

ST MINVER HIGHLANDS PARISH COUNCIL

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Council Meeting – 13th February 2018

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

Ref		Action
153/17	<p>Persons Present/Apologies Present: Cllrs Harris (Chair), Cllr Bartlett, Cllr Dingle, Cllr Gisbourne, Cllr Owen, Cllr Darnell. Apologies: Cllr Parnell, Cllr Bickham. Absent: Cllrs Buse, Lander. In attendance: L Dunkley, Parish Clerk, B Hibbs, Parish Clerk (incoming), Cllr Carol Mould (CC), 7 members of the press/public.</p>	
154/17	<p>Receive any Declarations of Interest from Members / Dispensations. Cllr Harris declared an interest in PA17/11065 and PA1711888.</p>	
155/17	<p>Public Participation. Two representatives of Lawrence Associates, gave context to PA17/12125. J.Forster explained that residents of Atlantic Terrace have now organised the installation of wooden posts to prevent misuse of the SSSI land. Also raised concerns as to the rules of no camping, cooking or overnight sleeping being ignored. Expressed general concerns regarding Polzeath Pancake Shack License Renewal. P.Driscoll provided an update on the Bus stop at Trenant Close. This location is now host to a 'hail and ride stop' and has been added to official stop register. Drivers have been instructed to stop when hailed by the public. Queries raised as to the provision of signage and whether the Parish Council could play a role in the provision of such.</p>	Clerk to action (contact CC for costings)
156/17	<p>Council Meeting: Minutes 9 January 2018 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 matters arising NOTED. Proposed Cllr Dingle, seconded Cllr Bartlett. Unanimous.</p>	
157/17	<p>Reports from outside bodies. Cllr Carol Mould CC: Provided an update on Boundary Review, confirming its submission. Also informed the council of CC Waste services review, the 'All Member CIL' briefing and a report from the Police.</p>	Clerk to circulate police report to Cllrs
158/17	<p>Presentation: Storage on Polzeath Beach Polzeath Surf Life Saving Club: Reported on and gave context to plans for a proposed ancillary unit, (concrete 'box' like structure based on sand, level with top of the car park, no height changes). Business case highlighted a need for further storage facilities for equipment as club grows in addition to changing areas in basement. Community support thus far has raised around £200,000 for the project, and once they obtain planning permission the club may apply for further funding (a potential source of money being available in June). Enquired as to the possibility of the council providing charitable funds for</p>	File paperwork with agenda. Club to write formally to council.

<p>159/17</p>	<p>planning. Lee Dunkley (Clerk) confirmed that such is possible if the club is a registered charity. Representative confirmed that Polzeath Surf Life Saving Club is a registered Charity. Suggested that the club writes formally to the council.</p> <p>Update: Highways and Footpaths. Cllr Dingle reported on a rockfall at Baby Bay, Breakneck Cove collapse. The path has already been diverted but asked if the council should write to The National Trust to ask about any risk assessment they have conducted and to raise concerns around existing footpath risk and cows/walkers on the path. Cllr Darnell asked if Matt and Ian Kemp from the National Trust could be invited to attend the next Parish Council meeting so that concerns could be raised. Cllr Darnell also raised concerns regarding overnight parking and associated issues (toileting, aesthetics) in New Polzeath. Asked Cllr Gisbourne as to the status of the potential St Minver Highlands and Lowlands public consultation /investigation into Bylaw. Cllr Mould CC suggested it may not fit within the SLA and will approach Oliver Jones for further information. Clerk suggested that the Community Network Panel may have funding available to assist with such and hence, may be worth suggesting this is on their agendas via Anna Druce. Cllr Dingle asked about the status of New Polzeath, residents parking. Cllr Mould CC has emailed highways and is awaiting a response. Potholes on Keiro Road also noted.</p>	<p>Clerk to write to NT.</p> <p>Cllr Gisbourne to check previous meeting minutes to see if this was raised.</p> <p>Clerk to contact Anna Druce/ Lowlands clerk.</p> <p>Clerk Report to Highways.</p>
<p>160/17</p>	<p>Planning Applications for Consultation RECEIVED the following Planning Applications:</p> <p><i>*Cllr Harris Left the room.</i></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>The original objections to PA17/11065 still stand as the issues raised were not addressed. The objections was: The Council objects to this application on the following grounds (no change to plans aside from drainage since previous submission): 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.</p> <p>Objection. Proposed Cllr Gisbourne, seconded Cllr Dingle. Unanimous.</p> <p>Application: PA17/11888 Proposal: Certificate of lawfulness for existing use for the removal of rear stone and earth wall to constitute building works in relation to decision notice PA16/11947: Three residential units</p> <p>Location: Flat At Anns Cottage Dunders Hill Polzeath Wadebridge Cornwall PL27 6SR Applicant: Mr Taylor</p>	<p>Clerk to notify</p>

