

St MINVER LOWLANDS PARISH COUNCIL

AGENDA OF THE ADVISORY COUNCIL MEETING, TO BE

HELD VIRTUALLY ON MONDAY, 16th AUGUST 2021 @ 6.30pm

Members of the public who wish to make representations on any of the items listed below are asked to contact the Clerk by noon on 16th August 2021.

NOTE – anyone wishing to join the meeting, should follow the links below. It is the responsibility of all those joining a 'Zoom' meeting to check their security settings.

To Join Zoom Meeting: Meeting ID: 813 9349 6635, Passcode: 924291

Link: <https://us02web.zoom.us/j/81393496635?pwd=aDV3WjJBK1RRSXpTME9YWTNOYms2dz09>

Minute	AGENDA ITEMS	Action
	Present –	
	Chairman's Welcome and Public Forum – members of the public may address the Parish Council, prior to the commencement of the meeting. Mr Alex Roads to meet with Members i.r.o. 149b/2021. He wishes to comment: <i>"For our specific area this application is an affordable house application even though it may not fit with the NPPF or County wide specific definition which was drawn up to be based on and fit in with the UK average house price – as of May 2021 in St Minver Lowlands the average house price was £850,000 - as opposed to the National average price £254,624. The applicants are accepting a legal section 106 so that there is County control and no profiteering on re-sale. I am very disappointed that our County Councillor and our County planning officers continue to try to find ways of refusing this application. To state that this application is not an affordable local application and that it is against the wishes of the local NDP, is certainly stretching interpretation to a position which is hard to comprehend. It is especially disappointing when there is in fact a County Planning policy that allows the size of an affordable house to be larger than the National defined maximum."</i>	
146/2021	Apologies for Absence –	
147/2021	Members' Declarations – a. <i>Registerable Declarations of Interests</i> – Members must declare an interest, which has been declared on their Register of Financial Interests form, relevant to the agenda. NOTE – Cllrs. Davis and Leitch to provide the Clerk with a copy of their Financial Interests form. b. <i>Non-registerable interest</i> – Members must declare non-registerable interests at the start of the meeting or when the interest becomes apparent. c. <i>Declaration of Gifts</i> – Members are reminded they must declare any gift or hospitality with a value in excess of fifty pounds. d. <i>Dispensations</i> – Members to consider any requests for dispensations.	
148/2021	Minutes of Meetings – Members to approve the following Minutes: a. <i>Full Council Meeting</i> – 5 th July 2021.	
149/2021	Casual Vacancy – Members to accept the resignation of Cllr. Sharon Gilbert and to declare the resulting casual vacancy. Members to appoint a Vice Chair.	

