



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**
held on **Wednesday 17 January 2018**
in the Tamar Valley Centre commencing at **7.00pm**.

Those present were; -

COUNCILLORS – Cllr Alford (Chair), Cllr Beech, Cllr Greenwood, Cllr Hughes, Cllr Irons, Cllr Kirk, Cllr Latham, Cllr Letchford, Cllr McLachlan, Cllr Riggs, Cllr Rooker, Cllr Tinto, Cllr Wakem, Cllr Wells, Cllr Wilkes. Cllr Flashman 7.25pm.

Miss Sue Lemon, Clerk. Miss Clare Bullimore, Deputy Clerk (*minutes*).

1. APOLOGIES

Cllr Roberts (declaration of interest), Cllr Woolford.

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

Cllr Beech declared an interest in PA17/12018 and will leave the room.

3. PUBLIC PARTICIPATION

Between 60-70 members of the public were present.

4. APPROVE MINUTES OF LAST MEETING: 03-01-18

Proposal: The minutes be approved

Proposed: Cllr Latham, **seconded:** Cllr Beech, **Resolution:** The minutes were unanimously approved.

5. STANDING ITEM: 5 DAY PLANNING CONSULTATIONS:

None

6. FEEDBACK FROM DECISION MADE ON PA17/10601

The Clerk had disseminated comments received declaring disappointment in the Council's decision to support the change of use for the Cross-House Inn. These comments were noted.

7. PLANNING APPLICATIONS

Application PA17/02859 **DELAWARE**

Description Outline application, with some matters reserved, for construction of 21 dwellings to include a minimum 50% and maximum 100% affordable housing including 2 Lifetime Homes units, depending on viability to be determined at reserved matters stage. Formation of new access road and footpaths, public open space and play area and associated works.



Location Land At Old Mine Lane St Ann's Chapel Cornwall

Applicant Mr Brian Richardson Petroc Court Developments Ltd

Ivan Tomlin the Planning Agent was present but explained that he would only take questions from Parish Councillors. A member of the public wished it to be recorded that she felt the public should have had warning that he would be present, so they could have prepared some questions to be directed through the Parish Council. Discussions from the public included:

- Encroachment onto open land up to Hingston Down
- Numbers of houses required from Cornwall Local Plan have already been met
- Concerns about access
- Drainage issues
- Impact on Air Quality Management Area
- Layout not aesthetically pleasing
- Flood plans require more detail from the Flood Officer
- Amenity space needs to be protected as it wasn't in the development adjacent
- No public consultation has been held

PROPOSAL request a deferment on this application and for a public consultation to be held (proposed: Cllr Wilkes, seconded: Cllr Wakem)

Resolution Unanimous support for proposal

Application PA17/09575 **CALSTOCK**

Description Proposed development of 33 dwellings

Location Bridge View Nurseries Church Lane Calstock PL18 9QJ

Applicant Construction Partners Construction Partners

Malcolm Gigg, planning agent, attended. He explained that this is the second time the application has been brought up: last time the Parish Council supported the application. The AONB and WHS are in support. The flood risk assessment has been altered and a new report will be issued. Although the application was submitted in October the validation date was 21-12-17 which the agent had not control over. The advert for a public consultation was published in October in the local press and notices were put up around the village. Members of the public and parish councillors discussed issues such as:

- Affordable housing should be seen as an asset if highways and drainage reports come back favourably (Cllr Riggs)
- Clarification is required about the numbers of affordable housing and what type of housing they will be (Cllr Tinto)
- Drainage reports incomplete, so no decision should be made until they are forthcoming (Cllr Greenwood)
- This is a derelict brownfield site
- Issues raised about car parking and volume of traffic
- Current infrastructure e.g. sewage system, Broadband is insufficient



- Some houses will be overlooked by new developments
- Highways have previously said the road junction cannot be improved
- Local residents were very unhappy that the site was cleared during bird nesting season and there was a breach of trust at this point
- Concern over elderly people being able to get out if sleeping policemen are installed
- 5 parking spaces to be removed when parking is at a premium

PROPOSAL to support the application on condition the drainage report is favourable
(proposed: Cllr Wakem, seconded: Cllr Irons)

RESOLUTION 5 VOTES IN FAVOUR OF PROPOSAL; 5 VOTES OBJECTING TO PROPOSAL; 5 ABSTENTIONS
(ONE DID NOT VOTE SO IT COUNTED AS ABSTENTION)

COUNTER PROPOSAL: request a deferment as more information required and request another public consultation be held (proposed: Cllr Kirk; seconded: Cllr Wells)

RESOLUTION: Counter proposal carried: 10 in favour, 1 objection, 4 abstentions

Application PA17/10378 **DELAWARE**

Description Construction of 19 dwellings including 6 affordable homes. Construction of service road, installation of drainage system and associated works

Location Prospect House, A390, Between South of Highfield And South Of West Prince Farm, St Ann’s Chapel, PL18 9HD

Applicant Ladhu Prospect Land & Development

AMANDA SUTHERLAND FROM SUTHERLAND PROPERTY AND LEGAL SERVICES LTD PRESENTED.

Amanda Sutherland explained that she is taking this application forward. Some aspects of the proposal have been queried and an extension has been requested so that a public consultation can be held, and other consultees have an opportunity to comment. The public consultation will be held on Thursday 01 February 2018. Amanda was asked to send a questionnaire through beforehand.

Application PA17/11572 **HARROWBARROW**

Description Application for removal of condition 3 in respect of application E2/05/00843/FUL
(Construction of annexe to main house for occupation by close relatives thereof)

Location Coombeside Harrowbarrow Callington Cornwall

Applicant Mr & Mrs M.P and J. S Hicks

Proposal to support this application (proposed: Cllr Rooker, seconded: Cllr McLachlan)

Resolution to SUPPORT this application



Application PA17/12018 **DELAWARE**

Description Residential development for two linked detached 3-bedroom dwellings with garages.

Location Land North Of Greenhill House Delaware Road Drakewalls Cornwall

Applicant Mr R Stephens

Cllr Beech left the room.

Two members of the public spoke objecting to this application.

Proposal to object to this proposal due to highway issues, archaeological assessments, ecology report, development in open countryside and within WHS, loss of privacy (proposed: Cllr Wilkes, seconded: Cllr Irons)

Resolution to object (unanimous).

The meeting closed at 2110

Signed..... Date.....