



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**  
held on **Wednesday 21 February 2018**  
in the Tamar Valley Centre commencing at **7.30pm**.

Those present were; -

**COUNCILLORS** – Cllr Alford (Chair), Cllr Beech, Cllr Greenwood, Cllr Irons, Cllr Kirk, Cllr Latham, Cllr Letchford, Cllr McLachlan, Cllr Polglase, Cllr Riggs, Cllr Roberts, Cllr Tinto, Cllr Wakem, Cllr Wells, Cllr Wilkes.

Cllr Flashman.

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

### **1. APOLOGIES**

Cllr Hughes, Cllr Rooker.

Cllr Woolford (declaration of interest – long standing).

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

Cllr Roberts stated that although he has no pecuniary interest in any planning applications he will not vote or comment on PA17/02859 as it close to a development that he was involved in but has now withdrawn from.

Cllr Wells – PA18/00467 (lives next door so will remove himself from the discussion).

### **3. PUBLIC PARTICIPATION**

Between 50-60 members of the public were present.

Many members of the public spoke about PA17/09575. One person said that he was in favour of the development. Issues of concern that were raised by others included:

- Double yellow lines likely to cause more issues
- Widening of the pavement, access will be more difficult
- Evidence of a genuine need for affordable housing?
- Highways had previously stated access could not be improved and was unsatisfactory
- Section 106 agreement
- Ecological survey not satisfactory, badger sets are on the site and/or nearby
- GP surgery in Gunnislake already struggling to meet need
- A previous consultation asked for people to pick from 6 potential sites, but there was no option not to pick a site at all
- Loss of privacy and access on private driveway for one resident whose house is adjacent to the planned site
- Whether the land can be described as brownfield or is actually greenfield
- Potential harm to the landscape – situated in AONB



- Public consultation was held between 4.00pm – 6.00pm which still did not enable workers to attend
- The feedback from the Planning Consultation has not been seen by the public
- School may not cope with increased numbers
- Other villagers in Calstock will be affected as bus may not be able to get through

Mrs Wells spoke about PA18/00467 saying she thought the planning officer had diluted the request and not provided a report which was what had been asked for and still could not confirm the trees had been labelled correctly. She asked for advice on this issue as she would support if the canopy was being lowered.

It was agreed that Mr Schemanoff speak during the application for PA17/02859 as the issue of drainage would be discussed then.

Shane Pridham addressed the council and explained briefly his application PA18/00279 and hoped that the Parish Council would agree that it is a scheme that addresses local need.

**4. APPROVE MINUTES OF LAST MEETING: 07-02-18**

**Proposal:** The minutes be approved

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

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

None

**6. PLANNING APPLICATIONS**

Application	PA17/09575	CALSTOCK	<i>DEFERRED FROM THE LAST MEETING:</i>
Description	Proposed development of 33 dwellings		
Location	Bridge View Nurseries, Church Lane, Calstock, PL18 9QJ		
Applicant	Construction Partners Construction Partners		

Malcolm Giggs, Planning Agent, addressed some issues that arose from Public Participation. These included:

- A consultation was held, following the public’s request
- Mr Giggs had spoken to highways and put forward some suggestions that had been made at the public consultation, but Highways felt these were not possible
- Having tried to address the issue of parking he was disappointed to report that 5-8 parking spaces will be lost



- The feedback forms were emailed to Cornwall Council but the email to the Parish Council bounced back as the message was too large
- SW Water have said in writing that the development can connect to the system
- Information from the Flood Drainage Officer was available at the consultation event along with an email saying she supports the scheme
- Cornwall Council will allocate the affordable housing tenures and numbers – planners have no control on this
- The AONB and WHS Officer supports the proposal and states there will only be light to moderate impact
- Work will be completed on the highways before the houses are occupied and highways will condition the movement, a transport statement will be prepared by Highways which has to be adhered to
- 106 funding will be agreed later (as in all applications) but there will be money through the 106 agreement
- The agents asked for, and received an ecology report and have no reason to doubt its findings
- Planning agents are not specialists in some areas and have to defer to the reports submitted by the specialist agencies or departments as in the case with drainage, ecology, highways etc.

