

St Minver Highlands Parish Council

Parish Clerk: J Wilson
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5th October 2022

TO MEMBERS OF THE COUNCIL:

Councillors: Cllr. D. Hutley, Chairman, Cllr. V. Darnell Vice-Chair, Cllr. M. Parnell, Cllr. N. Mably, Cllr H. Mably, Cllr C. Jenrick, Cllr D. Meagor, Cllr J. Richards, Cllr R Whitehead, Cllr D Jones.

Cornwall Cllr: Cllr C Mould

Dear Members,

I hereby give you notice that the Meeting of St Minver Highlands Parish Council will be held on **Tuesday 11th October 2022 in The Perceval Institute. 19.00 hours.**

All Members of the Council are hereby summoned to attend for the purpose of considering and resolving upon the business about to be transacted at the meeting as set out hereunder.

Yours sincerely,

J M Wilson

Jo Wilson. Parish Clerk/RFO.

Press and Public are invited to attend. Meetings are held in public and could be filmed or recorded by broadcasters, the media, or members of the public.

AGENDA

To hold a minute's silence in memory of Her Majesty Queen Elizabeth II.

1. Persons Present / Apologies.

To **NOTE** persons, present and **RECEIVE** apologies for absence.

2. To Receive any Declarations of Interest from Members / Dispensations

To **RECEIVE** any Declarations of Interest from Members. To **RESOLVE** to grant any requests for Dispensation in line with the Councillor's Code of Conduct 2021.

3. Public Participation

To **RECEIVE** comments from Members of the public.¹

4. Cornwall Councillor's Report: To **RECEIVE** a report on the business of Cornwall Council from Cllr C. Mould.

5. Council Meeting: Minutes 9th August 2022. (note: no meeting held in September)

To **RESOLVE** that the Minutes of the Meeting of St Minver Highlands Parish Council as above, having been previously circulated, and taken as read, be approved (attached). To **NOTE** any matters arising from the Minutes.

¹ This provides an opportunity for members of the public to raise questions about and comment on items on the agenda. Total time allowed will be 15 minutes (limit of 5 minutes per person) which may be varied at the discretion of the Chair.

6. Planning Applications for Consultation. To RECEIVE any Planning Applications that may arrive and RESPOND to the Planning Authority accordingly.

Application: [PA22/07760](#)

Proposal: Variation of Condition 2 (approved plans) to Application No. PA21/03804 dated 4th November 2021 (Proposed new dwelling and associated works, resubmission of approved schemes PA17/07643 and PA19/02453).

Location: Land North East Of Corner Cottage Church Town Road St Minver Wadebridge Cornwall PL27 6QJ

Application: [PA22/05434](#)

Proposal: Refurbishment and extension of existing farmhouse, and demolition and rebuilding of existing adjacent stone barn to create outbuilding for incidental use.

Location: Moyles Farm Access To Moyles Farm St Minver Wadebridge Cornwall PL27 6QT

Application: [PA22/07110](#)

Proposal: Change of use (C3) dwelling house to a (Sui-Gneris) Hostel (for local workers).

Location: Waves End Polzeath Wadebridge Cornwall PL27 6ST

Application: [PA22/08594](#)

Proposal: Re-roof main dwelling with natural slate, introduction of larger dormers, internal alterations and ground floor extension, introduction of claddings, introduction of dormer and roof and solar panels to garage

Location: Tregeagles Rest Tredrizzick Bridge Old School Road St Minver Wadebridge Cornwall PL27 6PA.

Application: [PA22/08529](#)

Proposal: Demolition of a single dwelling house and construction of a replacement dwelling' with variation of conditions 2 and 3 of decision notice PA19/08775 dated 24.02.2020 without compliance with condition 4 of decision notice PA22/03512 dated 13/06/2022.

Location: Hayle Bay Gulland Road New Polzeath Wadebridge Cornwall PL27 6UG.

Application: [PA22/07482](#)

Proposal: New access for the field adjacent to Treswarrow Cottage

Location: Land West Of Treswarrow Park Farm Trelights Port Isaac Cornwall PL29 3TW

Application: [PA22/05788](#)

Proposal: Conversion of a basement store room into holiday accommodation.

Location: Pendaveli Polzeath Wadebridge Cornwall PL27 6SS.

Application: [PA22/08585](#)

Proposal: Demolish dilapidated house and garage, proposed new replacement family house and garage with variation of conditions 2 and 3 of PA22/04454

Location: Sunnyseven Tinnens Way New Polzeath Wadebridge Cornwall PL27 6UD

7. Pre-applications and Prior Notifications- for information only. To RECEIVE any Planning Pre-Applications and Prior notifications that may arrive.