	<p>No objection, proposed Cllr Dingle, seconded Cllr Gisbourne, unanimous.</p> <p><i>*Cllr Harris re-entered the room.</i></p> <p>Application: PA18/00010 Proposal: Extension to Balcony. Location: Darwin New Polzeath Wadebridge Cornwall PL27 6UA Applicant: Mr And Mrs Hawkins</p> <p>No Objection, proposed Cllr Darnell, seconded Cllr Dingle, unanimous.</p> <p>Application: PA17/11856 Proposal: 2 x tent and 2 x shepherd hut accommodation with associated access and parking Location: Land Surrounding Dinham House St Minver Wadebridge Cornwall Applicant: Mr And Mrs Wight</p> <p>No Objection, proposed Cllr Bartlett, seconded Cllr Darnell, unanimous</p> <p>Application: PA17/12180 Proposal: Variation of Condition 1 (approved plans) of Planning Permission PA17/06548 dated 13th October 2017 relating to material amendments to an approved scheme for the "Demolition of hotel and construction of new hotel complex comprising 18 hotel bedrooms, 9 apartments and ancillary restaurant/bistro, bar & leisure facilities" (approved under application reference PA11/04619 and previously amended by Section 73 applications PA14/01916, PA14/11525, PA15/09024 and PA17/06548) to allow changes to the appearance of the gables on the front elevation (Atlantic Terrace) Location: Atlantic House Hotel Atlantic Terrace New Polzeath Wadebridge PL27 6UG Applicant: Rackham Planning Ltd</p> <p>No Objection, proposed Cllr Darnell, seconded Cllr Bartlett, unanimous.</p> <p>Application: PA18/00711 Proposal: Non Material Amendment to PA17/08756 dated 14th November 2017 to Convert the existing storerooms into additional bedrooms/offices and letting suite for use in conjunction with existing guest house namely to amend new ground floor construction and external wall internal treatment and install new patress plates to the front and rear elevations Location: Trewornan Manor St Minver Wadebridge Cornwall PL27 6EX Applicant: Mr P Stapleton</p> <p>No Objection, proposed Cllr Owen, seconded Cllr Darnell, unanimous</p> <p>Application: PA17/12237 Proposal: Revised Application to PA15/12062 dated 8th March 2016 for the construction of a new dwelling Location: Restor Dunder Park Polzeath Wadebridge PL27 6SX Applicant: Mr & Mrs Guy Bayley</p> <p>No Objection, proposed Cllr Dingle, seconded Cllr Gisbourne, 4 in favour 2 against. (Concerns were raised as to the ridge height of the proposed building as it would not appear to be in keeping with the existing surrounding structures.)</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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161/17	<p>Application: PA18/00272 Proposal: Demolition of existing dwelling and replacement with new dwelling on same footprint (revision to approval PA17/08159 for alterations and extension) Location: Elmsleigh Old School Road St Minver Wadebridge Cornwall PL27 6PB Applicant: Mr And Mrs Coker</p> <p>No Objection, proposed Cllr Owen, seconded Cllr Dingle, unanimous.</p>	
	<p>Application: PA17/12125 Proposal: Construction of five detached residential dwellings with individual parking, and private access road with turning area to replace existing caravans/toilet block and other site buildings (resubmission of previously withdrawn application PA17/02429) Location: Llanbedr Caravan Park West Bay Road Polzeath Wadebridge Applicant: Mr Adrian Rapson</p>	Clerk to notify
	<p>The original objections to PA17/02429 (now 12125) stand as the issues raised were not addressed. The objection was: The Council objects to this application on the following grounds: the proposal constitutes overdevelopment of the site as there are too many dwellings in a small space; access and egress is dangerous; there will be loss of privacy for adjacent properties; this is outside the development area per NDP; there are potential drainage and run-off issues, and no flood risk assessment has been presented; contravention of policy 2.7 (iv) of the NDP regarding height, mass and disharmony; the current access road is not adopted and is not maintained and this will add to issues.</p> <p>Objection, proposed Cllr Gisbourne, seconded Cllr Dingle, unanimous.</p>	
	<p>Application: PA17/11824 Proposal: Erect new machinery/store and workshop. Erection of a gazebo for wedding ceremonies. Location: Trewornan Manor St Minver Wadebridge Cornwall PL27 6EX Applicant: Mr P Stapleton</p>	Clerk to notify
	<p>No Objection, proposed Cllr Darnell, seconded Cllr Dingle, unanimous.</p> <p>Application: PA17/11851 Proposal: Listed Building Consent for erection of new machinery/store and workshop. Erection of a gazebo for wedding ceremonies. Location: Trewornan Manor St Minver Wadebridge Cornwall PL27 6EX Applicant: Mr P Stapleton</p>	Clerk to notify
	<p>No Objection, proposed Cllr Dingle, seconded Cllr Bartlett, unanimous.</p> <p>Planning Applications Decisions - Approved NOTED that the following Planning Applications have been decided as above: Application: PA17/10551 Proposal: Replacement dwelling Location: Endellion House Dunder Park Polzeath Wadebridge PL27 6SX</p> <p>Application: PA17/10745 Proposal: Extension and improvements Location: Tamarisk Place Cliff Lane New Polzeath Wadebridge PL27 6UE</p> <p>Application: PA17/11391</p>	Clerk to notify