Cllr Tinto wished it registered that he is disappointed that the feedback from the consultation had not been received by the Parish Council because the electronic file was too big. Effort could have been made to send the email in two parts or to post the forms.

Cllr Tinto wanted clarification on the numbers of houses: in the application form it is for 33 houses (16 market, 17 social rented). The D&A statement cites 34 houses and the appendix has a different figure again. The numbers could not be confirmed by the agent who had designed the proposal some time ago and did not have the paperwork to hand: The Planning Portal was also experiencing technical difficulties and was not working. Cllr Tinto suggested that further discussion was carried out based on the numbers in the Application Form.

He said that he feels that development in the AONB should only be permitted in exceptional circumstances – if there is a need for affordable housing this would be a favourable reason. Cllr Tinto requested that 70% of the 17 are socially rented and 30% of the 17 are shared equity. Mr Giggs explained that Cornwall Council make that decision. Cllr Tinto asked the agents if they would support these figures if a condition were put to Cornwall Council: Mr Giggs confirmed they would.

The subject of the loss of parking spaces was brought up by Cllr Tinto and he feels that the loss of 5-8 spaces would be a major issue and would like to see a revised plan which includes extra amenity space. The agent suggested a condition around parking to be agreed with highways.



Cllr Irons asked the agent about the loss driveway access to the resident adjacent to the development. Mr Giggs is sure that the land that they are planning to develop belongs to the applicant and not the resident who spoke.

**Proposal:** The Parish Council support the application for 33 houses of which 16 are market and 17 affordable and it is recommended that Cornwall Council applies the following conditions:

- 5 of the market houses are offered as self-build
- 12 of the affordable properties are socially rented in perpetuity
- 5 of the affordable properties are shared ownership
- Initially priority will be given to applicants with a 3-year connection with the parish
- The planning permission is time-limited and that developments is built out within 3 years of consent being granted
- That a revised Transport Assessment is made which does not involve the loss of parking amenity especially to residents living in Rosehill Terrace.

**Proposed:** Cllr Tinto, **seconded:** Cllr Wakem

**Resolution:** to support the application with the conditions outlined in the proposal (voting: 9 in favour; 2 objections, 4 abstentions).

Application PA18/00467 DELAWARE DEFERRED FROM THE LAST MEETING

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

*Cllr Wells left the room during discussion and vote*

**Proposal:** to support with the condition that the work is carried out by a qualified tree surgeon in accordance with best practice and guidelines (proposed: Cllr Wilkes, seconded Cllr Roberts)

**Resolution** to support the proposal (14 in favour, 1 abstention).

Application PA17/02859 DELAWARE DEFERRED FROM THE LAST MEETING

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

*Cllr Roberts took no part in discussion or voting.*



*Cllr Irons had to leave to attend another engagement.*

Mr Schemanoff, member of the public, queried the drainage reports.

Ivan Tomlin, agent, addressed the Council on many issues that had been raised in the previous meeting

**Proposal:** object to the application because of the physical infrastructure; detrimental effect on the heritage and landscape; highways issues: especially as the access is dependent upon the adjacent site being developed and work has not begun (proposed: Cllr Latham, seconded: Cllr Beech)

**Resolution:** to object to the scheme (10 in favour, 3 abstentions).

Application PA18/00279 LATCHLEY

**Description** Erection of 1 no. 2 bed affordable bungalow and 1no. 3 bed affordable bungalow (outline with all matters reserved)

**Location** Fir Tree Farm Coxpark Latchley Gunnislake

**Applicant** Mr Shane Pridham

**Proposal** To support the application on the basis that there are only 2 houses built on site (proposed: Cllr Wilkes, seconded: Cllr Riggs)

**Resolution** To support so long as only 2 houses are built (10 in favour, 3 abstentions).

The meeting closed at 2145

---

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