



## St MINVER LOWLANDS PARISH COUNCIL

### NOTES OF THE ADVISORY COUNCIL MEETING

HELD VIRTUALLY ON MONDAY, 7<sup>th</sup> JUNE 2021 @ 6pm

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

Minute	AGENDA ITEMS	Action
	<b>Present</b> – Cllrs. Gisbourne (Chair), Ms Boswell-Munday, Gilbert (Vice Chair) Medland, Mould (CC/PC), Richards, Williams and Mrs Thompson (Clerk).	
	<p><b>Chairman’s Welcome and Public Forum</b> – the Chair opened the meeting and welcomed those present.</p> <p>Mr Corben met with Members regarding parking issues for their property (Minute 116a/2021 refers). He referred to the letter from their Solicitors regarding Aloe House and Aloe Cottage. He explained the background to the current issues. They are proposing moving their parking.</p> <p>Members met with Andrew George, Cornwall Community Land Trust and Jean Tatum and Helen Richards from St Minver CLT (Minute 114a/2021 refers). Mr George explained the aims of the CLT and the successful project to provide affordable housing at Dingles Way. Each property built is secured for local families in perpetuity. He referred to the proposed extension to the Dingles Way site and how the St Minver NDP was impacting on the proposal, which identifies the site as being outside the development boundary. He felt the way around it would be for the PC to declare this an exception site.</p> <p>Mrs Helen Rawe said she was concerned that young local people are unable to stay locally. Mrs Jean Tatum said that there is a dearth of affordable land and this site is the only land currently available. Mr George said this proposal would not set a precedent.</p> <p>Mr Alex Roads spoke regarding Minute 114b/2021. He had met with County Cllr. Mould, the case officer (Aimee Williams), the client’s agent. In his opinion the application met Policies 8 and 9 of the Cornwall Local Plan and fits with the NDP’s affordable, self-build requirement. He said this proposed dwelling could be delivered for two-thirds the price that an affordable property on the Verto Homes development, behind Lewis’ on the Rock Road.</p>	
108/2021	<b>Apologies for Absence</b> – Cllrs. Crowdy and Davis.	
109/2021	<p><b>Members’ Declarations</b> –</p> <p>a. <i>Registerable Declarations of Interests</i> – Cllr. Williams in Minute 114b/2021.</p> <p>b. <i>Non-registerable interest</i> – Cllrs. Boswell-Munday and Mould in Minute 115b/2021; Cllr. Mould in Minute 114b/2021.</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>	

