

# St Minver Highlands Parish Council

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08<sup>th</sup> November 2023

## TO MEMBERS OF THE COUNCIL:

Councillors: Cllr. J Richards, Chairman, Cllr. D. Hutley Vice-Chair, Cllr. M. Parnell, Cllr. N. Mably, Cllr H. Mably, Cllr C. Jenrick, Cllr D. Meagor, Cllr V. Darnell, 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, 14<sup>th</sup> November 2023 in The Perceval Institute at 7pm.**

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.

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## AGENDA

### 1. 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.<sup>1</sup>

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

### 5. Council Meeting: Minutes 10<sup>th</sup> October 2023.

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).

### 6. To **NOTE** any matters arising from the Minutes

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<sup>1</sup> 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.

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

Application: [PA23/08398](#)

Proposal: Convert the small garage/store into a bedroom.

Location: Trebeth Church Town Road St Minver Wadebridge Cornwall PL27 6QH

Application: [PA23/08009](#)

Proposal: Construction of residential dwelling with garden studio & associated site works.

Location: Land Adj To Bishops Corner Bishops Hill Road New Polzeath Wadebridge Cornwall PL27 6UF

Application: [PA23/07805](#)

Proposal: Variation of Condition 2 (approved plans) of Application No. PA16/11108 dated 29th December 2016 (Interventions/alterations to the dwelling including demolition of the existing garage and the construction of a replacement garage in a new location) with non-compliance of condition 1 in relation to decision notice PA21/09779 dated 10.12.2021

Location: Pennywilgie House Epphavan St Minver Wadebridge Cornwall PL27 6RB.

Application: [PA23/07693](#)

Proposal: Single-storey flat roof side extension and conversion of the existing integral garage into a new kitchen. Various internal alterations throughout along with the removal of the chimney.

Location: An - Garrek St Minver Wadebridge Cornwall PL27 6QN

**8. Pre-applications/Prior Notifications/other- for information only. To RECEIVE any Planning Applications that may arrive.**

Application: [PA23/08723](#)

Proposal: Submission of details to Discharge Conditions 5, 6, 7, 8, 9 and 10 in respect of Decision Notice PA23/00630 dated 9th October 2023

Location: Moyles St Minver Wadebridge Cornwall PL27 6QT

Application: [PA23/01270/PREAPP](#)

Proposal: Exception notice for works to remove a fallen mature eucalyptus lost in the storm.

Location: The Old Vicarage Church Town Hill St Minver Wadebridge Cornwall PL27 6QH

Application: [PA23/01294/PREAPP](#)

Proposal: Pre application advice for the remodelling of the existing inverted 3bed dwelling, including external stone cladding, and 1st floor extension out from the garden side gable, with external terrace covered by extended the slate roof.

Location: The Beach House Polzeath Wadebridge Cornwall PL27 6SS

**9. Cornwall Council: Planning Decisions – Approved / Refused.**

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

Application: [PA23/06639](#)

Proposal: Side extension and replacement roof to conservatory. Accessible ramp to the property.

Location: Furze House Cliff Lane New Polzeath Wadebridge Cornwall PL27 6UE

**Approved.**

Application: [PA23/07481](#)

Proposal: National Grid are proposing to install a 3rd wire on our existing overhead lines near Treswarrow Farm, Port Isaac, PL29 3TN. The works will involve replacing some of the poles, stays and pole fittings on a like for like basis whilst installing a 3rd wire to make the network 3 phase capable. This work is necessary to provide customers in the local area with 3 phase electricity. The works fall within the Cornwall AONB area and the Heritage Coastline (Natural England) and are also within a SSSI IRZ. These works will be subject to consent being granted from DESNZ following submission of our section 37

application. The length of the route is approximately 1500 metres and runs between poles 43G16 and 43GC17.

National Grid will also replace the existing transformer on pole 43GC17 with a new 3 phase transformer, but this shall remain a single leg construction. National Grid shall liaise with all of the different landowners affected to make sure that access routes are agreed and utilised to ensure minimal disruption to the land. There is no need to create any new access ways or lanes and the works shall be concentrated to the areas surrounding the existing overhead lines. Attached are two plans, the first numbered 4721617v2 which shows the route of the overhead on our mapping and the other plan numbered 4721617 STREETVIEW shows the local area.

