Camel Estuary Surgery</i> – Minute 96d/2019 refers. Cllrs. Mould and Boswell-Munday had met with representatives from the Surgery. Cllr. Boswell-Munday is seeking quotations to purchase a portacabin so that a comparison could be made against leasing a cabin. She said the Doctors Surgery would not be willing to pay for this but may pay a weekly rental fee to use it two half-days a week. Cllr. Mould said she thought it might be possible to raise funds to purchase a portacabin from the local community.</p>	EXPENSES	Price	VAT	Total	Salaries, including NI & tax	1,415.88		1,415.88	Amenities - incl. WCs	1,086.00	44.00	1,130.00	Administration	342.29	66.89	409.18	Cemeteries	800.00	160.00	960.00				£3,915.06		
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113/2019	<p><u>Documentation / Correspondence</u> – not covered elsewhere on the agenda:</p> <p>a. <i>Polling Districts & Polling Places Review</i> – no changes are proposed for Lowlands' polling places. Details emailed previously.</p> <p>b. <i>Climate Change</i> - you can read more about climate change, carbon neutral Cornwall and complete our online survey by visiting our website www.cornwall.gov.uk/climatechange. Details emailed previously.</p> <p>c. <i>Rural Housing Enabler</i> – Ms Noreen Jefferies, CC had recently been appointed and offered assistance with Affordable and/or Community-led housing.</p> <p>d. <i>Planning for Coastal Change</i> – advice from the Chief Planning Officer previously circulated via email. Deadline for comments is 22nd July 2019.</p> <p>e. <i>Street Trading Policy</i> – consultation will run until 31st October 2019. Details emailed previously. For the next agenda, including Beach Management.</p> <p>f. <i>Clerks and Councils Direct</i> – July 2019. Taken by Cllr. Mould.</p>																										

114/2019	<p><u>Diary Dates</u> – including any items received after the agenda had been published</p> <p>a. <i>Full Council Meetings</i> – 5th August 2019, planning, finance and urgent matters only.</p> <p>b. <i>Planning Meeting</i> – TBC.</p> <p>c. <i>Clerk’s Leave</i> – 27th July to 4th August 2019.</p>	Clerk	
115/2019	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Harberton, Rock Road, Rock</i> – future agenda item.</p>	Clerk	
116/2019	<p><u>Community Governance Reviews</u> – www.cornwall.gov.uk/governancereview. Minute 100/2019 refers. CC had requested submissions be made by 17th July. The Clerk to circulate a draft for Members’ feedback.</p> <p>Given the timescale it was AGREED to move the public meeting to Saturday, 27th July 2019, 10-12 noon in the Scout Hut, Trewint.</p> <p>Cllr. Davis left the meeting at this point.</p> <p>Highlands had been asked for a map outlining the area in Polzeath they wish to add to their jurisdiction and their Clerk will provide this after their July meeting.</p>	Clerk	
117/2019	<p><u>Closed Session</u> – in view of the special/confidential nature of the business about to be transacted, it was RESOLVED that it is advisable in the public interest that the press and public be temporarily excluded and they were instructed to withdraw.</p>		
118/2019	<p><u>Parish Clerk</u> – Members AGREED to support the Clerk’s request to ‘opt out’ of the 48-hour week.</p>		
119/2019	<p><u>Meeting Closed</u> – 21.42pm.</p>		

Signature: (Cllr. Gisbourne)
Chairman

Date: 5th August 2019