



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE FULL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBER, ROCK
ON MONDAY, 2nd MARCH 2020, @ 7.15pm

Present: Cllr. Gisbourne (Chairman) Cllr. Ms Boswell-Munday Cllr. Davis
 Cllr. Miss Gilbert Cllr. Mrs Mould (CC/PC) Cllr. Richards
 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 Peter Wonnacott regarding Minute 34b/2020. He said it is a straightforward renewal of the proposal that was previous approved. He confirmed there would be a loss of parking for the flat above and that the shop entrance would be directly onto the road.</p> <p>Ms Vicki Tolland, Polzeath Conservation Group sought a grant of £200 towards repairs to their hut damaged in stormy weather (Minute 40d/2020 refers)</p>	
30/2020	<u>Apologies for Absence</u> – Cllrs. Crowdy, Morgan and Webb.	
31/2020	<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> – none.</p>	
32/2020	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 3rd February 2020, AGREED as a true record.</p>	
33/2020	<p><u>Outside Bodies / Reports</u> –</p> <p>a. <i>County Council</i> – Cllr. Mould reported the Conservative Group had not voted on CC's budget, but it had been agreed by the other parties. The Council Tax will increase by 3.99%.</p> <p>Representatives from St Endellion, Lowlands and Highlands had met with Ms Zoe Hall regarding a joint CEO shared between the three parishes. The cost would be £5,000 per parish. Polzeath can only be included if both Highlands and Lowlands participate in the scheme.</p> <p>b. <i>St Minver Highlands Parish Council</i> – a copy of their February Minutes were made available to the Meeting. It was noted that Highlands had written to St Austell Brewery regarding a property in Lowlands' area.</p>	