150/2021	<p>Planning Applications – Members to consider the following, including any applications received after the agenda had been published:</p> <ul style="list-style-type: none"> a. PA21/02066, Land off Trewiston Lane St Minver – deferred from the June meeting. Members to consider the views of Ms Aimee Williams, Case Officer and CC’s Affordable Housing Team (previously emailed), regarding the proposal for a “Self Build Moderately Priced Local Residence”. b. PA21/01797/PREAPP, Rosemain Rock Road St Minver – pre-application advice for the construction of 2 detached dwellings. https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QV3R7CFG0IS00 c. PA21/06228, Bolywinky Rock Road Rock – proposed demolition of existing dwelling and construction of replacement dwelling, to include open air swimming pool, pump house outdoor kitchen and pool house with associated works. https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUR0HCFG0JQ00 d. PA21/06754, Upper Trehayl Rock Road Rock – works to trees namely:- (G1) Sycamore, reduce height - (G2)Sycamore, reduce height - (T1) and (T2) Macrocarpa, reduce height - (T3)Macrocarpa, remove - subject to a Tree Preservation Order (TPO). Gemma Old granted an extension https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QVICG5FG1OU00 e. PA21/06098, Land E of Windermere Trebetherick – new detached dwelling, garage, associated access, parking and landscaping. https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUJC1DFGI6800 f. PA21/06064, 3 The Anchorage Slipway Rock – extension to balcony. https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUHNMFG1YN00 g. PA21/06376, Croft Elms Trewint Hill Trebetherick – loft extension to existing bungalow and single storey side extension to form enlarged entrance. https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QV0DYQFGL6Y00 h. PA21/06476, Paddlers Rest Rock Road Rock – proposed extension incorporating garden room with associated dormer to create a home study area with associated works. https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QV40KTFGMH00 i. PA21/02091/PREAPP, 26 Trelyn Rock – pre-application advice to extend existing porch to the front of the house to enable a redesign of the kitchen and provision of a new porch/entrance vestibule. https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QWNERNFG0J300 j. PA21/04936, Land Off Francis Road Trebetherick – variation of Condition 5 of Application PA18/11257 dated 30/01/2019 namely to change the wording as follows :- "The development hereby permitted shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence nor shall the unit be sold off separately for any purpose from the Highcliffe Holiday complex, unless the sale of a freehold interest includes covenants in perpetuity which require the house to be used for holiday purposes only and ties the future management of the property 	
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	<p>exclusively to the Highcliffe Holiday Complex as shown edged red on the plan PD343/17. The owners/occupiers shall maintain an up-to-date register of the names of all owners/occupiers of each individual unit on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority. Reason: To support the expansion of the existing Highcliffe Holiday Complex in accordance with policy 5, criterion 3, of the Cornwall Local Plan and to aid in implementation of Policy STMNDP of the St. Minver Neighbourhood Plan 2015- 2030 which seeks to support the expansion of existing businesses, particularly those based on tourism and to avoid the circumvention of Policy STMNDP 3.2 of the St. Minver Neighbourhood Development Plan 2015-2030". https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSVX3WFGMAQ00</p> <p>k. PA21/07872, Land S of Ferryside Rock Road Rock – Non Material Amendment (1) to Application No. PA19/10724 dated 2nd April 2020 for the Erection of a new 5 bedroom dwelling and garage without compliance with Conditions 2 and 6 of Decision Notice PA17/05185 dated 6th September 2017, namely, amendments to show new windows at lower ground floor level on the west and eastern elevations and the merging of two windows into one at ground floor level on the southern elevation. https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QX990GFGIO200</p> <p>l. PA21/02113/PREAPP, Downholme Sycamore Close St Minver – pre-application advice for the demolition of private single-dwelling and replacement with new private single-dwelling and addition of new pool and plant outbuilding. https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QWUW8XFG0JW00</p> <p>m. PA21/04642, Kendall Rock Road St Minver – proposed new open porch and new extension to comprise bedrooms 4 and 5 with ensuites and a rear extension. Ms Megan Arnold declined an extension. Members were consulted via email and a “No objection” response submitted to CC.</p> <p>n. PA21/07103, 29 Higher Tristram Polzeath – Non-Material Amendment (2) to Application No. PA19/10998 dated 18th June 2020 for the Erection of replacement dwelling, namely, Change external claddings from horizontal cedar board to vertical larch; Reduce kitchen window size (1st floor southeast elevation); Reduce front upper window size and Introduce store room door facing north east. NOTE – Members were consulted on this via email and a NO OBJECTION response was submitted to CC. See Minute 150m/2021 below.</p>	<p>Information</p> <p>Information</p>
151/2021	<p>Planning Applications Approved by CC – information only.</p> <p>a. PA21/02710, Roskarnon House Golf Course Hill Rock – Certificate of Lawful Development for an Existing Use for continued use of Roskarnon House as an independent residential property. APPROVED by CC CAADs, PIPs and LUs only.</p> <p>b. PA21/03134, Azime Court Rock Road Rock – alterations to existing garage building to provide first floor residential accommodation and associated rationalisation of rear parking area.</p> <p>c. PA21/03565, Land S of Highclere House Broad Park Close St Minver – Reserved Matters application following Outline approval PA18/00995 dated 5th April 2018 for access, appearance, landscaping, layout (including drainage scheme) and scale for a proposed detached dwelling. The outline planning application was not an environmental impact assessment application.</p>	

