



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**
held on **Tuesday 05 February 2019**
in the Tamar Valley Centre commencing at **7.00pm**.

Those present were; -

COUNCILLORS – Cllr Beech, Cllr Greenwood, Cllr Hughes, Cllr Irons, Cllr Kirk, Cllr Letchford, Cllr McLachlan, Cllr Polglase, Cllr Tinto, Cllr Wakem Cllr Riggs, Cllr Roberts, Cllr Wells.
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 Alford, Cllr Wilkes.

Cllr Wakem Chaired the meeting in Cllr Wilkes' and Cllr Alford's absence.

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

PA18/09303 having had a past interest in the application, Cllr Roberts left the building when this application was discussed.

PA18/09303 Cllr Wells lives very close to the site of the proposed development and felt he should take part in the discussion this time, having previously declared a personal interest and abstaining.

It was agreed - at the Chairman's discretion - to discuss PA18/09303 at the end of the applications for Cllr Roberts to leave the meeting.

3. PUBLIC PARTICIPATION

One member of the public spoke at the time the applications were heard.

4. APPROVE MINUTES OF LAST MEETING: 15-01-2019

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

5. STANDING ITEM – 5 DAY PLANNING CONSULTATIONS

None.

6. NDP COMMENTS FROM CORNWALL COUNCIL RE CIL MONIES – CLLR TINTO

Cllr Tinto reported to the Committee that some feedback had been received from Cornwall Council on the NDP draft which is a reminder that CIL money will be issued to Parishes to use at their discretion on infrastructure. Once a plan is adopted 25% of the income raised from the levy, prior to adoption 15% is received.



7. PLANNING APPLICATIONS

Enquiry reference PA18/11331 HARROWBARROW
Proposal Non-material amendment for installation of first floor window into western gable end of the extension (Application number PA15/10264 dated 18th December 2015 relates)
Location Cherrystones, Treragin, Harrowbarrow, Callington, Cornwall, PL17 8BL
Applicant Mr Ben Marley

THIS HAS BEEN REMOVED FROM THE PARISH COUNCIL'S CONSULTEE IN TRAY SO WAS NOT DISCUSSED.

Application PA18/11528 GUNNISLAKE
Proposal Four-bedroom detached house with double garage below (Revised submission to application no. PA18/03380)
Location Land North of Uplands, Station Road, Gunnislake, Cornwall
Applicant Mr R Stephens

Proposal/Resolution: to support subject to the remedial conditions being observed (proposed: Cllr Greenwood; seconded: Cllr Riggs – 4 in favour, 0 objections, 9 abstentions).

Application PA18/12111 HARROWBARROW
Proposal Modification of planning obligation dated 30th January 2018 in respect of decision notice PA17/02190
Location Plot 5 Badgers Brook, Higher Methereil, Callington, PL17 8DD
Applicant Mr David Trezise

Proposal/Resolution: to support this modification to legalise the previous decision (proposed: Cllr Roberts, seconded: Cllr Wells – unanimous).

Application PA19/00007 CALSTOCK
Proposal New detached dwelling incorporating annexe. Landscaping of site to include new access drive and parking area.
Location Rosehill House, Higher Kelly, Calstock, PL18 9QZ
Applicant Mr And Mrs Johns

Proposal/Resolution: to support this application as it is smaller in scale and more appropriate in size and layout (proposed: Cllr Tinto, seconded: Cllr McLachlan – 7 in favour, 1 objection, 5 abstentions).

Application PA19/00193 CALSTOCK
Proposal Single storey side and rear extension
Location 7 Johnson Park, Calstock, Cornwall, PL18 9RH
Applicant Mr Burden and Miss Hill

Proposal/Resolution: to support this application (proposed: Cllr Polglase, seconded: Cllr Wells – unanimous).



Application PA19/00394 DELAWARE
 Proposal Single storey side extension
 Location Tamar Valley Methodist Church, Albaston, Gunnislake, Cornwall
 Applicant Tamar Valley Methodist Church

Proposal/Resolution: to support the application (proposed: Cllr Wells, seconded: Cllr Kirk – unanimous).

Application PA19/00425 CALSTOCK
 Proposal Remove existing modern brick gateposts and gates and widen gateway to accommodate easier access. Lowering of drive ground level to remove slope and create parking area level with adjacent road. Construction of wall around excavated area.
 Location Springfield, Higher Kelly, Calstock, Cornwall
 Applicant Mr Richard Greaves

Proposal/Resolution: to support the application (proposed: Cllr Riggs, seconded: Cllr Tinto – unanimous).

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 Ann’s Chapel, Gunnislake, Cornwall PL18 9HD
 Applicant: Prospect Land and Developments Ltd

Cllr Roberts left the building.

Mr Schemanoff presented concerns to the Parish Council regarding flooding, highway safety, WHS objections and that part of the site is in the Minerals Safeguarding Policy, 2018.

Proposal/Resolution: to continue to object to this application for reasons previously cited and that it falls within the boundary of the Minerals Safeguarding Policy, there is no overriding strategic need for housing as stated in the CLP – recent figures from Cornwall Council state that Calstock Parish has a nil allocation need – and that it does not fit the description of a ‘rounding-off’ site, as described in the D&A Statement (proposed: Cllr Wells, seconded: Cllr Greenwood – 11 in favour, 1 abstention and Cllr Roberts did not vote).

The meeting closed at 1948.

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