



St MINVER LOWLANDS PARISH COUNCIL
RECORD OF THE COUNCIL BUSINESS CONDUCTED
BY MEMBERS – MONDAY, 6th APRIL 2020

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| Feedback received from: | Cllr. Gisbourne (Chairman) Cllr. Miss Gilbert Cllr. Richards | Cllr. Ms Boswell-Munday Cllr. Mrs Morgan Cllr. Mrs Webb | Cllr. Crowdy Cllr. Mrs Mould Cllr. Miss Williams |
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| Minute | AGENDA ITEMS | Action |
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| | Due to the Coronavirus pandemic it was not possible to meet in person, instead Members were invited to comment on agenda items. What follows is the outcome of their feedback. | |
| 46/2020 | <u>Members' Declarations</u> – a. <i>Registerable Declarations of Interests</i> – none. b. <i>Non-registerable interest</i> – none. c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds. d. <i>Dispensations</i> – none. | |
| 47/2020 | <u>Minutes of Meetings</u> – a. <i>Full Council Meeting</i> – 2 nd March 2020 AGREED as a true record. NOTE – under Regulation 4 of the Local Authorities (Coronavirus) Regulations 2020 Cllr. Gisbourne and Cllr. Gilbert remain as Chair and Vice Chair for 2020/21. b. <i>Parish Meeting</i> – 16 th March 2020 AGREED as a true record. c. <i>Special Council Meeting</i> – 16 th March 2020 AGREED as a true record. | |
| 48/2020 | <u>Outside Bodies / Reports</u> – a. <i>County Council</i> – written reports from County Cllr. Mould had been circulated via email. b. <i>St Minver Highlands Parish Council</i> – a copy of their March Minutes was unavailable. c. <i>Padstow Harbour Commission (PHC)</i> – a copy of their February Minutes was unavailable. | |
| 49/2020 | <u>Planning Applications</u> – Members considered the following applications: a. <i>PA20/01198, Land off Francis Road, Trebetherick</i> – reserved matters following outline approval PA18/01515 (Construction of 10 new holiday dwellings). NO OBJECTION . b. <i>PA20/01608, Land N of Willow Cottage, Penmayne, Rock</i> – new dwelling including the creation of a new access. See also Minute 49i/2020 below. | Clerk |

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| <p>County Cllr. Mould said there had been no consultation with the PC or herself regarding these applications contrary to what is stated in the application papers. She will speak to the Case Officer and Agent regarding this point and to clarify if the second is for family living, rented or moving from an unrestricted house both will have Permanent Residency clauses attached.</p> | Clerk |
| <p>Cllr. Williams, Webb, Gilbert, Morgan, Boswell-Munday, Gisbourne, Richards had NO OBJECTION, but the Case Officer to note the comments above.</p> | |
| <p>c. <i>PA20/01622, Elyngge, Worthy Hill, Trebetherick</i> – Certificate of Lawfulness for existing development for conversion of garage to a bedroom. NO OBJECTION.</p> | Clerk |
| <p>d. <i>PA20/01717, 39 Higher Tristram, Polzeath</i> – replacement of two-storey extension at rear with larger extension; addition of painted cladding to end gables; enlargement of front terrace and change of guarding; conversion of integral garage to habitable accommodation and associated internal alterations; erection of small garden store. NO OBJECTION.</p> | Clerk |
| <p>e. <i>PA20/01747, Pityme-Not, Pityme Farm Road, St Minver</i> – construction of a dwelling and garage with hobbies room over. NO OBJECTION.</p> | Clerk |
| <p>f. <i>PA20/01755, Trewint Playing Field, Rock</i> – Siting of a portable building or equivalent on the car park at Trewint playing field to provide for a Doctors surgery as a satellite to the Wadebridge and Camel Estuary Practice. NO OBJECTION.</p> | Clerk |
| <p>g. <i>PA20/01880, Sunny Nook, Rock Road, Rock</i> – application for works to trees subject to blanket TPO. Crown raise and remove branches up to and including 15-20ft, remove snapped branches. NO OBJECTION provided the Tree Officer has no objection.</p> | Clerk |
| <p>h. <i>PA20/01970, Hay Barn and Farmhouse at Trefresa Farm, Rock</i> – temporary use of Hay Barn and Farmhouse for Porthilly Spirit Festival. NO OBJECTION.</p> | Clerk |
| <p>i. <i>PA20/02231, Land N of Willow Cottage, Penmayne</i> – proposed new dwelling. See also Minute 49b/2020 above.</p> | |
| <p>County Cllr. Mould said there had been no consultation with the PC or herself regarding these applications contrary to what is stated in the application papers. She will speak to the Case Officer and Agent regarding this point and to clarify if the second is for family living, rented or moving from an unrestricted house both will have Permanent Residency clauses attached.</p> | Clerk |
| <p>Cllr. Williams, Webb, Gilbert, Morgan, Boswell-Munday, Gisbourne, Richards had NO OBJECTION, but the Case Officer to note the comments above.</p> | |
| <p>j. <i>PA20/02269, Lanhay, 46 Little Trelyn, Rock</i> – planning permission for single storey oak framed garden room/porch extension to front. NO OBJECTION.</p> | Clerk |
| <p>k. <i>PA20/00634/PREAPP, Land N of Higher Weaver Barn, Trewiston Lane</i> – pre-application advice for construction of 47 residential dwellings (use class C3) with associated access, Highways improvements, landscaping, infrastructure drainage and public open space.</p> | |
| <p>Members noted the properties had now been moved and all the development is now inside the development boundary, however, there is still the issue of the safe footway to be resolved. There was also concern about the high number of proposed properties, the small unit size, the inadequacy of parking provision and the lack of infrastructure to support this increase in population.</p> | Clerk |

