

ST MINVER HIGHLANDS PARISH COUNCIL

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Council Meeting – 12th January 2021

Minutes of the meeting of the Council held on the above date
Using the Zoom system.

<p>205/1 2021</p>	<p>Persons Present: Cllr. R. Harris, Chairman, Cllr. V. Darnell, Vice Chair, Cllr. M. Dingle, Cllr. M. Parnell, Cllr. D. Hutley, Cllr. N. Mably, Cllr. B. Gisbourne. Cllr. S. Mitchell, Cllr. N. Wapshott, Cllr. A. Vernon (19.47) Cornwall Councillor C. Mould.</p>	<p>Action</p>
<p>206/1 2021</p>	<p>Apologies: None. In attendance: S. Theobald, Clerk and Minute taker. 5 members of the public.</p>	
<p>207/1 2021</p>	<p>Declarations of Interest / Dispensations applied for from Members: Cllr. Harris and Cllr. Vernon on PA20/11239. Cllr. Mably on PA20/11310.</p>	
<p>208/1 2021</p>	<p>Public Participation: The first speaker sought to explain his ‘Outline Planning Application’ at Mesmeur. He was currently operating his business from various sites across the Parish and was seeking to build a ‘live/work’ dwelling for the more efficient and convenient running of the business. The second speaker wished to explain the policy objective to support and promote this application. He was at pains to point out the legislation surrounding such a development. The work space must be completed first before the dwelling space and could only be subsequently sold as a live/work building. The third speaker wished to explain the probable effect of PA20/09912, Bodieve Development, on St Minver Highlands Parish. He felt the main effect would be a possible increase in traffic on the B3314 through St Minver en route to Rock and Polzeath. Two other members of the public stated they just wanted to hear the Councillor’s views on the planning applications submitted.</p>	
<p>209/1 2021</p>	<p>Cornwall Councillor’s Report: Cllr. Mould reported that she had been selected to stand for re-election in May. Anti-social behaviour in Polzeath and how to move forward to handle the situation in future. She felt the Beach Ranger, SLAs and Beach Management Group should work together to plan for the coming season. It was felt that the inclusion of the Marine Conservation Group would be beneficial to take this project forward. Standing Orders now applied.</p>	
<p>210/1 2021</p>	<p>Council Minutes: 8th December 2020: It was RESOLVED that the Minutes of the meeting held on the above date, having been circulated and taken as read, be approved as a true record of the business discussed.</p>	

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2021

Proposal for acceptance of these Minutes was put by Cllr. Darnell, and seconded by Cllr. Gisbourne. Agreed unanimously.

Council (EGM) Minutes: 29th December 2020: It was RESOLVED that the Minutes of the meeting held on the above date, having been circulated and taken as read, be approved as a true record of the business discussed.

Proposal for acceptance of these Minutes was put by Cllr. Hutley, and seconded by Cllr. Dingle. Agreed unanimously.

Planning applications for consultation:

Application: PA20/10413. Proposal: Extension to dwelling to form kitchen and porch. Location: Westbury, Menefreda Way, St Minver. Wadebridge.

Support for this application was proposed by Cllr. Parnell, seconded by Cllr. Hutley and agreed unanimously.

Application: PA20/10811. Proposal: Conversion and extension of the existing garage to an annex. Location: Challamor, Windmill Road, St Minver. Wadebridge.

Proposal to support this application, with conditions, was put by Cllr. Hutley, and seconded by Cllr. Mably and agreed unanimously on condition it remains an annex to the main property and could not be sold, or rented out, as a separate dwelling.

Application: PA20/10972. Proposal: General improvement to existing 5 bedroom house and extension providing new double garage with habitable rooms above and link structure to existing house. Location: Sun Cove, 2 Pandora access to Low Tide, Polzeath. Wadebridge.

A proposal to Object to this application was put by Cllr. Dingle, seconded by Cllr. Darnell. Grounds for this objection were that this further development of the existing property would create a second, and separate dwelling and should therefore be designated as a primary residence and attract council tax as appropriate. This was agreed unanimously.

Application: PA20/10790. Proposal: Prior approval for change of use of redundant farm building to single storey, one-bedroom, residential unit and building operations. Location: Tredrizzick Barn, Tredrizzick. St Minver. Cllr. Darnell proposed this Council's response should be notified to the Planning Authority that as this is designated as a Q development, and as it sits outside the Neighbourhood Plan, this Council requests that the dwelling, so developed, on this site be required by the landowner to attract Permanent Residency status which would, at the least, be more in keeping with the spirit of the Neighbourhood Plan. This course of action was seconded by Cllr. Wapshott and agreed to by all.

Application: PA20/11054. Proposal: Prior approval for enlargement of a dwelling house by construction of additional storeys up to a maximum height of 18 metres. Location: 8, Tinnors Way, New Polzeath. Wadebridge. Councillors felt this development, if approved, would not be visually in harmony with neighbouring properties by virtue of its height and mass.

