

ST MINVER HIGHLANDS PARISH COUNCIL

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Council Meeting – 6 April 2017

Minutes of the meeting of the Council held at Perceval Institute on the above date, 19:00.

| Ref | | Action |
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| 233/16 | <p>Persons Present/Apologies Present: Cllrs Harris (Chair), Darnell (Vice Chair), Bartlett, Bickham, Dingle, Gisbourne, Lander, Owen.</p> <p>Apologies: Cllr Parnell.</p> <p>In attendance: L Dunkley, Parish Clerk. 7 members of the press/public.</p> | |
| 234/16 | <p>Receive any Declarations of Interest from Members / Dispensations. Cllr Harris declared an interest in PA16/11947 & PA17/02787. Cllr Harris declared an interest in Item 11: Finance Report.</p> | |
| 235/16 | <p>Public Participation. I Tomlin spoke in favour of PA16/11947 & PA17/02787. P Whitehead spoke against PA17/02494 citing no proven need for holiday homes; out of keeping design amongst others.</p> | |
| 236/16 | <p>Council Meeting: Minutes 14 March 2017 RESOLVED that the Minutes of the Meeting of the Council held as above having been previously circulated, be taken as read, approved and signed.</p> <p>Proposed Cllr Bickham, seconded Cllr Bartlett. Unanimous.</p> | |
| 237/16 | <p>Reports from outside bodies. None.</p> | |
| 238/16 | <p>Update: Highways and Footpaths RECEIVED the following updates and reports: On the corner between Rosewin barns and Menfreda Way – tarmac missing. Patching piece between South Winds and New Polzeath turning. New Polzeath containers being moved off the road (Atlantic Hotel) on to grass areas.</p> | Clerk to contact Highways & Planning & Natural England |
| 239/16 | <p>Presentation: Holiday lets per PA17/02494 RECEIVED a presentation from Laurence Associates regarding the above. It was asserted that in comparison to extant permission this proposal has a smaller footprint, lower height of units; that current proposal is for same number of bedrooms as extant permission, meaning the need for the development is a moot point. The Council noted that a flood risk assessment is still forthcoming, and that flooding occurs downstream.</p> | |
| 240/16 | <p>Planning Applications for Consultation RECEIVED the following Planning Applications: Application: PA17/02494</p> | |

