

ST MINVER HIGHLANDS PARISH COUNCIL

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Council Meeting – 9 January 2018

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

Ref	Action
139/17	<p>Persons Present/Apologies Present: Cllrs Harris (Chair), Bartlett, Buse, Dingle, Gisbourne, Lander, Owen.</p> <p>Apologies: Cllrs Bickham, Darnell, Parnell.</p> <p>In attendance: L Dunkley, Parish Clerk. Cllr Mould CC. 9 members of the press/public.</p>
140/17	<p>Receive any Declarations of Interest from Members / Dispensations. None.</p>
141/17	<p>Public Participation. The Planning Agent gave context to PA17/11065, including how proposals have considered pre-application comments made by the Planning Authority. J Richards (the applicant) gave context to PA17/11563. P Driscoll explained that land near Trenant Close which may be used for a bus shelter and pull in is unregistered land. Concern was expressed that an initial letter which should have been sent in November was not received, and that a letter was subsequently sent in December. D Marshall neighbour to the property within application PA17/11065 expressed concern at a variety of points including that the proposal was overbearing and will constitute loss of privacy as it will overlook bedrooms and garden. J Godwin expressed concern over deterioration of the stream running through Tredrizzick Green – including silting and flooding, thus requiring some excavating/clearing. Hedges by the stream are encroaching and in need of clearing. Parking and access are also causing issues as per a letter recently written to the Council.</p>
142/17	<p>Council Meeting: Minutes 5 December 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. No matter arising NOTED.</p> <p>Proposed Cllr Buse, seconded Cllr Owen. Unanimous.</p>
143/17	<p>Reports from outside bodies. Cllr Mould CC reported that the appeal for an agricultural shed was dismissed; and that a Street Trading license renewal request has been issued to Cornwall Council by Polzeath Pancake Shack – the deadline being before the next Council meeting. The Council felt that representation should be made echoing concerns per previous years, notably that the van must be removed from the</p>