Application: [PA22/07397](#)

Proposal: Prior Approval for Change of Use from agricultural building to dwelling (amended design to permitted conversion of a single storey stone barn)

Location: Barn North West Of Tredrizzick House Tredrizzick St Minver Wadebridge Cornwall PL27 6PB

Application: [PA22/01557/PREAPP](#)

Proposal: Pre application advice for construction of a new 'L-shaped' single-storey double garage with attached storage/workshop, home office, two skylights, photovoltaic panels, and associated works.

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

Application: [PA22/01538/PREAPP](#)

Proposal: Pre-application advice for the construction of two dwellings in lieu of Class Q approval.

Location: Land South Of Sunset House St Minver Wadebridge Cornwall PL27 6QX

Application: [PA22/01616/PREAPP](#)

Proposal: Pre-application advice for change of use of redundant agricultural steel frame shed to residential dwelling.

Location: Land And Shed South East Of Lundynant St Minver Wadebridge Cornwall PL27 6QX

8. Cornwall Council: Planning Decisions – Approvals / Refusals.

To **NOTE** any Planning Decisions received from Cornwall Council.

Application: [PA22/07993](#)

Proposal: Non-Material Amendment (1) to Application No. PA22/04454 dated 7th July 2022 to Demolish dilapidated house and garage. Proposed new replacement family house and garage, namely, claddings/rendered areas; windows/sidelights proportions; door design; minor design refinement generally and flue added

Location: Sunnyseven Tinnars Way New Polzeath Wadebridge Cornwall PL27 6UD

Withdrawn.

Application: [PA22/06669](#)

Proposal: Non-material amendment (NMA1) in relation to decision PA20/03625 dated 22.06.2020 for change in material treatment to converted garage walls and revised landscaping works.

Location: Trehane Bishops Hill Road New Polzeath Wadebridge Cornwall PL27 6UF

Approved.

Application: [PA22/05710](#)

Proposal: Proposed extensions and improvements to existing dwelling.

Location: The Cove Tinnars Way New Polzeath Wadebridge Cornwall PL27 6UD

Approved.

Application: [PA22/04580](#)

Proposal: Demolition of existing barn and proposed construction of two dwellings in lieu of Class Q

Location: Land South East Of Sunset House St Minver Wadebridge Cornwall PL27 6QX

Withdrawn.

Application: [PA22/03242](#)

Proposal: Use of land for the siting of six glamping pods, formation of parking area and additional landscaping.

Location: Land South Of Carruan Bungalow Quakers Road St Minver Wadebridge Cornwall

Refused

Application: [PA22/01233/PREAPP](#)

Proposal: Pre-application advice for new holiday unit.

Location: Valley Caravan Park Polzeath Wadebridge Cornwall PL27 6SS

Closed – advice given.

9. To CONSIDER the correspondence from Friends of Wadebridge Leisure Centre and their REQUEST for funding assistance. To RESOLVE on any action.

10. To CONSIDER the information on the Shared Prosperity Fund and RESOLVE on any action. See the links: [About - Shared Prosperity Fund \(ciosgoodgrowth.com\)](#) and also: [Council approves £132m plan to boost business, communities and skills - Cornwall Council](#)

11. Finance Report: 11th October 2022.

To **RESOLVE** to adopt the Finance Report as above, including the budget vs actual and expenditure to date, and authorise the payments of Accounts outstanding (attached) plus any additional payments as resolved during this meeting and **AGREE** the bank reconciliation so presented. (attached)

12. Correspondence: To NOTE any correspondence and RESPOND accordingly.

- Correspondence listed on separate sheet, e-mailed to Councillors. *Information only.*

13. Reports from outside bodies:

- To **CONSIDER** the draft plans for the Highways Scheme (Wadebridge and Padstow TRO 2022) provided by Cormac and **RESOLVE** on any actions.
- Menefreda Way – To **CONSIDER** the Speed Report, and the information provided by the Highways Officer in his email and **RESOLVE** on any further actions that may be required in light of the information provided.
- To **CONSIDER** whether to request quote from contractor re SWCP/LMP/Verges prior to preparing budget.

a. NDP Review

- To **CONSIDER** the minutes/report from the final NDP meeting held on 8TH September and **RESOLVE** on any actions.
- At their October meeting St Minver Lowlands PC proposed setting up a **Working Party with Highlands** to look into Affordable Housing –Lowlands members to be: Cllrs. Karen Meneer, Charlie Turner, and Mark Richards. To **CONSIDER** and **RESOLVE** on the proposal to have a joint Working Party with Lowlands to look into Affordable Housing, and, if agreed, to nominate 3 Councillors to join the group.
- Consider the Calstock and Mevagissy manifestos – do we need one?

b. Any other reports from outside bodies as required

14. Facebook and website postings:

To consider the information to be posted onto the website and Facebook this month.

15. Matters of Public Interest:

Date of next meeting: Tuesday 8th November 2022.

16. Public Bodies (Admission to Meetings) Act 1960

To **RESOLVE** 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 any items.

1. To **RECEIVE** the Report on New Polzeath Toilets prepared by Cllr D Jones and **RESOLVE** on any actions.