



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

Those present were; -

COUNCILLORS –Cllr Alford, Cllr Beech, Cllr Hughes, Cllr Irons, Cllr Kirk, Cllr Latham, Cllr Letchford, Cllr Polglase, Cllr Riggs, Cllr Roberts, Cllr Rooker, Cllr Tinto, Cllr Wells, Cllr Wilkes (Chair).
Miss Clare Bullimore, Deputy Clerk (minutes).

1. APOLOGIES

Cllr Greenwood, Cllr Wakem, Sue Lemon (Clerk).

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

Cllr Riggs knows the applicant of PA18/16165 but does not have a pecuniary interest in the application.

3. PUBLIC PARTICIPATION

Kathryn Banfield – Bridge View Nurseries – remains concerned that decisions will be made without appropriate information e.g. number and type of affordable dwellings; road, access, parking. The public consultation report was never forthcoming. She is concerned as to how the Parish Council will represent the public at the Committee Meeting on 23rd July 2018.

Dennis Watkins – Bridge View Nurseries – it has become clear that issues around roads and parking will not be addressed until after the application goes through (if it is supported). One of the conditions that the Parish Council supported the application on was that parking and access would be suitable. Mr Watkins also commented on the Neighbourhood Development Plan and wondered why the community has not been consulted on it before Cornwall Council – Cllr Rooker responded to say that the next stage will be for the public to be consulted and the document has been drafted from previous consultation, Cornwall Council has offered advice at this stage as they will ultimately have to approve it. It is still only in draft form and has no legal standing so cannot be cited in current applications.

Lynda Bunyan – Mrs Bunyan thanked Cllr Tinto for his article in the Cornish Times published last week with his thoughts on affordable housing. She remains concerned that the developers have not made it clear how many affordable dwellings will be on the site and the numbers appear differently on various forms and documents.

Cllr Wilkes encouraged the members of the public to register to speak at Bodmin on Monday and to go and listen if they are unable to speak– Mr Watkins confirmed that he has registered and will be going.

4. APPROVE MINUTES OF LAST MEETING: 03-07-18

Proposal/Resolution: The minutes be approved

Proposed: Cllr Wells, **seconded:** Cllr Letchford, (unanimous).

5. STANDING ITEM: 5 DAY PLANNING CONSULTATIONS

None

6. FOR INFORMATION: EAST SUB AREA PLANNING COMMITTEE, MONDAY 23 JULY 2018, 10.00AM

Cllr Wilkes and Cllr Kirk confirmed that they will be in attendance at the East Sub Area Planning Committee and Cllr Wilkes will represent the Parish Council on the Bridge View Nurseries planning application.



7. PA18/01342PREAPP – LAND EAST OF HARROWBARROW SCHOOL

Alyn Shott and Peter Moore introduced themselves and explained about the work of the Cornwall Rural Housing Association. They were approached by a landowner in Harrowbarrow. Having checked there is local demand for affordable housing, an architect has drawn up basic plans showing 20-22 units on the site; the site would be classed as a rural exception site. A pre-app was submitted to Cornwall Council which indicated they would support a 100% affordable housing scheme. Mr Shott and Mr Moore attended the parish council committee meeting to see what the parish council’s initial thoughts are. Cllr Tinto said he felt it would be seen as a positive scheme and others agreed. A full public consultation will follow once more detailed plans have been drawn up – the Parish Council hopes to see a range of sized dwellings with different tenures. Cllr Rooker said that evidence from the NDP suggested smaller sized units would be preferable.

8. PLANNING APPLICATIONS

Application **PA18/06106 CHILSWORTHY**
Description Extension
Location Woodnymph Chilsworthy Gunnislake Cornwall
Applicant Mr R Bird

PROPOSAL/RESOLUTION:

To support this proposal (proposed: Cllr Irons, seconded: Cllr Wells – unanimous).

Application **PA18/04971 CHILSWORTHY**
Description Construction of a single dwelling with associated parking
Location Rosedene, Chilsworthy, Gunnislake Cornwall
Applicant Mr And Mrs White Grid Ref 241272 / 72228

PROPOSAL/RESOLUTION

The Parish Council does not support this application due to: overdevelopment (too large a footprint on a small space, leaving little amenity space for either dwelling); visual appearance (out of context with design and surrounding area); inconsistencies and misleading information within the D&A statement: there are no shops or bus routes in Chilsworthy so this is unlikely to ‘add to the vitality of the village’ and this development will not lead to the social benefits of affordable housing. A heritage statement would have been welcomed (proposed: Cllr Wells; seconded: Cllr Irons – unanimous).

Application **PA18/06165 GUNNISLAKE**
Description Alterations to existing detached bungalow to include conversion of existing roof space, single storey extension to rear, replacement windows and other minor alterations.
Location Sand Hill Park 3 Sand Hill Park Gunnislake PL18 9DP
Applicant Ms Susan Cotes Grid Ref 242693 / 70983

Mr John Moony spoke about this application.

PROPOSAL/RESOLUTION

To support this application (proposed: Cllr Alford, seconded: Cllr Hughes – 1 abstention, all others in favour).

The meeting closed at 1958.

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