Clerk to re-send amended letter to P Driscoll

Clerk to contact Highways and Environment Agency, and to organise hedge trimming

144/17	<p>site each day. Authority was given for a Cllr to attend the license renewal meeting and make representations as above</p> <p>Update: Highways and Footpaths. Damage on the highway at B3314 westbound has been reported by Cllr Owen. A recurring large puddle on Kiero Lane – stemming from a drainage issue – is thought to be regularly cleared by the Highways department. Cllr Dingle expressed concern that the surface water is a safety risk.</p>	Clerk to contact Highways regarding health & safety issue.
145/17	<p>Planning Applications for Consultation RECEIVED the following Planning Applications:</p> <p>Application: PA17/11065 Proposal: Redevelopment of site consisting of demolition of existing seven residential properties and replacement with seven new residential properties, vehicular parking and turning area, surface water runoff drainage soakaway</p> <p>Location: 4 - 10 Tidesreach Polzeath Wadebridge Cornwall PL27 6ST Applicant: Mr Jonathan Parnall</p> <p>1 car parking space per dwelling is thought to be insufficient. There is concern regarding loss of privacy (overlooking) for neighbouring properties – particularly as the 'living' would be done on the top floor of the proposed buildings. Overdevelopment and lack of amenity provision was expressed as a concern. NDP Policies 2.7 and 3.5 refer to the concerns above. Objection proposed Cllr Gisbourne, seconded Cllr Buse. 6 voted in favour, 1 abstained: Cllr Harris.</p> <p>Application: PA17/11277 Proposal: New access to dwelling Location: Highfield Keiro Lane St Minver Wadebridge PL27 6PG Applicant: N Wade</p> <p>It was felt that one large splay in place of two smaller accesses is preferable on the grounds of safety and reducing the danger with access and egress on to the Highway. Objection proposed Cllr Dingle, seconded Cllr Gisbourne. Unanimous.</p> <p>Application: PA17/10745 Proposal: Extension and improvements Location: Tamarisk Place Cliff Lane New Polzeath Wadebridge PL27 6UE Applicant: Mr Nick Makin</p> <p>No objection proposed Cllr Dingle, seconded Cllr Gisbourne. Unanimous.</p> <p>Application: PA17/11391 Proposal: Replace storage buildings with Office Building Location: Land East Of The Point At Polzeath St Minver PL27 6QT Applicant: Mr J Davies</p> <p>No objection proposed Cllr Gisbourne, seconded Cllr Owen. Unanimous.</p> <p>Application: PA17/11563 Proposal: Change of use existing garage/store to office and store. Location: The Linhay Trevanger Lane St Minver Wadebridge PL27 6QS Applicant: Mr And Mrs Richards</p> <p>No objection proposed Cllr Buse, seconded Cllr Dingle. Unanimous.</p> <p>Application: PA17/11120</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>Proposal: Retrospective consent for erection of 6ft fence (+ gravel board of 4 inches) at front of the house/garden. Also replace current, old metal gate with a wooden gate (to match the fence).</p> <p>Location: Nankew Keiro Lane St Minver Wadebridge PL27 6PF</p> <p>Applicant: Ms Dawn Sedgwick</p> <p>No objection proposed Cllr Bartlett, seconded Cllr Owen. Unanimous.</p>	Clerk to notify
146/17	<p>Planning Applications Decisions - Approved</p> <p>NOTED that the following Planning Applications have been decided as above:</p> <p>Application: PA17/09751</p> <p>Proposal: Garage with games room over.</p> <p>Location: Churchtown Farm St Minver Cornwall PL27 6QH</p> <p>Application: PA17/10091</p> <p>Proposal: Demolition of existing dwelling and erection of replacement dwelling.</p> <p>Location: Tredavice Trevelver Farm Camel Road St Minver Wadebridge</p> <p>Application: PA17/06436 & PA17/06437</p> <p>Proposal: Barn conversion and extension (using the footprint of the former dairy and parlour) and proposed outbuilding/store, amendment to previously approved scheme PA10/06907 (& Listed building consent).</p> <p>Location: Trevelver Barton Camel Road St Minver Wadebridge Cornwall</p> <p>Application: PA17/07196</p> <p>Proposal: Replacement dwelling</p> <p>Location: Chy An Ros Tinnens Way New Polzeath Wadebridge PL27 6UD</p> <p>Application: PA17/09319</p> <p>Proposal: Proposed Extension to the Fusion Beach Shop (previously approved under PA13/09039).</p> <p>Location: The Waterfront Dunders Hill Polzeath Wadebridge Cornwall</p> <p>Application: PA17/10186</p> <p>Proposal: Replace existing 1200mm boundary fence and 5 bar gate with 1800mm high stone wall and new single pedestrian gate.</p> <p>Location: Tredrizzick House Tredrizzick St Minver Wadebridge Cornwall</p> <p>Application: PA17/10793</p> <p>Proposal: Rebuilding the attached lean-to building.</p> <p>Location: Puffins Gulland Road New Polzeath Wadebridge Cornwall</p>	
147/17	<p>Finance Report: 9 January 2018</p> <p>RESOLVED to adopt the most recent Finance Report and authorise the payments of Accounts Outstanding.</p> <p>Proposed Cllr Gisbourne, seconded Cllr Bartlett. Unanimous.</p>	
148/17	<p>Budget considerations 2018/19</p> <p>CONSIDERED as above. It was proposed by Cllr Lander to implement a £0 increase in the precept, though this was not seconded. RESOLVED to set the budget expenditure at £40,320 and precept demand at £39,255 (an increase of £1,755).</p> <p>Proposed Cllr Dingle, seconded Cllr Bartlett. 6 voted in favour, 1 against: Cllr Lander.</p>	

149/17	<p>Reports from Council representatives to outside bodies. None.</p>	
150/17	<p>Notification of meeting/items for agenda: 13 February 2018. None.</p>	
151/17	<p>Public Bodies (Admission to Meetings) Act 1960 RESOLVED that in view of the confidential or special nature of the business about to be transacted it is advisable that the press and public be excluded and instructed to withdraw during the discussion for the following items: Staffing.</p> <p>Proposed Cllr Dingle, seconded Cllr Bartlett. Unanimous.</p>	
152/17	<p>a) Recruitment of new Parish Clerk RECEIVED an update as above and to RESOLVED to appoint B Hibbs as the new Clerk, and offer a contract based on a probationary 6-month period at SCP 27, with a salary review upon successful completion of that period.</p> <p>Proposed Cllr Dingle, seconded Cllr Owen. Unanimous.</p> <p>RESOLVED to appoint J Hoskin as per above should B Hibbs reject the offer.</p> <p>Proposed Cllr Bartlett, seconded Cllr Owen. Unanimous.</p> <p>The meeting closed at 20:30.</p>	

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