

ST MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING TO BE HELD ON

WEDNESDAY 3 JANUARY 2024 19:00 IN THE HUB, TREWINT LANE, ROCK

All Members of the Council are hereby summoned to attend for the purpose of considering and resolving upon the business about to be transacted at the meeting as set out hereunder. Press and Public are invited to attend. Meetings are held in public and could be filmed or recorded by broadcasters, the media, or members of the public.

Minute	AGENDA ITEMS	Action
	<p>Chairman's Welcome and Public Forum – Members of the Public may address the Council for a maximum of three minutes prior to the commencement of the meeting. All comments are to be directed to the Chair of the meeting.</p> <p>Cllr Gisbourne noted with the resignation of the Vice-Chair, this post was now vacant. Until election of officers in May 2024 Cllr Gisbourne has invited Cllr Medland to act in this role. The Councillors unanimously agreed with this action.</p> <p>Cllr Gisbourne congratulated St Minver Community Hub on their successful grant application. There will be an open day on 27 January 2024 10-4 and there will be every opportunity to ask questions at that point so as not to delay the Parish Council Meeting</p> <p>Representative of the Committee of local surf clubs - Polzeath Ladies SurfClub, Gents SurfClub and One Wave. Attending the meeting to raise awareness of the clubs and ask if there is a community need not being addressed and also to understand the various channels for funding. One Wave is specifically aimed at suicide prevention, to date 800+ women have taken part in courses, but these courses need to be paid for. Looking to have more impact, such as expanding Pilots with NHS and social prescribing. rent space from tubestation.</p> <p>Suggested Channels -Cornwall Council CIL funding invites Expressions of Interest from April to June. Good Growth Hub (ciosgoodgrowth.com) is a good resource for Community Support Grants. Community Area Partnerships have money and can support local groups.</p> <p>Proposal to be written in order for Parish Council to consider, however CC routes will be more administrative but may offer a greater level of funding.</p> <p>A member of P.A.R.A. attending to support planning application PA23/10208. Permanent neighbours of Higher Tristram have been spoken with and have no cause to object to this.</p> <p>A near neighbour of Penmayne is objecting to PA23/09056. The issue is that this development is not affordable and so should not qualify as an exception site. The NDP states development outside of NDP and SDA should not be permitted unless it provides substantial benefit to the local population that cannot be provided in any other way – and this development does not do that. A large proportion of the site is open market and quite dense which impacts on the wildlife corridor, which is not adequate in the plans. Also the plans claimed 10% increase bio-diversity in the area, but as a note, after the public consultation all the boundary vegetation was removed, which will establish a very low baseline for bio-diversity. The entrance to the field is narrow and there is no pavement to Rock Road. There is also frequent flooding on the south west corner of the field.</p> <p>A near neighbour is objecting to PA23/05467, as it squeezes 4 large contemporary non-permanent residences, with questionable vehicle access to 4th Plot and narrow access. The Parish Council has objected to the original plan.</p> <p>A resident strongly supports the provision for affordable housing in the area as there is a crisis in community. The proposed development PA23/09056 offers moderately affordable properties, but urgent action is required to provide affordable properties for local working families before the local community diminishes.</p>	