Cllrs. Harris and Vernon left the 'room'.

Clerk.
Done
15.1.21

	<p><u>Application:</u> PA20/11239. <u>Proposal:</u> Outline planning application with all matters reserved for a live/work dwelling. <u>Location:</u> Land NE of Little Mesmeear. Mesmeear Farm, Treglines Lane, St Minver. A proposal to Support this application was put by Cllr. Parnell, seconded by Cllr. Gisbourne, Agreed unanimously.</p> <p>Cllrs. Harris and Vernon returned to the meeting.</p> <p><u>Application:</u> PA20/09912. <u>Proposal:</u> Outline application for residential development including access of up to 245 new homes (to include 30% affordable homes) new relief road from Ball roundabout to B3314, new public open space (including play area and community orchard and cycle path/amenity walkway) extensive new tree planting and new habitat creation (including 1.75ha. of new woodland planting and 0.25ha. of new wildlife ponds) <u>Location:</u> Land at Bodieve, Wadebridge. Cornwall. Councillors expressed grave concern about the road system intended with this application, and likely congestion on the already busy B3314. Cllr. Darnell proposed objection on the grounds of road safety and insufficient public consultation. This proposal was seconded by Cllr. Dingle and passed unanimously.</p> <p>Cllr. Mably left the room,</p> <p><u>Application:</u> PA20/11310. <u>Proposal:</u> Proposed development of 5 holiday lodges <u>Location:</u> Llanbedr Caravan Park, Polzeath. Wadebridge. Cllr. Dingle proposed support for this application with the condition that all relevant, up to date legislation was followed reference the treatment of waste/septic tank so as not to cause harm owing to the close proximity of Polzeath (blue flag) beach and adjacent fresh water stream. This was seconded by Cllr. Parnell and agreed unanimously.</p> <p>Cllr. Mably returned to the meeting.</p>	
212/1 2021	<p>Cornwall Council Planning Decisions Received: <u>Application:</u> PA20/09218. <u>Proposal:</u> Creation of new balcony on second floor. <u>Location:</u> The Waterfront, Dunders Hill, Polzeath. APPROVED.</p> <p><u>Application:</u> PA20/09918. <u>Proposal:</u> Non material amendment to PA20/02373 dated 7th August 2020 for the replacement of existing 3 bedroom residential dwelling with new 3 bedroom residential dwelling, namely change of ground floor bedroom windows on east elevation to full height opening. <u>Location:</u> Brynkellyn, Polzeath. Wadebridge. APPROVED.</p> <p><u>Application:</u> PA20/09568. <u>Proposal:</u> Proposed annexed accommodation in place of garage. <u>Location:</u> Elmsleigh, Old School Road, St Minver. APPROVED.</p>	
213/1 2021	<p>Finance Report to 12th January 2021: RESOLVED to adopt the Finance Report as above, including Income and Expenditure to date, bank reconciliation, and authorise payment of accounts outstanding in the sum of £3700.29. Acceptance of these accounts was proposed by Cllr. Gisbourne, seconded by Cllr. Mitchell, agreed unanimously.</p>	

214/1 2021	<p>Resolve to agree the Precept Proposal: A proposal was put by Cllr. Mitchell that the Precept for 2021/2022 be set at £52,885, an increase of 20.49% on last year's figure. This was seconded by Cllr. Darnell and unanimously agreed.</p>	
215/1 2021	<p>Correspondence: For Councillor information only. All correspondence listed on the agenda and sent via e-mail to Councillors were noted.</p>	
216/1 2021	<p>Reports from outside bodies:</p> <p>a. Beach Management Committee: All Councillors considered the way forward lay with Highlands, Lowlands, and other interested parties working together to the mutual benefit to all users. It was felt that the issue of the levy from the car park income was key to any further discussion as this would negate the need to further increase the burden of council tax on the residents.</p> <p>b. Highways and Footpaths: Suggestions for positioning the Mobile Speed Activated Signs were decided. Keiro Lane, where speed drops from 60mph to 30mph, the bus stop by Trenance Close and the top of Polzeath were agreed upon. Pothole just past Lundy Bay car park.</p>	Reported 15.1.21
217/1 2021	<p>Planning for the Future: Out of time for comments.</p>	
218/1 2021	<p>Governance Review: The Councillors felt that a meeting should be set up with St Minver Lowlands to discuss the Boundary changes currently under discussion. Clerk to invite Lowlands and set a date. Highlands to 'host' this meeting.</p>	Clerk. Done 15.1.21.
219/1 2020	<p>Matters of Public Interest/Date of next meeting: 9th February 2021. New notice boards are being made and will be delivered in due course. There being no further business, the meeting closed at 21.25 hrs.</p>	

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