



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**
held on **Tuesday 04 September 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 Riggs, Cllr Roberts, Cllr Wakem.

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

Cllr Alford chaired the meeting in Cllr Wilkes' absence.

In line with GDPR and local government legislation; members were reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, sexual orientation, marital status and any disability) Crime and Disorder; Health and Safety and Human Rights. The Chairman asked people to speak clearly and explained that all meetings may be recorded covertly or overtly.

1. APOLOGIES

Cllr Greenwood, Cllr Polglase, Cllr Rooker, Cllr Tinto, Cllr Wells, Cllr Wilkes.

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

The applicant of PA18/07516 is a Parish Councillor.

3. PUBLIC PARTICIPATION

Mr Lee Manning spoke about the 5-day consultation: PA18/06457

Mr Brown spoke during the item relating to PA18/05780.

4. APPROVE MINUTES OF LAST MEETING: 21-08-18

Proposal/Resolution: The minutes be approved: proposed: Cllr Roberts, seconded: Cllr Latham, unanimous.

5. STANDING ITEM: 5 DAY PLANNING CONSULTATIONS

For information: PA18/08443 – agreed with case officer.

For information: PA18/05886 – agreed with case officer.

Cllr Roberts asked the Clerk how many people had responded to the officer's comments: three had replied to the first, five to the second.

PA18/06457

Mr Manning reminded the Parish Council that he has an application logged as an appeal and was advised by Mr Doyle (Cornwall Council Planning) to resubmit an application which would likely be supported. The new application was submitted on 09-08-18. The Land Agent has commented that he cannot support the application until information required (in the form of business accounts) has been forthcoming. Mr Manning stated that he had already sent the required information and the Case Officer confirmed on 30-08-18 that it had been received. This information was not showing on the Portal earlier today. Mr Manning does not understand how it can have been called in as a 5-day consultation without the Land Agent having all of the information; he also does not understand where the information has gone as he has supplied it and has had confirmation that it was been received.



Proposal/resolution: to continue to support this application in principle in the absence of any new information being available on the portal (proposed: Cllr Latham, seconded: Cllr Kirk – unanimous). The Parish Council to raise the concerns of Mr Manning with the Case Officer.

6. CIL CONSULTATION QUESTIONS -CLLR LATHAM

Cllr Latham is having an ongoing debate with Cllr Egerton regarding 106 monies. Cllr Latham has invited other councillors to return comments to the Clerk’s Office for collation – Clerk to send the consultation document out. Cllr Kirk reported that she has personally written to Cllr Egerton on the protocol of 106 monies as she has never been consulted in her capacity as Cornwall Councillor. Cllr Egerton replied that he had also not been consulted. Cllr Roberts has been involved in writing the response from the Cornwall Planning Partnership so will abstain from making comments.

7. PLANNING APPLICATIONS

Application PA18/07516 DELAWARE

Proposal Replacement of single storey utility extension with two storey extension with roof alteration, to provide utility, study and master bedroom, and with single storey ground floor store area
Location Sunnycroft, Old Mine Lane, St Ann’s Chapel, Cornwall
Applicant: Mr & Mrs N Woolford

Cllr Roberts proposed that the application is noted but it is referred back to the Case Officer for Cornwall Council to decide as the applicant is a Parish Councillor - seconded: Cllr Latham, unanimous.

Application PA18/07344 HARROWBARROW

Proposal Reserved matters (appearance and landscaping) following outline approval PA16/03847 dated 07.07.2016 for four new dwellings
Location The Willows, Lower Metherell, Callington, Cornwall
Applicant Mr Adam Waite, Acorn Parks Ltd

Proposal/Resolution:

The Parish Council does not support this application on the grounds that it does not meet objective 10c of the Cornwall Local Plan (which calls for excellence in design that manages change in order to maintain the distinctive character and quality of Cornwall) and fails to comply with section 7 of the design guide in that - 7.3 form and character, 7.4 the relationship of building in their plots, 7.6 materials and 7.8 the facades - offer nothing to the application site or area. Further, the applicant has failed to demonstrate compliance with condition 4 of the application in so far as details of the road and its drainage have not been supplied. (Proposed: Cllr Roberts, seconded: Cllr Latham – unanimous).

Application PA18/05780 DELAWARE

Proposal Proposal for 14 no new static caravan/lodge bases at Tamar View Park with associated parking and access roads
Location Tamar View Park, St Ann’s Chapel, Callington, PL17 8JA
Applicant Mr Ian James, Brean Beach Holiday Parks

Mr Phil Brown addressed the Parish Council and raised concerns regarding conditions that were made would be breached specifically: Condition 9 – no caravan or work of development/engineering operation shall take place



within the eastern field 3887 and that is shall be maintained and enhanced as a nature area. Condition 6 – landscaping shall robustly mitigate vantages into the site from the A390. There are also a number of empty plots (amounting to a third) and little evidence to support the need for more units on the site. Neighbouring properties would be overlooked with a loss of outlook and privacy. There are permanent residents on site despite it being a holiday unit only. It also sits within the UNESCO World Heritage Mining Site and is next to the Tamar Valley AONB. **Proposal/Resolution:** this application is not supported due to the detrimental impact on an important visual landscape; loss of open space and the subsequent detrimental environmental impact; loss of privacy to neighbouring properties which would be overshadowed and have a loss of outlook and that there are many empty units on the site already – all of which should be used for holiday lets and not permanent dwellings. Conditions 6 and 9 of the consent have been breached. (proposed: Cllr Kirk, seconded: Cllr Wakem – unanimous).

Application PA18/07515 HARROWBARROW

Proposal Retrospective application for the siting of four storage containers to the agricultural yard.
 Location Land North of All Saints Church Harrowbarrow Cornwall PL17 8JG
 Applicant Mr James Avery

Proposal/Resolution: The application is supported strictly on condition that it is limited to 2 years in accordance with other consents for this type of development in the area as it will have a detrimental visual impact on the character and appearance of the immediate area contrary to Section 7 and 11 of the NPPF (proposed: Cllr Roberts, seconded: Cllr Kirk – 9 in favour, 1 abstention).

The meeting closed at 1945.

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