001/2024	<p>Present: Cllr B Gisbourne (Chair), Cllr A Medland (Vice-Chair), Cllr P Hancock, Cllr B Leitch, Cllr K Meneer, Cllr M Richards Cllr C Mould, Clerk</p> <p>Apologies for Absence: Cllr M Lawrence</p> <p>Absent: Cllr C Turner, Cllr N Davies</p>	
002/2024	<p>Members' Declarations – None stated</p> <ol style="list-style-type: none"> <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. <i>Non-registerable interest</i> – Members must declare non-registerable interests at the start of the meeting or when the interest becomes apparent. <i>Declaration of Gifts</i> – Members are reminded they must declare any gift or hospitality with a value in excess of fifty pounds. <i>Dispensations</i> – Members to consider any requests for dispensations. 	
003/2024	<p>Minutes of Meeting – Members to approve the following Minutes</p> <ol style="list-style-type: none"> <i>Full Council Meeting</i> – 4 December 2023 accepted apart from Cllr Richards name needs amending. Proposed Cllr Medland Seconded Cllr Richards 	Clerk
004/2024	<p>Outside Bodies /Reports –</p> <ol style="list-style-type: none"> <i>St Minver Community Hub</i> news on Shared Prosperity Grant. Intention is to bring back services to the area that have been lost. Start of the building within 3 months, and there is a claw back if the money isn't spent in 2024. <i>Cornwall Council</i> – Food waste (for anaerobic digestion) weekly bins to be rolled out in next few months. Food Waste will be weekly and black bags change to fortnightly. From 1 January domestic DIY waste is has doubled the free allowance 8 rubble sacks and 2 plyboard sheets – Local site is Tintagel. Central government levelling up money is a great opportunity as Cornwall Council costs are very challenging. <i>Community Area Networks</i> – Meeting on 8 Jan 2024, recommended for Cllrs to join online <i>Police Report</i> – Members to received emailed weekly updates 	<p>Cllr Mould</p> <p>Cllr Mould</p> <p>Cllr Gisbourne</p>
005/2024	<p>Planning Applications – Members to consider the following, including any applications received after the agenda has been published: (links embedded)</p> <ol style="list-style-type: none"> PA23/05654 <u>Extension and re-ordering to existing single dwelling house to include new garage, rear balcony and additional bedroom & bathroom. Construction of swimming pool and pool house in rear garden</u> Daymer Dunes Trebetherick PL27 6SF Proposed Cllr Hancock Seconded Cllr Richards PA23/09748 <u>Removal of Condition 3 (agricultural occupancy) of Application No. PA17/02672 dated 17th July 2017 (Outline Application for a single detached residential dwelling with all matters reserved)</u> Porthilly Meadow Porthilly Lane Rock PL27 6JX Cllrs object unanimously. Planning was only granted as the building was part of the farm, and conditions were that it could not be sold separately. PA23/05467 <u>Reserved Matters application following Outline approval PA23/01540 dated 3rd May 2023 for access, appearance, landscaping, layout and scale (Demolition of existing dwelling and the construction of four dwellings)</u> Karenza Rock Road PL27 6NP Cllrs Unanimously Object. The previous plan is too dense, over crowded, one has to be a permanent residence, offers no environmental energy, does not include an affordable property. PA23/09827 <u>New roof and amendments to existing garage 1</u> The Terrace Rock Road Rock Wadebridge Cornwall PL27 6LD. Support Proposed Cllr Hancock Seconded Cllr Richards, concern that this doesn't become a dwelling. 	

	<p>e. PA23/10086 <u>Proposed extensions and improvements to existing dwelling and existing detached garage</u> 1 Ham Field Trebetherick Wadebridge PL27 6EZ Support Proposed Cllr Hancock Seconded Cllr Medland</p> <p>f. PA23/09742 <u>Proposed demolition of existing dwelling and construction of replacement dwelling with associated works</u> 12 Brea Road Rock Wadebridge PL27 6LN Support Proposed Cllr Hancock Seconded Cllr Medland</p> <p>g. PA23/09056 <u>Full planning application for a rural exception site, comprising affordable housing led development of up to 28 dwellings along with associated access, landscaping and open space, drainage and other works</u> Land East Of Chy Un Lur Penmayne Rock The Parish Council had a great deal of discussion on the matter of Affordable Housing and all opportunities will be looked at seriously as the Parish is in desperate need of these properties. This is affordable-<u>led</u> housing, which isn't the same as affordable housing, and doesn't qualify as an exception site when there are SDA's unused. Parking isn't sufficient, issue with flooding, issue with sustainable energy, issue with bio-diversity. Objection Cllr Leitch Seconded Cllr Meneer</p> <p>h. PA23/10169 <u>Construction of Loft Conversion with Rear Dormer</u> 29 St Moritz Villas Trebetherick Wadebridge Cornwall PL27 6SD Proposed support Cllr Richards Seconded Cllr Hancock</p> <p>i. PA23/10208 <u>Proposed extension, internal & external remodelling and external works.</u> 33 Higher Tristram Polzeath Wadebridge Cornwall PL27 6TF No objections Proposed Cllr Richards Seconded Cllr Medland</p> <p>2 Members of the public left the meeting</p>	
006/2024	<p>Planning Applications Decision by Cornwall Council – including any decision received after the agenda has been published. Information only.</p> <p>As per Agenda</p>	
007/2024	Withdrawn Planning Applications None Noted	
008/2024	<p>Other Planning Matters</p> <p>a. <i>Affordable Housing</i> – no meeting this month.</p> <p>b. Licencing applications none noted. However in 2024 Skybar will be located Roscarrock Manor Farm, Highlands have been informed.</p>	Cllr Richards Clerk
009/2024	<p>Trewint Playing Fields – including any items received after the agenda had been published.</p> <p><i>Childrens Play Area</i> – Members to consider</p> <p>i. Fortnightly H&S Inspection Reports – to be shared</p> <p>ii. Repair/Replacement Play Equipment – Rhinoplay Revised work rescheduled for 15 Jan 2024 Cllrs Leitch, Medland, Meneer met to discuss play equipment. Expecting Rhinoplay to requote on program of replacement/upgrades. Various options considered for older children, including a 4G pitch (SportEngland funding).</p> <p>Cllr Mould and 2 members of public left the meeting</p>	
010/2024	<p>Highway Matters – including any items received after the agenda had been published.</p> <p>a. <i>Footpaths</i> – Footpath 9 Closure extension revised date to 26 December 2024</p> <p>b. <i>Road Closures</i> Dunders Hill, Polzeath 20th February 2024 (08:00 to 18:00 hours) Kelly Communications</p>	Clerk
011/2024	Amenity / Environmental Matters none noted	