	<p>Proposal: Replace storage buildings with Office Building Location: Land East Of The Point At Polzeath St Minver Wadebridge Cornwall PL27 6QT</p> <p>Application: PA17/11120 Proposal: Retrospective consent for the erection of a 6 ft fence (plus gravel board of 4 inches) at the front of the house/garden. Also to replace the current, old metal gate with a wooden gate (to match the fence). Location: Nankew Keiro Lane St Minver Wadebridge PL27 6PF</p>	
162/17	<p>Finance Report: 13 February 2018 RESOLVED to adopt the most recent Finance Report and authorise the payments of Accounts Outstanding. Proposed Cllr Gisbourne, seconded Cllr Owen, unanimous.</p>	
163/17	<p>Leasing of trading pitch on Polzeath Beach and funding of toilets CONSIDERED issues per above, noted that CC may be putting pitch to tender, asked if the Parish Council could request to retain 1/3rd of the rent and use that as a contribution towards running the public toilets as Peter Marsh suggested historically that they would consider giving cut to parishes.</p>	
164/17	<p>Leasing of Beach car park by the Council CONSIDERED issues per above.</p>	
165/17	<p>Tredrizzick Green update RESOLVED to spend on vegetation removal subject to approval of final amount by the Clerk, Chair and Vice Chair. Proposed Cllr Owen, seconded Cllr Dingle, Unanimous.</p>	
166/17	<p>Noted that 2 meetings between Cllr Owen and CC have now been postponed. No quote received for cutting back of vegetation, Cllr Owen to chase contractor for quote. Ongoing parking issues on Tredrizzick Green, suggested clerk write to tenant of Howletts.</p>	<p>Clerk to organise meeting.</p>
166/17	<p>Pentire Head cow incident RECEIVED a report as above. Letter from Ian Kemp (of The National Trust) received regarding ongoing concerns raised by the public/ council regarding the cows and state of the footpaths. Council suggested a representative from the NT is invited to attend the next council meeting to discuss.</p>	<p>Clerk to write letter to tenant of Howletts.</p>
167/17	<p>Polzeath Pancake Shack Street Trading Consent RESOLVED to object to the application in its current format and wished to add the following conditions: -The responsibility to supply litter bins and removal of waste -No advertising boards -Removal of the trading van from the site outside dates and hours of trading consent -Well maintained and presented trading van that is clean, tidy and rust-free -No selling of strong-smelling foods (e.g. curries) Proposed Cllr Dingle, seconded Cllr Bartlett, Unanimous.</p> <p>Cllr Mould CC suggested that it was unclear as to whether the parking bay is deemed a 'highway'. May need clarification in the future as to status of land and hence if the license should be approved as usually, you wouldn't license for something that sits on a highway.</p>	<p>Clerk to invite Ian Kemp and Matt Lewis NT to meeting.</p> <p>Clerk to respond to licensing team.</p>

168/17	<p>Sailaway Dress Company Street Trading Consent RESOLVED to oppose the granting of street trading consent as the Council felt that this application was not in spirit of intended use of pitches. Objection, Proposed Cllr Darnell, seconded Cllr Gisborne, unanimous.</p>	Clerk to respond to licensing team
169/17	<p>Appointment of Internal Auditor RESOLVED to appoint the internal auditor for 2017/18 (attached). Proposed that the council appoint Steve Hudson for 2017/18. Proposed Cllr Darnell, seconded Cllr Dingle, unanimous</p>	Clerk to contact Steve Hudson and confirm appointment
170/17	<p>Renewal of Parking Enforcement Service Level Agreement RESOLVED to renew the SLA with £1/hour price increase. Detail of enforcement timings delegated to Polzeath Beach Management group. Proposed Cllr Gisborne, seconded Cllr Darnell, Unanimous.</p>	Clerk to inform CC.
171/17	<p>Reports from Council representatives to outside bodies None</p>	
172/17	<p>Notification of meeting/items for agenda: 13 March 2018 Anna Druce: linking with our network area. Overnight parking New Polzeath. Tredizzick Green. National Trust Cow incident.</p>	
173/17	<p>Public Bodies (Admission to Meetings) Act 1960 None.</p> <p>The meeting closed at: 21.15pm</p>	