	<p>c. <i>Padstow Harbour Commission (PHC)</i> – a copy of their January Minutes were made available to the Meeting.</p> <p>d. <i>Network Panel Meeting</i> – meeting to be held on 12th March 2020.</p> <p>e. <i>Polzeath Futures’ Summit / Polzeath Place Shaping Board</i> – meeting had been rescheduled to 19th March 2020.</p> <p>f. <i>St Minver Community Hub (CIO)</i> –</p> <ul style="list-style-type: none"> i. <u>Registered Charity (1187638)</u> – Cllr. Boswell-Munday reported £10k had been raised by fundraising including recent digital workshops. A newsletter had been circulated. A planning application for a portable building had been submitted to CC. Members need to consider whether leasehold or freehold transfer of land to The Hub is the way forward (see Minute 42b/2020 below). ii. <u>Fundraising Development Plan</u> – standard item on the agenda. 	
34/2020	<p>Planning Applications – Members considered the following, including the applications received after the agenda had been published:</p> <p>a. <i>PA19/09086, Lowenva Rock</i> – reserved matters application following outline approval PA16/08658 for a single dwelling. Members OBJECT on the following grounds:</p> <p>Members take note and agree with all the comments made by the Tree Officer and expect to see the process closely monitored.</p> <p>The design and massing of this build does not "Have a height, mass and external finish that avoids disharmony with other properties adjacent to the area." STMNDP 2.7 (1v)or (v1) as per the tree officers advice. The Parish Council (PC) is also of the opinion the application does not comply with Policy12 (1a, b and e) and (2and b) of the Cornwall Local Plan.</p> <p>All surrounding properties <u>including two new builds</u> adjacent to the site are of a more traditional appearance as is Lowenva House itself. All the surrounding houses in Sandy Hills are either single storey or dormer type bungalows. This design does nothing to enhance this part of our village and will clearly be visible from the footpaths and have overlooking issues with near neighbours.</p> <p>The PC would like to see a robust, fully enforced condition included in any permission regarding parking, delivery times and working hours during the construction period. This is to minimise disruption to the privately-owned lane and its residents and protect walkers who regularly use the criss-cross of footpaths alongside the site.</p> <p>b. <i>PA20/00845, Ferry Point, Rock Road, Rock</i> – re-application on PA17/02928 – change of use of existing garage to retail unit. Planning permission exists, this is just a renewal. NO OBJECTION.</p> <p>c. <i>PA20/01023, The Lighthouse, Rock Road, Rock</i> – rear three storey extension to form three additional bedrooms with en-suite bathrooms, access stairs and roof deck. Members think it is a huge extension but can find no planning reason to apply, so NO OBJECTION.</p> <p>d. <i>PA20/00981, Land N. of Broad Park Close, St Minver</i> – erection of a Commercial Unit for Class B1 and B8 use. OBJECT on the grounds of excess height and bulk. Members would expect this to be single storey in keeping with existing buildings on the site. This is not light industrial as identified in the Neighbourhood Plan.</p> <p>e. <i>PA20/00787, Iona Lane from Trewint Lane to Brea Road, Rock</i> – application for works to tree subject to TPO: Beech tree – reduce major limbs to balance the crown. NO OBJECTION if the Tree Officer had no objection.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p>f. <i>PA20/01142, Land off Francis Road, Trebetherick</i> – reserved matters following outline approval PA16/07503 (construction of 10 restricted occupancy holiday units). NO OBJECTION.</p> <p>g. <i>PA20/01199, Land off Francis Road, Trebetherick</i> – construction of new reception/leisure/workshop building and associated site works. NO OBJECTION.</p> <p>h. <i>PA20/00474/PREAPP, 11 Trelyn, Rock</i> – 5 Day exception notice for works to dangerous tree overhanging summerhouse- remove snapped and hanging branches, crown raise the tree to balance. Noted this application will be decided under delegated powers.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
35/2020	<p><u>Planning Applications Approved by CC</u> – including any decisions received after the agenda had been published. Information only.</p> <p>a. <i>PA19/09304, Pengliddon, Road from Dunders Hill to Worthy Hill, Trebetherick</i> – proposed extensions and alterations including raising of roof and formation of new pedestrian access from road.</p> <p>b. <i>PA19/09802, Brynia, Trebetherick</i> – demolition and replacement of existing single storey detached dwelling and garage with a two-storey dwelling and integrated garage including an overflow.</p> <p>c. <i>PA19/09941, 6 Higher Tristram Polzeath</i> – variation of condition 2 of PA17/10332 – replacement dwelling. Members had no objection.</p> <p>d. <i>PA19/10148, Treteylu, Trewint Lane, Rock</i> – non-material amendment to application No. PA19/04466 dated 27th August 2019 for 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 namely to revise the wording on Conditions 4 and 5. Members had no objection.</p> <p>e. <i>PA19/10518, The Oystercatcher, Dunders Hill, Polzeath</i> – new entrance lobby to Public House formed by remodelling an existing external seating decking zone into a single storey enclosed entrance lobby. Members had no objection but queried if the planning application was compatible with the licence, as to where will the smokers now go.</p> <p>f. <i>PA19/11227, The Willows, Trewiston Lane, St Minver</i> – demolition of existing dwelling and erection of replacement dwelling.</p>	
36/2020	<p><u>Other Planning Matters</u> – details previously emailed</p> <p>a. <i>5-8 Lyonesse Lane, Rock Road, Rock</i> – four affordable/intermediate houses at the development had been released to the market, through Eddy Estates. Details previously emailed.</p> <p>b. <i>PA20/00001/NDP, St Endellion Neighbourhood Plan</i> – plan proposal received for the designated area. The Regulation 16, statutory six-week consultation will run between 21st February and the 3rd April 2020.</p> <p>c. <i>Barn Conversion Planning Applications</i> – Members AGREED to send Cllrs. Mould, Gisbourne and Richards to meet with Mr Gavin Smith and Ms Aimee Williams (CC Planning Officers) on 12th March 2020, preferably late afternoon.</p> <p>d. <i>PA20/01755, Trewint Playing Field, Trewint Lane, Rock</i> – siting of a portable building or equivalent on the municipal car park at Trewint playing field to provide for a dis surgery as a satellite to the Wadebridge and Camel Estuary Practice. Cllr. Boswell-Munday will provide the additional information required by CC Planning Officer.</p> <p>e. <i>Climate Change and the Neighbourhood Plan</i> – CC document circulated via email. Deferred for consideration when the NP is reviewed.</p> <p>f. <i>CIL Income</i> – the Clerk to establish if there is any CIL money due.</p>	<p>Clerk</p> <p>Cllr. Boswell-Munday</p> <p>Clerk</p> <p>Clerk</p>

