

ST MINVER HIGHLANDS PARISH COUNCIL

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Council Meeting – 10th August 2021

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

Ref		Action
349/8/ 2021	Persons Present: Cllr. R. Harris, Chairman, Cllr. D. Hutley, Vice-Chairman, Cllr. V. Darnell, Cllr. C. Jenrick, Cllr. H. Mably, Cllr. N. Mably, Cllr. D. Meagor, Cllr. M. Dingle, Cllr. J. Richards.	
350/8/ 2021	Apologies: Cllr M Parnell.	
351/8/ 2021	In attendance: 6 members of the public. J Wilson, Clerk, and minute taker. Members of the public included: <ul style="list-style-type: none"> • 2 Speakers - Emily Robinson from Laurence associates and Tom Constant from Modbox to speak about the application PA21/06762 • 1 Speaker - Cllr Brian Gisbourne to give an explanation of the figures in his report from last month re the funding for the Beach Ranger and the Carpark levy. 	
352/8/ 2021	Declarations of Interest / Dispensations applied for from Members: None	
353/8/ 2021	Public Participation: Mr Roganovic gave a brief explanation of the reasons for their planning application PA21/06631. Emily Robinson gave a brief outline of application PA21/06762, Steppes, and answered several questions raised by the Councillors. Mr Cameron explained that the application PA21/07018 was for a small change of 3m to the boundary. Cllr B Gisbourne of St Minver Lowlands Parish Council gave a brief overview of the figures from last month's presentation which he had also sent by email. He further explained that St Minver Lowlands PC have enough funds now to cover the Beach Ranger costs plus provision of a bodycam. Currently they have everything they need so do not require further funding from Highlands. The Chair thanked Cllr Gisbourne for attending, there were no further questions at present although the Beach sub Committee may have questions later on and will contact Cllr Gisbourne then. Cllr Gisbourne then left the meeting	
354/8/ 2021	Cornwall Councillor's report from Cllr C. Mould: Cllr Mould was unable to attend, so no report is available for this month. Standing Orders now applied.	
355/8/ 2021	Council Minutes: To RECEIVE and APPROVE the minutes of the meeting held on 13 th July 2021. It was RESOLVED that the Minutes of the meeting held on the above date having been previously circulated, be taken as read, and approved as a true record of the business discussed. Proposed by Cllr H Mably, seconded by Cllr D Meagor, all in favour. Any matters arising were read out.	

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2021

Planning applications for consultation:

Application: [PA21/06762](#)

Proposal: Proposed replacement dwelling and associated works

Location: Steppes Access to Low Tide Polzeath Wadebridge PL27 6ST
Cllr C Jenrick proposed refusal, Cllr V Darnell seconded on the following grounds:

STMNDP 2.7 states that all new build, rebuild and extensions should "have a height, mass and external finish that avoids disharmony with other properties in the adjacent area."

The majority of Councillors were of the opinion that the proposed dwelling would be too large for the area and would not be in scale and harmony with the adjacent properties and would therefore be overdevelopment.

Several Councillors also had concerns over the parking and suggested that there should be a minimum of 3 spaces for this dwelling.

The majority of Councillors voted for refusal, and 2 Councillors supported this application. Refusal carried.

Application: [PA21/06271](#)

Proposal: Replacement Dwelling

Location: 14 Tanners Way New Polzeath Wadebridge PL27 6UH

Cllr V Darnell proposed refusal, Cllr H Mably seconded on the following grounds: The Parish Council can't support the front facing balcony due to its size and potential for noise disturbance and overlooking.

The majority of Councillors are also concerned that the balconies will be intrusive as there are balconies on all sides of the dwelling. The majority of Councillors voted for refusal, 1 Councillor voted to support this application. Refusal carried.

Application: [PA21/05573](#)

Proposal: Construction of a new detached double garage with ancillary office space

Location: Roserrow, The Farmhouse Farmhouse Lane St Minver Wadebridge PL27 6QT

Cllr M Dingle proposed support, Cllr C Jenrick seconded. All in favour.

Application: [PA21/06631](#)

Proposal: Outline application with all matters reserved for proposed live/work unit

Location: Land North of Higher Treglyn St Minver Wadebridge PL27 6RG

It was agreed that more guidance is needed as this type of dwelling has not been considered by this Council before. It was therefore agreed that Cllr V Darnell would contact Cllr C Mould for assistance on what to look for in the application then the Cllrs would come to their decision after that. The decision then reached by St Minver Highlands Parish Council was to object to this application on the following grounds:

1. The NDP does not support this - the land is designated for light industrial use. Putting a live/work unit there will conflict with the idea of the designation.
2. This would use up light industrial land with the wrong usage.

Application: [PA21/06923](#)

Proposal: Listed Building Consent to partially rebuild a small bowing section of wall to prevent collapse using like for like replacement of damaged lintels and window frame and replace an existing cement domed cap with a slate and lime coping

Location: North West Wall To Fish Cellars Port Quin Port Isaac Cornwall PL29 3SU

The St Minver Highlands Parish Council will defer to the listed building officers and their expert knowledge regarding this application and will therefore let them decide the outcome of this application.