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| | <p>Proposal: Construction of 6 holiday lodges (3-bed) & ancillary infrastructure instead of extant permission PA10/07795 for 3 holiday lodges (6-bed). Resubmission of PA16/09631 withdrawn on 20.03.17.</p> <p>Location: The Point At Polzeath St Minver Wadebridge Cornwall PL27 6QT</p> <p>Applicant: Mr R Calder</p> <p>Given that the NDP cannot apply to extant permissions it was felt that the proposal was preferable to the existing permission. Concern was expressed over design not being in-keeping due to flat-roof design. No objection proposed by Cllr Gisbourne, seconded Cllr Owen. Unanimous.</p> <p>Application: PA17/01413</p> <p>Proposal: Construct 2 detached dwellings (PA14/00912) variation of condition 2, substitution of plans to allow changes to design</p> <p>Location: Land East Of Seascape Dunder Park Polzeath PL27 6SX</p> <p>Applicant: Mr Roberts And Carthew</p> <p>No comment proposed by Cllr Gisbourne, seconded Cllr Bartlett. Unanimous.</p> <p>Application: PA17/00842</p> <p>Proposal: Roof extensions, alterations, including dormers and conversion, to garage providing ancillary accommodation to main dwelling.</p> <p>Location: Treglyn Downs St Minver Wadebridge Cornwall PL27 6RE</p> <p>Applicant: Mr Paul Land</p> <p>No objection proposed by Cllr Darnell, seconded Cllr Bickham. Unanimous.</p> <p><i>*Cllr Harris left the room</i></p> <p>Application: PA16/11947</p> <p>Proposal: Redevelopment of site consisting demolishing existing property & replacement with three residential units, including parking</p> <p>Location: Anns Cottage Dunders Hill Polzeath Wadebridge PL27 6SR</p> <p>Applicant: Mr Guy Taylor</p> <p>No objection proposed by Cllr Bartlett, seconded Cllr Gisbourne. Unanimous.</p> <p>Application: PA17/02787</p> <p>Proposal: Non Material Amendment of PA16/01062 for Demolition of cottage & redevelopment of site to provide 4 ground floor surf pods (holiday) & 2 units of accommodation on 1st & 2nd floors (residential) namely arrangement to rear courtyard altered to allow existing vehicular entrance to be utilised</p> <p>Location: Anns Cottage Dunders Hill Polzeath Wadebridge PL27 6TB</p> <p>Applicant: Mr Guy Taylor</p> <p>No objection proposed by Cllr Bickham, seconded Cllr Gisbourne. Unanimous.</p> <p><i>*Cllr Harris re-entered the room</i></p> <p>Application: PA17/01800</p> <p>Proposal: Proposed Agricultural Building</p> <p>Location: Higher Rosewin Between Menefreda Way & Higher Rosewin</p> <p>Applicant: Mr W J Mably</p> <p>No objection proposed by Cllr Owen, seconded Cllr Dingle. Unanimous.</p> <p>Application: PA17/02468</p> | <p>Clerk to notify</p> <p>Clerk to notify</p> <p>Clerk to notify</p> <p>Clerk to notify</p> <p>Clerk to notify</p> <p>Clerk to notify</p> <p>Clerk to notify</p> |
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| | <p>Proposal: Non-material amendment to implement Grey roof tiles to main roof only following grant of planning permission PA16/08278.</p> <p>Location: Port Quin Farmhouse Port Quin Port Isaac Cornwall PL29 3SU</p> <p>Applicant: Mr T Fitzpatrick</p> <p>No objection proposed by Cllr Darnell, seconded Cllr Gisbourne. Unanimous.</p> <p>Application: PA17/02205</p> <p>Proposal: Variation of condition 1 (plans approved) on decision PA16/09235 dated 02/03/2017 to allow minor material amendments to the design of Plot 2</p> <p>Location: Land Adjacent To Kendall Rock Road St Minver PL27 6PN</p> <p>Applicant: Mr McKelvie</p> <p>Concern that plans at PA16/09235 may not have been adhered to. Lack of site plan in the application documents means there is not enough information to hand. An existing new building appears much closer to the road than previous plans suggested and this disrupts the street scene and is not in-keeping. Objection while no site plan is forthcoming proposed by Cllr Owen, seconded Cllr Gisbourne. Unanimous.</p> <p><i>*Cllrs Darnell and Dingle declared an interest in PA17/02204 and left the room</i></p> <p>Application: PA17/02204</p> <p>Proposal: Design, appearance, scale, access and landscaping for new dwelling on Plot 1 (decision PA15/11278) with variation of condition 1 to substitute proposed floor plan and elevations</p> <p>Location: Land Adjacent To Kendall Rock Road St Minver PL27 6PN</p> <p>Applicant: Mr Fisher</p> <p>Concern that plans at PA15/11278 may not have been adhered to. Lack of site plan in the application documents means there is not enough information to hand. An existing new building appears much closer to the road than previous plans suggested and this disrupts the street scene and is not in-keeping. Objection while no site plan is forthcoming proposed by Cllr Owen, seconded Cllr Bickham. Unanimous.</p> <p><i>*Cllrs Darnell and Dingle re-entered the room</i></p> <p>Application: PA17/02192</p> <p>Proposal: Demolish existing property, construct 2 dwellings w/ parking, amenity space.</p> <p>Location: Greystones Lodge Bishops Hill Road New Polzeath PL27 6UF</p> <p>Applicant: West Country Investments</p> <p>No objection with the conditions that: at least one of the dwellings is residential per the NDP policies; the highways department do not object. Proposed by Cllr Gisbourne, seconded Cllr Darnell. Unanimous.</p> <p>Application: PA17/02328</p> <p>Proposal: Construction of 4-bed house w/ car port & detached annexe.</p> <p>Location: Tywardale Polzeath Wadebridge Cornwall PL27 6ST</p> <p>Applicant: Mrs Julie Rowe</p> <p>No objection proposed by Cllr Owen, seconded Cllr Dingle. Unanimous.</p> <p>Application: PA17/02157</p> <p>Proposal: Ground floor rear extension.</p> <p>Location: 12 Tenant Close Polzeath Wadebridge Cornwall PL27 6SW</p> <p>Applicant: Mr R J Varcoe</p> | <p>Clerk to notify</p> <p>Clerk to notify</p> <p>Clerk to notify</p> <p>Clerk to notify</p> <p>Clerk to notify</p> <p>Clerk to notify</p> |
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| | <p>No objection proposed by Cllr Bartlett, seconded Cllr Gisbourne. Unanimous.</p> <p>Application: PA17/02356 Proposal: Non-material amendment following permission PA16/03328. Location: Eastnor Bishops Hill Road New Polzeath Wadebridge PL27 6UF Applicant: Mr And Mrs Nick Hughes-Davies</p> <p>No objection proposed by Cllr Darnell, seconded Cllr Dingle. Unanimous.</p> | <p>Clerk to notify</p> <p>Clerk to notify</p> |
| 241/16 | <p>Planning Applications Decisions - Approved</p> <p>NOTED that the following Planning Applications have been decided as above:</p> <p>Application: PA17/00370 Proposal: Erection of dwelling (alter design of house B permitted per PA15/04309 including side extension addition, alter front entrance porch & additional storage/garage to front) Location: Land South Of Home Parc Windmill Road St Minver PL27 6RD Applicant: Mr And Mrs Hawkey</p> <p>Application: PA17/00614 Proposal: Erection of 2 detached dwellings, parking and amenity space Location: Formerly Galena Polzeath Wadebridge Cornwall PL27 6SS Applicant: Mr Adrian Cottenham</p> <p>Application: PA17/00997 Proposal: Proposed partial demolition, remodelling & extension to Armenia 2 Trenant Close, Polzeath. Including additional & remodelled dormers, single storey extension w/ roof terrace, detached wetsuit store w/ internal & external works Location: 2 Trenant Close Polzeath Wadebridge Cornwall PL27 6SW Applicant: Mr J Horsfield</p> <p>Application: PA17/00607 Proposal: Proposed extension. Location: 7 Trenant Close Polzeath Wadebridge Cornwall PL27 6SW Applicant: Mr And Mrs P Hudson</p> <p>Application: PA17/01006 Proposal: Alter design to permitted dwelling for detached 4-bed house. Location: Land West Of Highfield Keiro Lane St Minver Wadebridge Applicant: N Wade</p> | |
| 242/16 | <p>Planning Applications Decisions - Withdrawn</p> <p>NOTED that the following Planning Applications have been decided as above:</p> <p>Application: PA16/09631 Proposal: Construction of six holiday lodges (3-bed) and ancillary infrastructure in place of extant permission PA10/07795 for three holiday lodges (each with 6 beds) Location: Land North East Of The Point At Polzeath St Minver PL27 6QT Applicant: Mr R Calder</p> <p><i>*Cllrs Harris left the room</i></p> | |
| 243/16 | <p>Finance Report: 6 April 2017</p> <p>RESOLVED to adopt the most recent Finance Report and authorise the payments of Accounts Outstanding.</p> <p>Proposed Cllr Bartlett, seconded Cllr Bickham. Unanimous.</p> <p><i>*Cllrs Harris re-entered the room</i></p> | |