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

**No objections (OHL/OHE/HG apps)**

Application: [PA23/04933](#)

Proposal: Demolition of the Existing building and garage, Construction of Replacement Dwelling and Studio

Location: Lundy Cottage Lundy Bay St Minver Wadebridge Cornwall PL27 6QZ

**Approved.**

Appplication: [PA23/07891](#)

Proposal: The remodelling of the existing dwelling, including new external stone cladding, with an elevated two storey extension on the west garden gable, and removal of existing utility 'lean-to' on south elevation.

Location: The Beach House Polzeath Wadebridge Cornwall

**Withdrawn.**

Application: [PA23/07543](#)

Proposal: Certificate of lawfulness for proposed use for rear garden studio outbuilding

Location: Endelienta New Polzeath Wadebridge Cornwall PL27 6UG

**Granted (CAADs, PIPs and LUs only).**

Application: [PA23/08427](#)

Proposal: Non-material amendment to decision PA23/01141 dated 11.04.2023 to change external materials on boundary and to change the planting schedule.

Location: Pityme Coppers Corner St Minver Wadebridge Cornwall PL27 6PF

**Approved.**

Application: [PA23/00630](#)

Proposal: Demolition of existing farmhouse and adjacent stone barn and construction of new house and separate annexe, together with change of use to extend domestic curtilage into the field to the North.

Location: Moyles Farm St Minver Wadebridge Cornwall PL27 6QT

**Approved.**

**10.To CONSIDER** the complaint received regarding possible use of sites outside the St Minver NDP and **RESOLVE** on any action.

**11.To CONSIDER** any updates regarding Tredrizzick Green and **RESOLVE** on any actions.

**12.To DISCUSS** the request for Grant Funding from Jane Evans for funding of Christmas lights and trees for Polzeath and **RESOLVE** on funding and payments accordingly

**13.To DISCUSS** the request for Grant Funding from St Minver group for funding of Christmas lights and trees for St Minver and **RESOLVE** on the amount of funding and payment accordingly.

**14.Budget 2024/2025**

To **DISCUSS** and **RESOLVE** on proposed budget and Precept for next year (staffing element to be discussed and agreed separately by staffing committee. To be finalised at the December Parish Council meeting.

### **15. Finance Report: 14<sup>th</sup> November 2023.**

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)

### **16. Correspondence: To NOTE any correspondence.**

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

### **17. Reports from outside bodies:**

#### **a. Beach Management Committee.**

To **RECEIVE** any updates, to **CONSIDER** any new information.

- To **CONSIDER** the latest Beach Management report.
- To **CONSIDER** the proposal to create a CIC, as agreed by the Beach Management Committee as the best way forward, **RESOLVE** on any action.

#### **b. New Polzeath Public Toilets.**

To **RECEIVE** any updates on progress.

- To **RECEIVE** quotes on new doors/windows and **RESOLVE** on any action.
- To **RECEIVE** updates on the groundworks around the toilet block.

#### **c. Highways and Footpaths.**

To note any problems requiring attention and **RESOLVE** on any action.

- To **CONSIDER** the quote for clearing out ditch and cutting back trees at Tredrizzick Green and **RESOLVE** on any action.
- To **CONSIDER** the information provided by Highways on the provisional cost of two bollards and **RESOLVE** on whether to request a formal quote.
- To **CONSIDER** CEO SLA if received and **RESOLVE** on any action.

#### **d. Affordable Housing Working Party**

- Report is now available to the Parish Council but still confidential until released by the Housing Team – see item 20.

#### **e. Cemetery Committee Meeting**

- Date of next meeting 29<sup>th</sup> Nov 2023 in the St Minver Community Hub

#### **f. Any Other Reports**

### **18. Facebook and website postings:**

To consider what information should be posted onto the website and Facebook for month.

### **19. Matters of Public Interest:**

Date of next Parish Council Meeting: Tuesday 12<sup>th</sup> December 2023, 7pm

Date of next Cemetery Committee meeting: 29<sup>th</sup> November 2023 in the hub, 7pm

Date of next Affordable Housing meeting: TBC

Date of planning training: 23<sup>rd</sup> November on Microsoft Teams 4pm-5.30pm

### **20. 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.

- To discuss the confidential St Minver Parishes affordable housing survey report and provide any feedback to the Housing Team, before final completion and public release of the report.