Decisions to
be reported
to Cornwall
Council.
Done.

Application: [PA21/07071](#)
Proposal: Crown lift to a height of 6 metres above garden through selective removal of lower branches.
Location: Pentire Church Town Hill St Minver Wadebridge PL27 6QH
The St Minver Highlands Parish Council will leave the decision to the expertise of the TPO officer but would like it noted that the Parish Council wouldn't like to see any tree taken down for the sake of a view, and note also that the tree is not on the applicant's land.

Application: [PA21/06627](#)
Proposal: Two side extensions and replacement dormer window to an existing dwelling.
Location: Furze House Cliff Lane New Polzeath Wadebridge PL27 6UE
Cllr V Darnell proposed support, Cllr J Richards seconded, all in favour.

Application: [PA21/07018](#)
Proposal: Outline planning application with all matters reserved for a live /work dwelling
Location: Land North East Of Little Mesmeur Treglines Lane St Minver Wadebridge Cornwall PL27 6RA
Cllr V Darnell proposed support, Cllr M Dingle seconded, all in favour.

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Pre-applications - for information only. To RECEIVE any Planning Pre-Applications that may arrive.
None.

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Cornwall Council Planning Decisions Received:

Application: [PA21/05859](#)
Proposal: This application seeks to change a rear window into a door allowing access from the dwelling to the rear garden.
Location: 7 Treglyn Farm Cottages, Glen Valley Access To Little Treglyn St Minver Wadebridge PL27 6RG. **APPROVED**

Application: [PA21/05779](#)
Proposal: Amendment to deck balustrade design only as approved under PA20/09096 - Proposed side extension with decked amenity over.
Location: Sea Breezes Access To Polzeath Beach Caravan Park Polzeath Wadebridge PL27 6ST. **APPROVED**

Application: [PA21/05568](#)
Proposal: Erection of extension to dwelling to form utility room.
Location: Trevine Chapel Amble Wadebridge Cornwall PL27 6ES. **APPROVED.**

Application: [PA21/05299](#)
Proposal: Proposed extension to utility room on the ground floor. Proposed first floor extension to accommodate bedroom and en-suite above the garage.
Location: Gwella, Roserrow, St Minver Wadebridge Cornwall PL27 6QT.
APPROVED.

Application: [PA21/05018](#)
Proposal: Installation of decking to front and rear garden
Location: Kai Tak Dunders Hill Polzeath Wadebridge PL27 6SU. **APPROVED.**

Application: [PA21/04706](#)
Proposal: Variation of Condition 2 of Application No. PA20/02595 dated 5th May 2020 (Variation of Condition 5 (holiday use) of Decision Notice No. PA17/12180 dated 14th February 2018 (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 Mews New Polzeath Wadebridge Cornwall PL27 6US. **APPROVED**

Application: [PA21/04710](#)

Proposal: Demolition of bay window and formation of single storey side extension

Location: Hill Cottage Tredrizzick Bridge Old School Road St Minver Wadebridge PL27 6PA **APPROVED.**

Application: [PA21/01291/PREAPP](#)

Proposal: Pre-application advice for proposed extension to nos. 3 and 4 Trevanger Cottages, construction of annex to no. 3 and creation of a new access (following withdrawn application no. PA20/11416)

Location: 3 Trevanger Cottages Quakers Road St Minver Wadebridge Cornwall PL27 6QS. **Closed – advice given.**

Application: [PA21/04066](#)

Proposal: Single-storey Extension to include Porch, WC, Utility & Sunroom area.

Location: 7 Lower Treglyn, Chy Pol Access to Little Treglyn St Minver Wadebridge PL27 6RG. **APPROVED.**

Application: [PA21/04043](#)

Proposal: Extension to dwelling

Location: Sunset House St Minver Wadebridge Cornwall PL27 6QX. **APPROVED.**

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Finance Report: 10th August 2021.

It was **RESOLVED** to authorise the payment of accounts outstanding in the sum of £658.00 The following reports for June/July were provided: expenditure for 2021, Actual to budget, Income, Bank reconciliation to July 30th 2021 copy of bank statement to 10/08/2021.

Cllr. D Hutley proposed acceptance of cheques, seconded by Cllr. N Mably, all in favour.

At the previous meeting it had been suggested that, to reduce risk, the seconded bank account be used for transferring funds if the amount goes over £85K so the Council doesn't hold all funds in one account. Mandate still not completed by Lloyds – once it is Clerk to look into the transferring of funds.