110/2021	<p><b>Minutes of Meetings –</b></p> <p>a. <i>Full Council Meeting – 4<sup>th</sup> May 2021, <b>AGREED</b> as a true record.</i></p> <p>b. <i>Annual Council Meeting – 17<sup>th</sup> May 2021, <b>AGREED</b> as a true record.</i></p>	
111/2021	<p><b>Outside Bodies / Reports –</b></p> <p>a. <i>St Minver Community Hub (CIO) – Cllr. Boswell-Munday reported £114,000 had been raised. Lottery application is ready to go, pending resolution of the lease. Formal planning had been granted.</i></p> <p>b. <i>Cornwall Council – Cllr. Mould reported CC is busy working on G7. The waste contract is within her County Council remit and it is evident more recycling is needed. Cllr. Gilbert said the recycling collection service is failing, and reported the bags are not being emptied completely. Cllr. Mould expressed concern about the impact on the B3314 of the Bodieve planning proposal.</i></p> <p><i>Cllr. Medland asked about the double yellow lines in Polzeath. Cllr. Mould will chase Mr Oliver Jones.</i></p> <p><i>Cllr. Williams reported that motorists are parking all the way up the road to Trebetherick Stores on the brow of a hill and not leaving Gaps for people to pass. Any additional yellow lines will need to be consulted on.</i></p> <p><i>Cllr. Gilbert said farm traffic is coming through Cantillon. Cllr. Mould said this should not be happening. Mr Roads will arrange for some Harris fencing to be erected to stop this. Cllr. Gilbert said the recycling collection service is failing, and reported the bags are not being emptied completely. Mr Roads said the pond had not been drained.</i></p> <p>c. <i>Network Panel Meeting – next Meeting scheduled for 10<sup>th</sup> June 2021.</i></p> <p>d. <i>Padstow Harbour Commissioners – Minutes of April meeting circulated via email.</i></p>	<p>Cllr. Mould</p> <p>Mr Roads</p>
112/2021	<p><b>Planning Applications –</b> Members considered the following, subsequently ratified by the Chair and Clerk:</p> <p>a. <i>PA21/03045, Plot 5 Land to the North of Broad Park Close St Minver – proposed 6no self-contained industrial and storage units for use Classes E and B8. <b>SUPPORT</b> but Members request a condition for the site to be fully screened, as originally intended. Member do not wish to see any further development on this site.</i></p> <p>b. <i>PA21/04035, Lowarth Chy Green Lane Rock – crown raise of Ash tree and removal of any dead, dying and crossing/rubbing branches. <b>NO OBJECTION</b> provided the Tree Officer has no objection.</i></p> <p>c. <i>PA21/04157, Trees Trewint Lane Rock – replacement residential dwelling. <b>SUPPORT.</b></i></p> <p>d. <i>PA21/04680, 3 Samphire Place Rock – proposed extension and garden conservatory room to existing dwelling. <b>NO OBJECTION.</b></i></p> <p>e. <i>PA21/04813, Pipers End Rock Road Rock – extension and re-ordering works to existing single dwelling house. Some Members had not received the website link and the matter was deferred to the following day. <b>NO OBJECTION.</b></i></p> <p>f. <i>PA21/04642, Kendall Rock Road St Minver – proposed new open porch and new extension to comprise bedrooms 4 and 5 with en-suites and a rear extension under permitted developments. Some Members had not received the website link and the matter was deferred to the following day. <b>NO OBJECTION.</b></i></p> <p>g. <i>PA21/05015, 9 Brea Road Rock – renovation and extension to existing house. <b>NO OBJECTION.</b></i></p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p>h. PA21/04800, Cambrea Worthy Hill Trebetherick – removal of existing dilapidated outbuilding and separate summerhouse and erection of games room. Installation of fenced tennis court in rear garden. <b>NO OBJECTION</b> but Members request that the annex should have a condition permanently linking it with the main dwelling.</p> <p>i. PA21/04993, Brynia Trebetherick – Certificate of Lawful Development for an Existing Use namely the use of a former quarry as part of the private residential garden at Brynia. <b>NO OBJECTION.</b></p> <p>j. PA21/04080, Tomhara Golf Course Hill Rock – works to trees covered by a Tree Preservation Order namely G20 Trees - 25% reduction and thinning in the top half of the tree grouping and remove one significant branch at base level and T18 Holm Oak - 25% reduction and thinning and removal of significant branch and fell two additional Holm Oaks. <b>NO OBJECTION</b> provided the Tree Officer has no objection.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
113/2021	<p><b>Planning Applications Approved by CC – information only.</b></p> <p>a. PA20/06718, Trewint Community Hub – demolition of existing football pavilion, public toilet block, Scout and Guide group meeting rooms and replace with new multipurpose community hub and new separate toilet block and storage unit. Re-siting of existing football pitch and an increase of on-site parking.</p> <p>b. PA21/00939, 21 Croftlands Rock – replacement single storey rear extension, front porch extension and roof dormer and alterations.</p> <p>c. 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</p> <p>d. PA21/02079, Whitehaven Rock – Macracarpa has severe storm damage, branches which are splitting and hanging downwards need removing and other branches need reducing.</p> <p>e. PA21/02214, Polmennor Worthy Hill Trebetherick – extension and improvements to dwelling with attached garage.</p> <p>f. 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).</p> <p>g. PA21/02641, The Lighthouse Rock Road Rock – works to large mature Macrocarpa tree (T1).</p> <p>h. PA21/03801, Mezzaluna Porthilly Lane Rock – raise crown by six metres to reduce excessive shading.</p>	
114/2021	<p><b>Other Planning Matters –</b></p> <p>a. <i>Dingles Way, Penmayne</i> – Members considered the report made by the CLT following the meeting with Mr Andrew George (Public Forum above refers). County Cllr. Mould said the St Minver NDP is due for its 5-year review. This is not a “quick fix”. Cllr. Richards thought this could be considered an exception site for affordable housing. NDP Policy 2.6 refers to exceptional circumstances. Mr George clarified there would be a maximum of 20 properties. Deferred for further consideration to the July meeting.</p> <p>b. PA21/02066, Land off Trewiston Lane St Minver – Self Build Moderately Priced Local Residence. County Cllr. Mould said this application at the moment does not meet policy but Ms Aimee Williams is looking into it. Deferred for further consideration to the July meeting.</p>	<p>Clerk</p> <p>Clerk</p>