	<p><i>Millennium Oak Trust</i> – Minute 9c/2020 refers. Cllr. Mould to set up a meeting with Mr Sharpe, Cllr. Davis and herself to discuss the project to improve the public grass areas in front of Polzeath Beach. Noted this may include the need to draw up a Schedule of Works, Risk Assessment and any information regarding the ongoing liability of the proposed works to get it signed off by Mr Jolyon Sharpe, Cormac.</p> <p>The Clerk to write to the Trustees of the Millennium Oak Trust and give them an update of the work proposed.</p> <p>b. <i>PAT Testing</i> – the Clerk had asked Mr Lee Edwards to carry out testing. Cllr. Mould to pursue.</p> <p>c. <i>Requests for Grants</i> – Members to consider the following requests:</p> <ul style="list-style-type: none"> • <u>Polzeath Conservation Group</u> – it was RESOLVED to make a grant of £200 to assist with the cost to replace storm damaged store. A cheque was signed at the meeting • <u>The Wave Project</u> – a charity that aims to improve the lives of children and young people, in particular to support young people from the parish to take part in Surf Therapy and ongoing Surf Club. Members DECLINED a grant on this occasion. <p>d. <i>Grass Verges</i> – the Clerk had signed the 2020/21 agreement to maintain the grass verges in exchange of grant of £1,551.56.</p> <p>e. <i>LMP Partnership</i> – the Clerk had signed to accept the grant of £2,069.86 to maintain the footpaths, etc. for 2020/21.</p>	<p>Cllrs. Mould / Davis</p> <p>Clerk</p> <p>Cllr. Mould</p>
41/2020	<p><u>Documentation / Correspondence</u> – not covered elsewhere on the agenda, including any items received after the agenda had been published.</p> <p>a. <i>Great British Spring Clean 2020</i> – 20th March to 13th April 2020. Details emailed.</p> <p>b. <i>Cornwall CPRE Magazine</i> – Spring / Summer 2020.</p> <p>c. <i>Porthilly Spirit Festival</i> – application to vary the plan and amend the Licence conditions.</p> <p>d. <i>CC Parish Council Newsletter</i> – February 2020.</p> <p>e. <i>Coronavirus (COVID-19)</i> – update from CC circulated via email.</p> <p>f. <i>Police Newsletter</i> – February 2020.</p> <p>g. <i>Broken Bench</i> – situated just across from the wooden bridge at the top of Tristram Field car park. Cllr. Mould to ask Mr Andy Stewart, Beach Warden to visit to see if it can be repaired or removed.</p>	<p>Cllr. Mould</p>
42/2020	<p><u>Diary Dates</u> – including items received after the agenda had been published.</p> <p>a. <i>Full Council Meetings</i> – 6th April 2020 at 7.30pm.</p> <p>b. <i>Extraordinary Meeting</i> – 16th March 2020, following the Parish Meeting. It was RESOLVED Cllrs. Richards and Gisbourne would meet with a solicitor ahead of the meeting to gain an insight about the risks / benefits involved for the PC. The Clerk to set up a meeting with Chisholms, Bodmin.</p> <p>c. <i>Parish Meeting</i> – 16th March 2020, 7pm. Cllr. Gisbourne to provide a Chairman's report.</p> <p>d. <i>Clerk's Leave</i> – 28th March to 5th April inclusive.</p>	<p>Clerk</p> <p>Cllr. Gisbourne</p>
43/2020	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Pavements</i> – local pavements are in a poor state of repair. For consideration at the April meeting.</p>	<p>Clerk</p>

44/2020	<p><u>Community Governance Reviews</u> – www.cornwall.gov.uk/governancereview. Minute 13/2020 refers. Representatives from Lowlands and Highlands Parish Councils had met to discuss how best to engage with the local community and it had been agreed to produce posters and leaflets which had been circulated as widely as possible. Cllr. Mould to organise a joint public meeting with representatives from the Governance Review Team.</p> <p>NOTE – public consultation began on 11th December 2019 and will end on 10th March 2020. Details previously circulated.</p>	Cllr. Mould
45/2020	<u>Meeting Closed</u> – 21.05pm.	

Signature: (Cllr. Gisbourne)
Chairman

Date: 6th April 2020