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Correspondence received from 14th July to 10th August:

- 16/07/2021 - Weekly planning reports
- 16/07/2021 - Planning protocol for PA21/04066
- 17/07/2021 - ADB briefing note for Town and Parish Councils – briefing on Ash die back.
- 17/07/2021 - Minutes for June 2021 meeting of the Padstow Harbour Commissioners.
- 17/07/2021 - Rural Services Network – Rural Bulletin 13/07/2021 issue
- 17/07/2021 – Parish Council's reply to Carol Mould's urgent email requesting funding for the Beach Rangers.
- 20/07/2021 - Planning officers reply to the Parish Council's response to PA21/04710.
- 24/07/2021 – Weekly planning report.
- 24/07/2021 - New street name requested.

	<ul style="list-style-type: none"> • 28/07/2021 – Planning committee notification for Trevlac Edge PA21/02217 – Meeting to be held on Monday 9th August. • 31/07/2021 – Weekly planning reports. • 31/07/2021 – The Rural Bulletin 27th July issue. • 31/07/2021 – PA21/04509 17 Lower Elms – recommended for refusal. • 31/07/2021 – Planning Enforcement – draft letter and the proposal to send it to Scott Mann. • 31/07/2021 – Community Ownership Fund. • 31/07/2021 – Draft letter on concern over planning enforcement. – Proposed by St Gennys Parish Council and asking for support for this from other parishes. • 31/07/2021 – Planning news for local councils • 31/07/2021 – Agenda for East sub area planning committee meeting to be held on 9th August (includes Trevlac Edge) • 31/07/2021 – Scribe Quote and information. • 02/08/2021 – Minutes for July meeting • 02/08/2021 – Public meeting for Parkdean on Thursday 5th August. • 02/08/2021 – Weekly planning reports • 05/08/2021 – “Have your say” survey • 05/08/2021 – Cliff top trading / parking in New Polzeath – reply from Oliver Jones to our email asking what the next steps are going to be re this issue. • 05/08/2021 – Request for a donation from the Womens Centre Cornwall • 05/08/2021 – Request for the Parish Council to discuss the footpaths and add any footpaths that are not yet on the definitive map. • 06/08/2021 – DWP consultation shaping future support – the health and disability Green Paper. • 07/08/2021 – Police and Crime Plan 2021-2025 survey • 07/08/2021 – On Hold – Draft for Scott Mann on concern over planning enforcement. • 10/08/2021 – PSE Daily News – including items on Cornwall’s Housing Crisis and SW roads investment. • 10/08/2021 – Rural Bulletin 	
361/8/2021	<p>TO CONSIDER the email from Barry Jordan concerning Councillors’ views on Cornwall Council. This can be rolled over for several months as Cllr Jordan has around 6 months to gather all the information together.</p>	
362/8/2021	<p>TO CONSIDER the email from St Gennys PC proposing to send a letter from Parish Councils to Scott Mann regarding Planning Enforcement. This has been put on hold for now – St Gennys Parish Council will contact everyone with an update shortly – to be rolled over to next month to await further information.</p>	
363/8/2021	<p>To CONSIDER the request for a new street name on the access road leading to a new development in Polzeath ie The Park, and RESPOND accordingly. Cllr V Darnell proposed the Parish Council accept the new street name. Cllr J Richards seconded, all in favour.</p>	
364/8/2021	<p>To CONSIDER The Forest for Cornwall and RESPOND accordingly. To leave on agenda for next month.</p>	
365/8/2021	<p>To CONSIDER the Scribe software information and the quote and RESPOND accordingly. The Councillors agreed that this looks like a good idea, to be finalised at next month’s meeting on receipt of supporting information from other clerks that use this software.</p>	

<p>366/8/ 2021</p> <p>367/8/ 2021</p> <p>368/8/ 2021</p> <p>369/8/ 2021</p> <p>370/8/ 2021</p> <p>371/8/ 2021</p>	<p>Reports from Outside Bodies:</p> <p>a. Beach Management Committee: Cllrs M Dingle and V Darnell met with Cllr C Mould regarding the Beach Management Group and also the levy taken from the Car Park funds by Cornwall Council. They will agree on a statement regarding this. It was proposed that regarding the Beach Management Committee, Cllrs V Darnell and M Dingle will step down and Cllrs D Hutley and J Richards will take their places on the committee. Cllr R Harris proposed agreement with this, Cllr H Mably seconded, all in favour. This is to take place from the October meeting onwards. Clerk to notify the Clerk at St Minver Lowlands PC and Andy Stewart, the Beach Ranger of this change.</p> <p>b. New Polzeath Public Toilets: It was put forward that the Parish Council should only sign the Tenancy at Will if it is termed. A list of queries has been forwarded to Jacquie Rapier and Rob Andrew. We are awaiting a response.</p> <p>c. Highways Committee: – Report the following outstanding Highways issues again:</p> <ul style="list-style-type: none"> • Keiro and New Polzeath Corner • Trevanger • Countryside Access – dangerous stile <p>Facebook and website postings: Usual items only this month. Finance items still to be added.</p> <p>Matters of Public Interest/Date of next meeting: Tuesday 10th August in the Perceval Institute.</p> <p>There being no further business, the meeting closed at 21:15hrs.</p>	