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| | <p>i. <i>PA20/02012, 10 Forlaze Road, Rock</i> – Non Material Amendment to Planning Application No. PA19/04025 dated 11th July 2019 for the Proposed Extension and Remodelling of 10 Forlaze Road namely a first floor window and ground floor sliding door opening to the west elevation along with one first floor window on the south elevation wider.</p> <p>NOTE – deadline was 23rd March, Members asked for their views on 9th.</p> | Information |
| 50/2020 | <p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA19/09655, Jacaranda, Trebetherick</i> – construct an extension to the south west elevation with associated balcony.</p> <p>b. <i>PA19/09885, Land SE of Pityme Industrial Estate, Rock</i> – development of the existing boat storage yard to provide 20 small light industrial units use class B1 and B8 to include boat sales showroom, chandlery, spares and engine sales and office area together with a boat park, boat storage racking, parking areas and service roads.</p> <p>c. <i>PA19/10596, Donner Ridge, Rock Road, Rock</i> – pebble roof covering to replace previously approved wildflower green roof (PA18/07399). Main house carport and associated landscape remains as previously approved.</p> <p>d. <i>PA19/10890, Land N of Broad Park Close, Trewiston Lane, St Minver</i> – change of use of part of building into two separate units for B1 and B8 use class and extend gallery area use retained (amendment to Application No. PA18/01075).</p> <p>e. <i>PA20/00034, Rock TV And Electrical, Rock Road, Rock</i> – change of use of retail unit A1 to sui generis unit (aesthetic beauty salon).</p> <p>f. <i>PA20/00627, Merewyn, Pityme Farm Road, St Minver</i> – demolition of existing single storey rear conservatory and adjoining garage. New replacement conservatory and two-storey side extension. Alterations to existing roof form, with three rear dormer extensions, new rooflights, replacement windows and reconfigurations, and internal refurbishments.</p> <p>g. <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.</p> | |
| 51/2020 | <p><u>Footpath No.13</u> – Members had been asked for their views regarding a proposal to divert and/or close a footpath over land at Treth House, Rock and there was general support as long as the owners of Little Cockmoyle are happy. The Clerk to advise the landowner.</p> <p>Note an email from the landowner had been circulated via email.</p> | Clerk |
| 52/2020 | <p><u>Other Planning Matters</u> – details previously emailed</p> <p>a. <i>Barn Conversion Planning Applications</i> – Minute 36c/2020 refers. Members met with Mr Gavin Smith and Ms Aimee Williams (CC Planning Officers) and it was agreed that if a proposed conversion is outside the development boundary it should be refused.</p> <p>b. <i>CIL Income</i> – there is CIL money due in the future, but not yet available (details circulated via email). Minute 36f/2020 refers.</p> | |
| 53/2020 | <p><u>Trewint Playing Fields</u> – including any items received after the agenda had been published.</p> <p>a. <i>Children’s Play Area</i> – the playing field had been closed due to the Coronavirus pandemic. Cllr. Mould felt the play equipment should be inspected throughout the period it is closed. The Clerk to canvass Members for their views.</p> <p>Members AGREED to close the public toilets on the playing field until further notice. The Clerk had advised Mr Mark Meneer of the decision.</p> | Clerk |

