



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**  
held on **Wednesday 07 February 2018**  
in the Tamar Valley Centre commencing at **7.00pm**.

Those present were; -

**COUNCILLORS** – Cllr Alford (Chair), Cllr Beech, Cllr Hughes, Cllr Irons, Cllr Kirk, Cllr Latham, Cllr Letchford, Cllr Riggs, Cllr Tinto, Cllr Wakem, Cllr Wells, Cllr Wilkes.  
Miss Sue Lemon, Clerk. Miss Clare Bullimore, Deputy Clerk (*minutes*).

**1. APOLOGIES**

Cllr Greenwood, Cllr Roberts (declaration of interest), Cllr Rooker, Cllr Woolford (potential business interests).  
Amanda Sutherland, agent for PA17/10378.

**2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS**

Cllr Wells: PA17/10378 – lives very close to the proposed site and does not wish to bring the integrity of himself and the Council into disrepute.  
Cllr Wells: PA18/00467 – the applicant is his neighbour.

The Chairman explained to those present that application PA17/09575 would not be discussed tonight as the Public Consultation had only finished an hour before. The Clerk has been in contact with the Planning Officer to this effect.

**3. PUBLIC PARTICIPATION**

Ms Mekin objected to PA17/10378 on the grounds of flooding.  
Mr Schemanoff objected to PA17/10378 due to the application being flawed in its current state.  
Mrs Wells spoke about the application PA18/00467 stating that the application was confusing with trees having been mislabelled and did not identify the correct TPO's that were referenced in Planning Application PA17/05649.

**4. APPROVE MINUTES OF LAST MEETING: 17-01-18**

**Proposal:** The minutes be approved

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

**5. STANDING ITEM: 5 DAY PLANNING CONSULTATIONS:**

None

**6. PLANNING APPLICATIONS**

**Application** PA17/09575 CALSTOCK



**Description** Proposed development of 33 dwellings  
**Location** Bridge View Nurseries Church Lane Calstock PL18 9QJ  
**Applicant** Construction Partners Construction Partners

**DEFERRED UNTIL 21-02-18**

**Application** PA17/10378 **DELAWARE** DEFERRED FROM THE LAST MEETING

**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

Cllr Latham wished it to be known that she attended the Public Consultation on this but at no point had given her approval to the scheme.

**Proposal** To object to this application because the area is known for its drainage and flooding problems and until the Wain Home site is finished the effects of the 141 houses being built adjacent to this site on the drainage are known we consider no further development should be allowed on this side of the A390 in Delaware/St Ann's Chapel. We also agree with the objections from the Drainage officer, Highways and the World Heritage Site (proposed: Cllr Wilkes, Seconded: Cllr Latham).

**Resolution** TO OBJECT TO THE SCHEME (11 members voted in favour of the proposal, Cllr Wells abstained having declared an interest).

**Application** PA18/00239 **DELAWARE**

**Description** Proposed remodelling of Bridge House including rebuilding conservatory, forming gable end to north elevation, creating first floor bedroom to existing eastern lean-to including associated works.

**Location** Bridge House Delaware Road Drakewalls PL18 9AS

**Applicant** Mr Gregory Lean Gregory Lean

**Proposal** To object to this proposal on layout, design and density of the building (proposed: Cllr Wilkes, seconded: Cllr Riggs)

**Resolution** to Object (9 in favour, 2 objections, 1 abstention).

**Application** PA18/00342 **HARROWBARROW**

**Description** Proposed extension to provide annex and associated works.

**Location** Ommadawn Callington Cornwall PL17 8BH

**Applicant** Mr And Mrs W M Wilkin

**Proposal** To support the application (proposed: Cllr Wilkes, seconded: Cllr Wells)

**Resolution** To support the application (unanimous)



**Application** PA18/00099 **LATCHLEY**  
**Description** First floor extension to create en-suite on eastern end of existing dwelling.  
**Location** Trewithen Coxpark Latchley PL18 9BA  
**Applicant** Mr Richard Newton Chance  
**Proposal** To support the application (proposed: Cllr Wilkes, seconded: Cllr Irons)  
**Resolution** To support this application (unanimous)

**Application** PA17/10511 **DELAWARE**  
**Description** Tree works to a tree subject to a TPO. T1- Holm Oak- Overall crown reduction of 3-4 metres (approx 20%), crown lift to 5 metres, 5% crown thin.  
 My client has become increasingly concerned about its safety as there is a lot of vehicle and pedestrian traffic passing underneath it daily. My client would also like more light into her property, so I have advised her that a big deduction would not be the best answer. A smaller reduction, lift and thin. Including a crown clean would gain a lot more light whilst keeping the natural shape that the tree already has.  
**Location** Tunley Road from Delaware Road to Brenton Cottage Drakewalls PL18 9EL  
**Applicant** Mr Tom Cox Tom Cox Tree Surgery  
**Proposal** To support the application subject to an arboriculturalist report being supportive (Proposed: Cllr Wilkes, seconded: Cllr Latham)  
**Resolution** The support the application subject to a satisfactory report from an arboriculturalist (unanimous)

**Application** PA18/00467 **DELAWARE**  
**Description** Works to trees subject to a tree preservation order. Pruning of three Beech trees.  
**Location** 1 Rose Terrace St Ann’s Chapel Gunnislake Cornwall  
**Applicant** Mr Neil Southcott  
**Proposal** To request a deferment until the following is forthcoming:  
 Arboriculturalist report  
 Tree Officer approval  
 Identify correct Tree Preservation Order numbers with relation to the Planning Application PA17/05649 (proposed: Cllr Wilkes, seconded: Cllr Latham)  
**Resolution** To request a deferment (unanimous)

The meeting closed at 1945.

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