



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE VIRTUAL COUNCIL MEETING
HELD ON 6th APRIL 2021

NOTE – it is the responsibility of all those joining a ‘Zoom’ meeting to check their security settings.

Minute	AGENDA ITEMS	Action
	Present – Cllrs. Gisbourne (Chair), Ms Boswell-Munday, Crowdy, Davis, Morgan, Mould (CC/PC), Richards, Webb, Williams and Mrs Thompson (Clerk)	
	<p>Chairman’s Welcome and Public Forum – the Chair opened the meeting and welcomed those present.</p> <p>Mr Ian Day spoke regarding Minutes 65a and 65b/2021. He referred to the St Minver Neighbourhood Plan and urged Members to ensure that it is not breached by this application proposal to build on a greenfield site in the AONB. He feared this large application would set a dangerous precedent. He referred to the pre-planning application response and queried why it was not publicly available. He added the property is up for sale.</p> <p>Mr Derek Kingsbury said this is a business development. He pointed out that should the business be sold then any promises would be unenforceable.</p> <p>Mr Tim Lunt said there are only 34 AONBs in the whole of England, this is a very special area of Cornwall and the Parish Council must seek to protect it.</p> <p>Mr Will Hermann, West Eleven Ltd. spoke regarding his application (Minutes 65a and 65b/2021 refer). He said the application had been discussed with both the AONB Officer and the Heritage Officer. There is already planning permission to development eleven properties on the site. He offered to meet with anyone to explain the proposal. He will provide a copy of the pre-application advice to Mr Day. He stated categorically the site is not up for sale.</p>	
60/2021	Apologies for Absence – Cllrs. Gilbert.	
61/2021	<p>Members’ Declarations –</p> <p>a. <i>Registerable Declarations of Interests</i> – Cllr. Williams in 65j/2021.</p> <p>b. <i>Non-registerable interest</i> – Cllr. Mould in 65a and 65b.</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>	
62/2021	<p>Minutes of Meetings – Members to approve the following Minutes:</p> <p>a. <i>Full Council Meeting</i> – 3rd March 2021, AGREED as a true record.</p>	
65/2021	Minutes 65a and 65b/2021 were taken at this point. Cllr. Mould left the meeting as she had declared an interest. County Cllr. Rushworth will deal with the application at CC level.	

	<p>a. PA20/10040, Trefresa Farm Access To Trefresa Farm Rock – refurbishment and extension of two existing dwellings and existing farm buildings to form a boutique hotel; creation of new restaurant, outdoor cinema, spa and function space; erection of 9 woodland huts and 13 lodges; creation of a new micro gin distillery; demolition of two derelict barns; significant landscaping works and improvements to the existing vehicular access.</p> <p>Members felt their concerns were well represented by the response from the AONB Officer, Mr Jim Wood and it was RESOLVED to OBJECT to the application in line with his comments; in particular, Members are of the opinion this proposal would contravene:</p> <ul style="list-style-type: none"> • Paragraph 172 of NPPF. • Cornwall Local Plan Policies 2 and 23. • St Minver Neighbourhood Plan. <p>Cllr. Crowdy abstained and Cllr. Richards supported the application.</p> <p>b. PA20/10041, Trefresa Farm Access To Trefresa Farm Rock – LBC for refurbishment and extension of two existing dwellings and existing farm buildings to form a boutique hotel; creation of new restaurant, outdoor cinema, spa and function space; erection of 9 woodland huts and 13 lodges; creation of a new micro gin distillery; demolition of two derelict barns; significant landscaping works and improvements to the existing vehicular access. OBJECT as for PA20/10040.</p>	<p>Clerk</p> <p>Clerk</p>
63/2021	<p>Outside Bodies / Reports –</p> <p>a. <i>St Minver Community Hub (CIO)</i> – Cllr. Boswell-Munday reported the main focus is on fundraising. The Surgery and podiatry service are doing well. The rent is covering the running costs so far.</p> <p>b. <i>Network Panel Meeting</i> – Minutes of the meeting held on 21st January 2021 and 11th March 2021 previously emailed. The latter was the last meeting of the current council.</p> <p>Next Meeting scheduled for 10th June 2021.</p> <p>c. <i>Cornwall Council</i> – Cllr. Mould reported CC is now in purdah.</p> <p>d. <i>Padstow Harbour Commission</i> – Minutes of the meeting held on 21st January and 18th February 2021 previously emailed. The Commissioners had commissioned a report on the erosion of the Rock Dunes.</p> <p>e. <i>Police</i> – previously circulated via email:</p> <ul style="list-style-type: none"> • G7 Summit – letter from Assistant Chief Constable Glen Mayhew i.r.o. Police response to policing and security of the G7 Leaders’ Summit. • Devon and Cornwall Police’s Cyber Protect Team – Amongst other things it touches on Romance, Covid and Delivery Frauds perpetrated on-line and provides guidance for reporting these sorts of matters. It is well worth 20 mins of your time and by all means feel free to share widely. https://youtu.be/UeNkEcnw8ZU • East Cornwall Partner update – from Police Supt. Cath Farrin. 	
64/2021	<p>Planning Applications – Members considered the following:</p> <p>a. PA20/10040, Trefresa Farm Access To Trefresa Farm Rock – for decision, see above</p> <p>b. PA20/10041, Trefresa Farm Access To Trefresa Farm Rock – for decision, see above</p> <p>c. PA21/01076, 11 St Moritz Villas Trebetherick – loft conversion with construction of associated fire escape and extension to front shower area. NO OBJECTION.</p>	<p>Clerk</p>