115/2021	<p><b>Trewint Playing Fields</b> – including any items received after the agenda had been published.</p> <p>a. <i>Children's Play Area</i> – Members considered:</p> <ul style="list-style-type: none"> <li>i. <u>Fortnightly H&amp;S Inspection Reports</u> – deferred to July. NOTE – the play platform had been vandalised; the culprits are known and the parents had been advised.</li> <li>ii. <u>CCTV</u> – Cllr. Williams had spoken to Cllr. Davis and the CCTV is due to be installed next week.</li> <li>iii. <u>RoSPA Report</u> – circulated to Members and a copy provided to Mr Meneer. Repair works are in hand.</li> </ul> <p>b. <i>Lease</i> – Members <b>RESOLVED</b> to grant a lease for 50 years with no break clause and the availability of renewing the lease for a further 50 years, again, with no break clause. The Clerk to advise Ms Jessica Bishop, CC.</p>	Clerk
116/2021	<p><b>Highway Matters</b> – including any items received after the agenda is published.</p> <p>a. Aloe House and Aloe Cottage – Members considered the letter from Mr Christopher Tofts regarding parking issues. There was concern about the creation of residential parking as it was felt that it was not the PC's remit to set a precedent in this way. For this reason, Members <b>DECLINED</b> to support this proposal.</p> <p>b. Road Closure – Trewiston Lane, Wadebridge, 7<sup>th</sup> to 18<sup>th</sup> June 2021 (24 hours). Details emailed previously.</p> <p>c. Global Road Safety Campaign, incl. 20's Plenty – details previously emailed. Campaign to reduce excessive speed in areas where the roads are too narrow and traffic moves too quickly, and especially those areas where there are no footpaths or pavements. Cllr. Mould said this was gaining momentum. Members to attend the Zoom if they so wish.</p> <p>d. Yellow Lining, Oyster Catcher side of Polzeath – covered by Minute 111b/2021 above.</p>	Clerk       Members
117/2021	<p><b>Amenity / Environmental Matters</b> – including any items received after the agenda is published.</p> <p>a. <i>Polzeath Notice Boards</i> – it was <b>AGREED</b> to purchase a notice board at a cost of £239+VAT. The Clerk to action. It was further <b>AGREED</b> to spend £120 for Perspex for the Beach Rangers' use.</p> <p>b. <i>Polzeath WCs</i> – the Clerk reported she had not received the lease or cleaning contract, despite reminders. Cllr. Mould will pursue.</p> <p>c. <i>Greenbank Grass Verges</i> – the Chair and Clerk had accepted the additional area, and this had been added to the SLA with Cornwall Housing.</p> <p>d. <i>Sandy Hills</i> – it was <b>AGREED</b> to purchase a 110ltr. dog / waste bin at a cost of £405.72+VAT Biffa charge approximately £5.50 per empty, per bin.</p>	Clerk  Cllr. Mould   Clerk
118/2021	<p><b>Beach Ranger</b> – the BR's report had been emailed.</p>	
119/2021	<p><b>Administrative Matters</b> – including items received after the agenda had been published.</p> <p>a. <i>Code of Conduct</i> – Members <b>RESOLVED</b> to adopt the revised Code. Copy to be placed on the website.  <i>Code of Conduct Training</i> – Members were reminded they must watch the YouTube training session and advise the Clerk accordingly.</p>	Clerk    Members

	b. <i>Casual Vacancy</i> – there had been an application, the Clerk to request a brief CV for Members’ consideration.	Clerk
120/2021	<b>Documentation / Correspondence</b> – not covered elsewhere on the agenda: a. None.	
121/2021	<b>Diary Dates</b> – including items received after the agenda had been published. a. <i>Full Council Meeting</i> – 5 <sup>th</sup> July 2021. The Clerk advised she had booked the Rock Institute and would write a risk assessment for future meetings. Members advised the Institute would hold 30 attendees safely. b. <i>Planning Meeting</i> – TBC. c. <i>Clerk’s Leave</i> – 26 <sup>th</sup> June to 4 <sup>th</sup> July 2021 (inclusive). d. <i>Property Flood Resilience (PFR)</i> – CALC free workshop to be held on Tuesday 6 <sup>th</sup> July 10-11.30 am. Details previously emailed.	Clerk
122/2021	<b>Information Only/Future Agenda Items</b> – a. None.	
123/2021	<b>Financial Matters</b> – including any items received after the agenda is published. a. <i>Accounts for Payment</i> – Schedule 2021/22-03 to a value of £8,403.36 was <b>APPROVED</b> for payment. A list of payments is available on the PC’s website. The Clerk reported the grant towards the Beach Ranger’s hut had been received from Highlands and CC had paid the promised £30K to cover the Ranger’s salary.  Cllr. Gisbourne advised that BACS payments can now be made from all the PC’s bank accounts. There was some debate as to whether the Clerk could be given the facility to set up the payment or whether this needed to be done by a Members. Cllr. Gisbourne will check with Barclays.  He will also ensure that the system is set up so that each payment needs to be authorised by a Member before it is released.  Cllr. Gisbourne will also check to see if the name of the Playground account has been changed to Polzeath Group.  b. <i>Budget Monitor</i> – deferred to July meeting.	Clerk  Cllr. Gisbourne Cllr. Gisbourne Cllr. Gisbourne
124/2021	<b>Meeting Closed</b> – 20.23pm.	

Signature: ..... (Cllr. Brian Gisbourne)  
Parish Council Chair

Date: 5<sup>th</sup> July 2021