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| 244/16 | <p>Proposed base station installation RECEIVED a consultation regarding installation of a phone mast at Trenant Steading, Polzeath. The Council felt that there is an existing mast and that one mast per phone company is unnecessary and damaging to the local environment, and that the phone companies should liaise with each other for minimum impact to the community and an Area of Outstanding Natural Beauty.</p> <p>Proposed Cllr Darnell, seconded Cllr Dingle. Unanimous.</p> | Clerk to respond |
| 245/16 | <p>Clerk's report. NOTED a verbal report. Clerk to investigate purchase of a projector.</p> | Cllr Harris to bring projector to next meeting |
| 246/16 | <p>Neighbourhood Development Plan Referendum NOTED that the above referendum will take place on Thursday 4th May. Council decided that all monies owed to Highlands should now be returned.</p> | Clerk to respond |
| 247/16 | <p>Local Maintenance Partnership RESOLVED to receive funding of £761 and to cut Public Rights of Way.</p> <p>Proposed Cllr Bartlett, seconded Cllr Bickham. Unanimous.</p> | Clerk to respond |
| 248/16 | <p>Notification of recruitment for Car Park Stacker NOTED the above. The vacant role is to direct cars in the car park on the beach for a fixed term of three months. Clerk to contact Phil Kitts to ask for poster to publish locally.</p> | Cllr Darnell to pass details to Clerk |
| 249/16 | <p>Overnight signage RECEIVED an update from Highways via the Clerk. Possibility of signage being placed by Parish Council was considered. Clerk to contact Lanhydrock Estates.</p> | Cllr Darnell to pass details to Clerk |
| 250/16 | <p>Reports from Council representatives to outside bodies. RECEIVED the following reports: Street trading application (previously known as Mr Surfys) hearing took place – license granted with condition that the trailer was removed each night. A meeting of Polzeath Beach Management group took place – container is now on site, waste management was discussed and clarification being sought; Dogs on the beach remains as total ban; Blue Flag status has been sponsored by Sharps for a further 3 years; update given on additional parking enforcement – Council were minded that additional coverage should take place at Whitsun and the Summer Holidays for a guide price of £748 split between the two St Minver parishes. Speed limit reduction in the estuary was flagged up as a forthcoming issue which could affect local business such as ski school, speed boat rides etc.</p> | Clerk to act on additional parking via Zoe Hall and Clerk to Lowlands PC Clerk to write letter to Padstow Harbour Commission expressing concern about reduction of speed limit |
| 251/16 | <p>Notification of meeting/items for agenda: 17 May. To resolve additional car parking enforcement.</p> | |
| 252/16 | <p>Public Bodies (Admission to Meetings) Act 1960. None.</p> <p>The meeting closed at 21:10.</p> | |