



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

Those present were; -

**COUNCILLORS** – Cllr Beech, Cllr Greenwood, Cllr Hughes, Cllr Irons, Cllr Letchford, Cllr Polglase, Cllr Riggs, Cllr Tinto, Cllr Wakem, Cllr Warwick, Cllr Wells, Cllr Wilkes (Chair).  
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 Kirk, Cllr Roberts, Cllr Savage. Miss Sue Lemon.

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

None.

**3. PUBLIC PARTICIPATION**

None.

**4. APPROVE MINUTES OF LAST MEETING: 19-02-19**

**Proposal/Resolution:** The minutes be approved: proposed: Cllr Tinto, seconded: Cllr Greenwood, unanimous.

**5. STANDING ITEM – 5 DAY PLANNING CONSULTATIONS: PA18/11536 – Tregannick Farm**

The Parish Council agreed to the Planning Officer's recommendations that the holiday units be restricted to holiday occupancy only and not become anyone's full time residence.

**6. PLANNING APPLICATIONS**

**Application PA19/00573 CALSTOCK**

**Description** Erection of a wooden summer house on an existing old concrete plinth.

**Location** Ebbtide Cottage, Lower Kelly, Calstock, PL18 9RY

**Applicant** Mr Chris Pollard

**PROPOSAL/RESOLUTION:** To accept this proposal as it does not appear that it will have a damaging effect on the area, but its use should be restricted to an amenity for the family and not become a dwelling (proposed: Cllr Tinto, seconded: Cllr Greenwood – 9 in favour of supporting, 2 abstentions, 1 objection).

**Application PA19/01228 GUNNISLAKE**

**Description** Construction of two detached four-bedroom dwellings with detached double garages.

**Location** Land North West of Uplands, Station Road, Gunnislake

**Applicant** Mr R Stephens



**PROPOSAL/RESOLUTION:** to object to this application as it contravenes the Mineral Safeguarding Policy (December 2018) and sits within the area of Drakewalls Mine; there are also highway concerns regarding vehicular access (proposed: Cllr Wells, seconded: Cllr Greenwood – 11 in favour to object, 1 abstention).

**Application PA18/09216 CALSTOCK**

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

**Location:** Steamer Quay Lower Kelly Calstock Cornwall PL18 9RU

**Applicant:** Mr & Mrs Wendy & Colin Scoble

**PROPOSAL/RESOLUTION:** to object to this application as:

- It contravenes Cornwall Local Plan Policy 12 as the design will not be in keeping and is unlike any other building along the river bank. The size and the mass are too dense for the footprint.
- It will harm the conservation area, negatively impacting on Calstock Viaduct, a grade II listed building
- It contravenes Cornwall Local Plan Policy 24 as it will not maintain the special character and appearance of the conservation area for the following reasons:
  - it will impact on the views from the River Tamar and the bank opposite
  - it will impact on the view of Calstock on the train from the viaduct
  - it will impact on the view of Calstock from at least 750m from the riverbank footpath opposite Harewood Lane into Calstock along the football field and into the Quayside
  - it will intrude into views of the River from Lower Kelly which would be harmful
- It contravenes Policies C2 and C7 of the World Heritage Site Management Plan 2013-2018 as it would not add to but detract from the distinctiveness of the site and would not respect the setting and proximity of the river and viaduct
- It contravenes Policy HP1 and para 18.5 of the emerging Calstock Neighbourhood Development Plan which reintroduces settlement boundaries – this site is outside the settlement boundary which runs along Lower Kelly and excludes any development on the riverbank side of Lower Kelly.

(proposed: Cllr Tinto, seconded: Cllr Wells, 11 in favour to object with 1 abstention).

**Application PA19/01345 DELAWARE**

**Description** Outline application for the construction of a dwelling with some matters reserved (Appearance, landscaping and layout).

**Location** 13 Chapel Close St Ann’s Chapel Gunnislake Cornwall

**Applicant** M Randell

**PROPOSAL/RESOLUTION:** The Parish Council object to this proposal as they feel the site is of insufficient size to sustain development and there are also concerns about highway issues: generation of traffic, vehicular access and highway safety. Chapel Close also sits within the Hingston Down Quarry and Plant area of the Mineral Safeguarding Plan, 2018 (proposed: Cllr Letchford, seconded: Cllr Tinto – 1 abstention all others in favour to object).

The meeting closed at 1944.

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