	<p>d. PA21/01618, Broadagogue Trebetherick – demolition of existing part two storey dwelling house and replacement with the construction of new two storey dwelling house with variation of condition 1 of PA20/06597 dated 01/12/2020. NO OBJECTION.</p>	Clerk
	<p>e. PA21/01907, Trellij Rock Road Rock – replacement of summerhouse with garden study. It was pointed out that the proposed garden study has its own facilities and appears to be a separate dwelling and Members OBJECT for this reason. However, if this was annexed to the existing property Members would have no objection.</p>	Clerk
	<p>f. PA21/02027, 1 The Terrace Rock Road Rock – works to trees covered by a Tree Preservation Order namely removal of leaning stem on Holm Oak due to conflict with overhead utilities and a 1m crown reduction on remaining tree to compensate for reduced mass dampening from stem removal. NO OBJECTION providing the Tree Officer has no objection.</p>	Clerk
	<p>g. PA21/02104, 4 Brea Road Rock – proposed replacement dwelling. It is not clear to Members how this application differs from the previous one and seek clarification about what has changed. They continue to maintain their OBJECTION on the grounds the height and mass impacts on the whole ethos of the estate.</p>	Clerk
	<p>h. PA21/02214, Polmennor Worthy Hill Trebetherick – extension and improvements to dwelling with attached garage. NO OBJECTION.</p>	Clerk
	<p>i. PA21/00562, Arish Vean Trebetherick – modification of a S106 Agreement to E1/1999/1901 dated 21st December 2000 to remove the affordable housing element. OBJECT because Members wish to preserve s.106 agreements.</p>	Clerk
	<p>j. PA21/02066, Land off Trewiston Lane St Minver – Self Build Moderately Priced Local Residence. Cllr. Williams left the meeting at this point. It was not clear why all ten proposed properties are not being applied for at this time. Cllr. Mould said this is outside the development boundary and is an exception site, which means the properties should be at least 50:50 affordable and market housing. The proposal as it stands would not be acceptable under the St Minver NDP. Members, therefore, OBJECT but if it formed part of a broader proposal delivering affordable homes with s.106 protection they would reconsider the matter.</p>	Clerk
	<p>k. PA21/02139, Saltrock Rock Road St Minver – rear two storey extension with single storey side extension. Demolishing existing garage and replacement with new double garage. NO OBJECTION.</p>	Clerk
	<p>l. PA21/02493, Flat 1 Trelawney Court Rock Road St Minver – works to trees covered by a Tree Preservation Order namely Fell Monterey Cypress (T1) and crown lifting of Monterey Cypress (T2). NO OBJECTION provided the Tree Officer has no objection.</p>	Clerk
	<p>m. PA21/02498, 24 Trelyn, Rock – proposed alterations and new entrance. NO OBJECTION.</p>	Clerk
	<p>n. PA21/02641, The Lighthouse Rock Road Rock – works to large mature Macrocarpa tree (T1). NO OBJECTION provided the Tree Officer has no objection.</p>	Clerk
	<p>o. PA21/03183, Moonriver Rock Road Rock – proposed extension to provide two ensuites. NO OBJECTION.</p>	Clerk
65/2021	<p>Planning Applications Approved by CC – information only.</p> <p>a. PA20/11251, First Light Rock Road Rock – first floor extension off kitchen / diner, forming sitting room and home office</p> <p>b. PA21/00098, 4 St Moritz Villas Trebetherick – expansion of Holiday Let involving construction of a two-storey side extension with associated internal remodelling</p>	