	<ul style="list-style-type: none"> d. PA21/04035, Lowarth Chy Green Lane Rock – crown raise of Ash tree and removal of any dead, dying and crossing/rubbing branches. e. 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. f. PA21/04157, Trees Trewint Lane Rock – replacement residential dwelling. g. PA21/04680, 3 Samphire Place Rock – proposed extension and garden conservatory room to existing dwelling. 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. i. PA21/04813, Pipers End Rock Road Rock – extension and re-ordering works to existing single dwelling house. j. PA21/05015, 9 Brea Road Rock – renovation and extension to existing house. k. PA21/05567, 4 Ham Field Trebetherick – construction of a single storey side extension to the dwelling. l. PA21/05642, Cove Barn Porthilly Lane Rock – proposed change of use of agricultural building to a dwelling with variation of condition 2 in respect of decision PA20/01517. m. PA21/07103, 29 Higher Tristram Polzeath – Non-Material Amendment (2) to Application No. PA19/10998 dated 18th June 2020 for the Erection of replacement dwelling, namely, Change external claddings from horizontal cedar board to vertical larch; Reduce kitchen window size (1st floor southeast elevation); Reduce front upper window size and Introduce store room door facing north east. 	
152/2021	<p>Withdrawn Planning Applications – information only.</p> <ul style="list-style-type: none"> a. 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. 	
153/2021	<p>Amenity / Environmental Matters – including any items received after the agenda is published.</p> <ul style="list-style-type: none"> a. Serious Pollution at Polzeath Beach – a letter, including suggestions, from a resident had previously been emailed. b. Trewint – Mr Meneer advised the broken picnic table / bench is beyond repair. Do Members wish to purchase a replacement. c. <i>Polzeath WCs</i> – advice from Mr Andrew Bedding, Came & Co. had been obtained and Ms Chantal Golden, CC Lawyer had subsequently been asked to amend the “tenancy at will” document and a hardcopy signed. Mr Simon Clargo Cormac advised he had asked the Cleaning Manager to expedite provision of the Service Level Agreement (SLA) and invoices. d. Footpath from Trefresa Farm to Treverrow Farm – partially blocked by a fallen tree and reported to the Countryside Access Team. e. Waste Bin – the bin had been received and Cllr. Mould asked to liaise with Mr Meneer regarding the correct site for installation. 	<p>Information</p> <p>Information</p> <p>Information</p>
154/2021	<p>Yellow Lines, Polzeath – Members to consider a proposal for yellow lines where they end now right down the hill into Trebetherick ending alongside a house called Trelawney</p>	Cllr. Williams

155/2021	<p>Beach Ranger – Members to consider the BR’s report.</p> <p>NOTE – following anti-social behaviour on Polzeath Beach it had been agreed, via email, to fund additional Beach Ranger cover, i.e. 2 operatives for three hours per night, seven days per week for the next 6 weeks. (That will take us up to around 20th August.) The total cost is estimated to be £2,500. County Cllr. Mould to ask Highlands to contribute and Mr Stewart to implement.</p>	
156/2021	<p>Administrative Matters – including items received after the agenda had been published.</p> <p>a. <i>Code of Conduct Training</i> – Members are reminded they must watch the YouTube training session and advise the Clerk accordingly.</p>	
157/2021	<p>Documentation / Correspondence – not covered elsewhere on the agenda, including any items received after the agenda had been published.</p> <p>a. <i>Clerks & Councils Direct</i> – July 2021.</p> <p>b. <i>AONB</i> – newsletter circulated via email.</p> <p>c. <i>CC’s Ash Dieback briefing note</i> – previously emailed.</p> <p>d. <i>Bodmin/Wadebridge Neighbourhood Police Team Newsletter</i> – July 2021, previously emailed.</p> <p>e. <i>Climate Literacy Training Course</i> – details previously emailed: https://vimeo.com/502214146</p> <p>f. <i>Learning Hub Accounts</i> – two free accounts will also provide access to the other online training that is available within the Council’s Learning Hub, including: Equality and Diversity Awareness; Information Governance; An Introduction to The Human Rights; Safeguarding in Cornwall; Cyber Security; and Workplace H&S. Details emailed</p> <p>g. <i>Shaping Future Support: The Health and Disability Green Paper</i> – consultation deadline is 11th October 2021. Details previously emailed.</p>	
158/2021	<p>Diary Dates – including items received after the agenda had been published.</p> <p>a. <i>Full Council Meeting</i> – 6th September. Members to agree the time / venue.</p> <p>b. <i>Clerk’s Leave</i> – 21st – 30th August 2021 (inclusive).</p>	
159/2021	<p>Information Only/Future Agenda Items –</p> <p>a.</p>	
160/2021	<p>Financial Matters – including any items received after the agenda is published.</p> <p>a. <i>Accounts for Payment</i> – Schedule 2021/22-05.</p> <p>b. <i>Insurance Renewal</i> – Members to confirm the information (previously emailed) is correct and that they wish to renew their policy cover.</p> <p>c. <i>Bank Accounts</i> – Cllr. Gisbourne to confirm:</p> <ul style="list-style-type: none"> • That the system is set up so that each payment needs to be authorised by a Member before it is released. He will provide Cllr. Medland with the mandate form to set up BACS payments <p>NOTE – the bank had confirmed that only signatures can set up and authorise BACS payments.</p>	Cllr. Gisbourne
161/2021	<p>Meeting Closed –</p>	

Signature: (Mrs Gillian Thompson), Parish Clerk