012/2024	Beach Ranger / Polzeath <ul style="list-style-type: none"> a. Beach Ranger – Members received the BR’s report b. Coronation Garden WC Refurbishment – Work due to start on 19 January for 2 weeks. Npower to fit smart meter to prevent estimated bills. c. <i>Community Enforcement Officer, Parking</i> – CC stated the rates remain fixed. For May-Sept only cost remains approx. £12k for half. Budget is £6k. CC will charge travelling time and expenses if a part day is scheduled rather than a full-day. Councillors ask if some of ticket revenue can come back to us as it doesn’t seem reasonable for St Minver Parishes to pay the increased charges for the enforcement officer and not receive any benefit. The revenue contributes to the back office system and appeals process. There is concern that the “Engage, Encourage, Explain, Enforce” approach isn’t working. Polzeath Double yellow line painting have been held up. Clarification is being sought. d. <i>Highlands confirmed they would not contribute to Beach Ranger Service for 2023/4.</i> The ask was to cover evening hours. Payment in 22/23 was £2k. If no contribution, there is a risk the BR cannot patrol all of the Beach. Excluding Salary, 23/24 costs for Employers NI + Seasonal & Evening Patrols + Expenses totals £14k. Expected to increase to £18k in 24/25. Highlands Clerk advised of costs and Cllr Medland will attend next Highlands meeting to explain the impact of this decision. Prior to the Beach Ranger Service, Police funding £5k each by Highlands and Lowlands. 	Mr Stewart Clerk Clerk Cllr Medland
013/2024	Staffing Committee Update Contracts being reviewed & Seasonal Beach Ranger Timesheets to be used in Summer 2024	Cllr Medland
014/2024	Administrative Matters - including any items received after the agenda had been published. <ul style="list-style-type: none"> a. <i>Resignation</i> - Vice-Chair Cllr Lauren Williams tendered her resignation via email to the Clerk with immediate effect. Vacancy will be advertised on website and Noticeboards 4-19 January b. <i>ViceChair Position open</i> – Cllr A Medland will act in this position until the May elections. 	Clerk
015/2024	Documentation / Correspondence – not covered elsewhere on the agenda, including any items received after the agenda had been published.	
016/2024	Diary Dates - including any items received after the agenda had been published. <ul style="list-style-type: none"> a. <i>Full Council Meetings 2024</i> – Monday 5 February, Monday 4 March, Monday 8 April, Wednesday 8 May b. <i>Cemetery</i> – Wednesday 21 February 2024 c. <i>Other diary Dates</i> - CAP Monday 8 January 2024 6:30pm-8:30pm, Wadebridge Town Hall 	
017/2024	Information Only / Future Agenda Items – none noted	
018/2024	Financial Matters - - including any items received after the agenda had been published. <ul style="list-style-type: none"> a. <i>Accounts for Payment</i> – December Schedule to follow b. <i>Budget Monitor</i> – emailed. Seek approval for Budget and increase in Precept. Support Proposed Cllr Meneer Seconded Cllr Gisbourne c. <i>Grants Outside Organisation</i> – Priority funding will be given to Trewint Play Area over St Minver School Play Equipment. However specific requests will be considered for 24/25. Unfortunately PC cannot consider further FOWLS funding until 24/25 	Clerk Clerk Clerk
019/2024	Closed Session	
020/2024	Meeting Closed	

Signature

Chairman

Date

2024