



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**  
held on **Tuesday 20 November 2018**  
in the Tamar Valley Centre commencing at **7.00pm**.

Those present were; -

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

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

*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 Tinto.

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

Cllr Roberts sought – and was granted – permission to address the Committee. He stated that he has had dealings in the past with application PA18/09303. He no longer has any involvement with the application and when it was previously withdrawn, he did not know when - or if- it would be resubmitted. It has now been resubmitted and some of the reports contain Cllr Roberts' previous work. Cllr Roberts is seeking legal advice on this as he has not given permission for this work to be used and no longer has a pecuniary interest in it. He will not discuss, answer questions or vote on the item.

Cllr Roberts – PA18/10503 – has a pecuniary interest so will leave the room and PA18/09303 he will take no part in discussions or vote.

Cllr Wells – PA18/09303 – did not vote last time the application was heard and, at the Chairman's discretion, will abstain again as he lives very close to the site.

### **3. PUBLIC PARTICIPATION**

Mr Schemanoff spoke during PA18/09303.

Mr Tomlin spoke about PA18/10340.

### **4. APPROVE MINUTES OF LAST MEETING: 06-11-2018**

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

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

None

### **6. PLANNING APPLICATIONS**

Application      **PA18/09216      CALSTOCK – Deferred from last meeting**



Proposal Demolition of existing boat store/holiday let building and erection of a new detached dwelling house

Location Steamer Quay Lower Kelly Calstock Cornwall

**PROPOSAL/RESOLUTION**

To object to the application as it is out of character in a conservation area and will negatively impact on a Grade II listed viaduct (proposed: Cllr Wells, seconded: Cllr Irons – 12 in favour of objecting, 1 abstention).

Application **PA18/09303 DELAWARE**

Proposal Construction of 18 dwellings (6 affordable), site access, service roads and infrastructure. (Resubmission of application PA17/10378 withdrawn on 16/03/2018.)

Location Prospect House St Anns Chapel Gunnislake Cornwall

**Cllr Roberts did not speak, answer questions or vote during this item.**

**Cllr Wells abstained due to living in close proximity.**

**Mr Schemanoff gave a presentation outlining concerns with flood issues, drainage and highways (in particular laybys); he also felt the application was incomplete as it did not include details of some of the houses on a boundary wall.**

**Proposal/resolution:** to maintains the parish council’s position on previous applications and continue to object to this application due to environmental impact, highways, contaminated land and flood risk to object to this application due to environmental impact, highways, contaminated land and flood risk (proposed: Cllr Wilkes, seconded: Cllr Beech – 10 objections, 1 abstention and Cllr Roberts did not take part).

Application **PA18/09561 CALSTOCK**

Proposal Retrospective planning permission for the sub-division of existing dwelling into two dwellings

Location The Old Forge Road From Junction North Of Hillbrow To Church Hill Calstock PL18 9SF

**Proposal/Resolution:** support on the basis no comments or concerns have been raised in the last 8 years but do not wish to set a precedent that unpermitted development is allowed to take place in the open countryside (proposed: Cllr Roberts, seconded: Cllr Alford – 9 in favour, 3 abstentions).

Application **PA18/09301 HARROWBARROW**

Proposal Outline application with all matters reserved for the erection of 2 affordable dwellings for sale and 2 free market dwellings.

Location Land Pt Os 8359 Callington Road Harrowbarrow Cornwall

**Proposal/Resolution:** To object to this application on the grounds that the site is not ‘rounding off’ or infill, it is outside of the settlement lines and detached from any settlement – therefore the site should contain 100% affordable units; the massing is too high for size of site and there are highway issues (proposed: Cllr Roberts, seconded: Cllr Wells – unanimous).



Application **PA18/10064 DELAWARE**  
Proposal Replacement of single storey utility extension with two storey extension and roof alteration, to provide utility, study and master bedroom, and a single storey store. (Revised proposal following PA18/07516.)  
Location Sunnycroft Old Mine Lane St Anns Chapel Cornwall

**It was agreed to note this application and defer to the planning agent as the applicant in a parish councillor.**

Application **PA18/10230 GUNNISLAKE**  
Proposal Works to trees covered by a Tree Preservation Order, namely - T1 - to fell a Mature Beech and T2 0 To fell a mature scots pine  
Location Heath Lodge Station Road Gunnislake Cornwall

**Proposal/resolution:** there is insufficient information for the parish council to support this application as there is no report from the Tree Officer and no explanation as to why the beech tree is not being replanted (proposed: Cllr Wells, seconded: Cllr Riggs – unanimous).

Application **PA18/10241 CALSTOCK**  
Proposal Proposed extension to provide new first floor entrance, and proposed garden room at ground floor level.  
Location Grenfell Garden Higher Kelly Calstock PL18 9QZ

**Proposal/resolution:** ask for a deferment until further comments have been received e.g. from Historic England/Conservation Officer (proposed: Cllr Kirk, seconded Cllr Wells – unanimous).

Application **PA18/10340 HARROWBARROW**  
Proposal Change of use of first floor and extension to create four letting units together with internal alterations to existing commercial areas  
Location Sleepy Hollow Rising Sun Callington Cornwall

**Proposal/resolution:** to support the application so long as the development complies with the details of the application (proposed: Cllr Roberts, seconded: Cllr Alford – all in favour bar one abstention).

Application **PA18/10503 HARROWBARROW**  
Proposal Construction of a garden room.  
Location Megga Cottage 2 School Road Harrowbarrow Callington

**Cllr Roberts left the room during discussion and the vote**

**Proposal/resolution:** to support the application (proposed: Cllr Alford, seconded: Cllr Hughes – all in favour bar one abstention).

Application **PA18/09277 DELAWARE**  
Proposal Formation of swale in conjunction with application reference PA17/02859 (outline application for up to 21 dwellings)  
Location Land At Old Mine Lane St Anns Chapel PL18 9TF



**Proposal/resolution:** await report from the Cornwall Council Local Flood Authority (proposed: Cllr Kirk, Seconded: Cllr Alford – unanimous).

Application      **PA18/10490   CALSTOCK**  
Proposal         Extension to front elevation  
Location         Swallow Heights Calstock Cornwall PL18 9SF

**Proposal/resolution:** the parish council cannot see a reason to object to the application (proposed: Cllr Greenwood, seconded: Cllr Irons – 7 in favour and 5 abstentions).

The meeting closed at 2010.

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