| | b. <i>Trewint Ownership</i> – CC Legal Dept. had been asked for legal advice regarding transfer of the freehold vs a lease to St Minver Community Hub. | | | | | | | | | | | | | | | | | | | | | |
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| 54/2020 | <u>Highway Matters</u> – including any items received after the agenda is published. a. <i>Bus Shelter, Opposite Clock Garage</i> – Minute 38a/202 refers. Mr Quinney advised there will be no progress with this project during the pandemic. | | | | | | | | | | | | | | | | | | | | | |
| 55/2020 | <u>Administrative Matters</u> – including items received after the agenda is issued. a. <i>Website Accessibility</i> – the Clerk had completed an Accessibility Statement which is now on the website. | | | | | | | | | | | | | | | | | | | | | |
| 56/2020 | <u>Financial Matters</u> – including any items received after the agenda is published. a. <i>Accounts for Payment</i> – Schedule 2020/21-01 to a value of £4,971.28 was APPROVED for payment. A replacement cheque for £200 was raised payable to the Polzeath Marine Conservation Group. <table border="0"> <thead> <tr> <th>EXPENSES</th> <th>Price</th> <th>VAT</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Administration</td> <td>896.60</td> <td></td> <td>896.60</td> </tr> <tr> <td>Amenities</td> <td>3,450.00</td> <td></td> <td>4,035.00</td> </tr> <tr> <td>Council Chamber</td> <td>34.68</td> <td>5.00</td> <td>39.68</td> </tr> <tr> <td></td> <td></td> <td></td> <td><u>£4,971.28</u></td> </tr> </tbody> </table> b. <i>Cornwall Hospice Care</i> – it was RESOLVED to make a grant of £250. c. <i>Millennium Oak Trust</i> – Minute 9c/2020 refers. This project is on hold due to the pandemic. d. <i>Interest Rates</i> – NS&I advise their interest rate will reduce to 0.60% w.e.f. 1 st May 2020. | EXPENSES | Price | VAT | Total | Administration | 896.60 | | 896.60 | Amenities | 3,450.00 | | 4,035.00 | Council Chamber | 34.68 | 5.00 | 39.68 | | | | <u>£4,971.28</u> | Clerk Information Information |
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| | | | <u>£4,971.28</u> | | | | | | | | | | | | | | | | | | | |
| 57/2020 | <u>Documentation / Correspondence</u> – not covered elsewhere on the agenda, including any items received after the agenda had been published. a. <i>Clerks & Councils Direct</i> – March 2020. b. <i>Calor's Rural Community Fund</i> – details previously emailed. c. <i>Thank You Email</i> – from Polzeath Marine Conservation Group, i.r.o. Members grant. d. <i>Housing Supplementary Planning Document</i> – circulated via email. e. <i>Non-Domestic Rating (Public Lavatories) Bill</i> – was introduced to the House of Commons and given its first reading on 18 th March, with the second reading scheduled to take place on 30 th March 2020 | | | | | | | | | | | | | | | | | | | | | |
| 58/2020 | <u>Diary Dates</u> – including items received after the agenda had been published. a. <i>Full Council Meetings</i> – Monday, 4 th May 2020. b. <i>Planning Meeting</i> – 18 th May 2020. TBC. c. <i>AW169 Showcase</i> – up to four Members are invited to view the new air ambulance. Available dates are 22 nd April, 6 th and 13 th May. Deadline for bookings is 15 th April. NOTE – this had since been cancelled. d. <i>Great British September Clean</i> – 11 th – 27 th September 2020. Details circulated via email. | | | | | | | | | | | | | | | | | | | | | |
| 59/2020 | <u>Information Only/Future Agenda Items</u> – none. | | | | | | | | | | | | | | | | | | | | | |

Signature: (Cllr. Gisbourne)
Chairman

Date: 5th May 2020