	<ul style="list-style-type: none"> c. PA21/00160, Kate Cant Farm, St Minver – householder application for proposed single storey side extension. d. PA21/00617, Lower Cockmoyle Porthilly Lane Rock – fell Sycamore because of immediate risk to pedestrians and vehicles in Porthilly Lane. e. PA21/00618, Lanian Rock Road Rock – proposed new store building, replacement utility extension and conversion of existing garage to an annex. f. PA21/00664, Shores House Shores Lane Rock – fell macrocarpa tree T2 and replant with macrocarpa tree. g. PA21/00924, Four Geese Trebetherick – non-material Amendment to Application No. PA20/00098 dated 12th August 2020 for the Demolition of existing dwelling and proposed replacement dwelling namely to Remove chimney from south elevation and re position to west elevation reducing breast height. Reduce balcony size, remove sliding doors/window to south elevation. Minor changes to windows/door sizes. h. PA21/01092, Treteylu Trewint Lane Rock – 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 change materials on gables of garage block from stone to cladding. 	
66/2021	<p>Other Planning Matters – Members considered:</p> <ul style="list-style-type: none"> a. <i>Padstow Neighbourhood Plan</i> – public consultation ends 14th April 2021. Details previously emailed. b. <i>Affordable Housing</i> – proposed CLT Affordable Homes on land adjacent to Dingles Way, Penmayne, Rock. Details previously emailed. Members note the site is outside the development boundary so it would not meet the criteria of the St Minver Neighbourhood Plan. c. European Sites Mitigation Supplementary Planning Document (SPD) – consultation. Deadline for comments 5pm Friday 23rd April 2021. d. PA20/03305, Wits End, Rock – the appeal made against a refusal to grant planning permission has been dismissed. e. Cornwall Community Land Trust – seminar on financing a community-led housing project (via Zoom). Wednesday, 14th April 2021, 10.00 - 14.30. Details previously emailed 	Clerk
67/2021	<p>Trewint Playing Fields – including any items received after the agenda had been published.</p> <ul style="list-style-type: none"> a. <i>Children’s Play Area</i> – Members considered: <ul style="list-style-type: none"> i. <u>Fortnightly H&S Inspection Reports</u> – there were no issues. ii. <u>CCTV</u> – Cllr. Davis had purchased a camera. Cllr. Mould will arrange for a site meeting with Mr Robertson to select a suitable location for its installation. b. <i>Lease</i> – Cllr. Morgan had contacted Ms Jessica Bishop, CC to seek a solution to the lease issue. The Clerk to seek an update and to copy in Mr Simon Mansell. 	Cllr. Davis Clerk
68/2021	<p>Amenity / Environmental Matters – including any items received after the agenda is published.</p> <ul style="list-style-type: none"> a. <i>Policeman’s Corner Verge</i> – Ms Jax Buse had completed re-wilding of the verge. It was AGREED to erect signs encouraging people not to walk on the area. Cllr. Mould will laminate some signs and Cllr. Richards will provide posts. 	Cllrs. Mould / Richard

	<p>b. <i>Festival of Fixed Seat Rowing</i> – The Cornish Pilot Gig Association has been funded by Cornwall LEP to explore the feasibility of promoting an international Festival of Fixed Seat Rowing. The festival would take place over four days, preferably in the tourism shoulder season and could take place in 2023. Members considered it was unfeasible to host the festival.</p> <p>c. <i>Polzeath Notice Board</i> – Members RESOLVED to provide two new notice boards. Cllr. Morgan will provide further details.</p>	<p>NFA</p> <p>Cllr. Morgan</p>
69/2021	<p>Documentation / Correspondence – not covered elsewhere on the agenda, including any items received after the agenda had been published.</p> <p>a. <i>AONB Consultations</i> – details previously emailed.</p> <p>b. <i>Great British Spring Clean 2021</i> – now launched. Details emailed.</p> <p>c. <i>Ocean Housing Stakeholder Survey</i> – details previously emailed.</p> <p>d. <i>Buglife</i> – Laura Larkin, Buglife Conservation Officer, sought Members thoughts regarding any areas of land where they could potentially do some planting for the large scabious bee? Details previously emailed</p>	
70/2021	<p>Diary Dates – including items received after the agenda had been published.</p> <p>a. <i>Meeting Venue</i> – The Rock Institute is a possible venue, the Clerk to liaise with Mr Allan Caswell.</p> <p>b. <i>Annual Council Meetings</i> – TBC. Tuesday 11th May 2021. NOTE – Annual PC Meeting must be held between 10th and 24th May.</p> <p>c. <i>Planning Meeting</i> – TBC. 19th April 2021.</p>	Clerk
71/2021	Information Only/Future Agenda Items – none.	
72/2021	<p>Financial Matters – including items received after the agenda is published.</p> <p>a. <i>Accounts for Payment</i> – Schedule 2021/22-01 to a value of £26,015.40 was APPROVED for payment. A list of payments is available on the PC's website. Additional bank signatures are needed, including the ability to pay by BACS. Cllr. Gisbourne will follow this up. An account is also needed for the Polzeath Beach Management Group</p> <p>b. <i>Budget Monitor</i> – the end of year accounts will be available in May.</p> <p>c. <i>Grant Applications</i> – Members considered:</p> <ul style="list-style-type: none"> • St Minver PTA – Members RESOLVED to make a grant of £1,000 towards an outdoor covered space for use of their early years outdoor education come the Autumn / Winter months. The shortfall in funding is ££5,000+VAT, and the learning aids/outdoor educational toys @ £2,000+VAT. • Women's Centre Cornwall – offers free, safe and confidential specialist support to women and girls in our community, who have experienced any form of sexual violence and/or domestic abuse at any time in their lives. Members DECLINED to make a grant. <p>d. <i>Pityme Grass Verge</i> – Members had agreed via email to meet the delivery costs incurred in the provision of wildflower turf (£313.20). Ms Bax had agreed to clean the signs. The Clerk had advised the contractors not to cut the verge until further notice.</p>	<p>Clerk</p> <p>Cllr. Gisbourne</p> <p>Clerk</p> <p>NFA</p>
73/2021	Closed Session – 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.	

74/2021	<p>Tenders – Members RESOLVED to accept quotations from A1 Tree & Grounds Ltd. for the following:</p> <ol style="list-style-type: none"> 1. PROWs – two cuts of the footpaths in April and July at a cost of £900+VAT per cut. 2. Grass Verges – monthly cuts to be made from April – September at a cost of £220+VAT per cut. 3. Weed Spraying – two sprays at a cost of £500 per spray. 	Clerk
75/2021	Polzeath Together – covered by the Beach Ranger in the future.	
76/2021	<p>WCs, Polzeath – a quotation had been received and it had been confirmed that no employees will be transferred and TUPE will, therefore not apply. Members RESOLVED to accept the Cormac quotation for three cleans per day 1st April to 30th September and one clean per day 1st October to 31st March and one deep clean at a cost of £6,240.57 p.a. for 2021/22.</p> <p>It was noted that additional cleans at Christmas will be required.</p> <p>The Clerk to accept the promised grant of £20,000 and clarify when this will be received.</p>	Clerk Clerk
77/2021	<p>Beach Ranger – Minute 51/2020 refers. Members thanked Cllr. Boswell-Munday for all her work on this, including the Due Diligence document circulated on 24th March 2021.</p> <p>Members ACCEPTED the grant offer of £30K (previously £32K) – the Clerk to advise Ms Jacquie Rapier and enquire when this would be received.</p> <p>The Clerk to contact Highlands' Clerk and request the £4,800.</p>	Clerk Clerk
78/2021	Clerk's Attendance – Members granted a request from the Clerk to attend meetings virtually.	
79/2021	Meeting Closed – 9.08pm.	

Signature: (Cllr. Brian Gisbourne)
Parish Clerk

Date: 17th May 2021