



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**
 held on **Tuesday 19 March 2019**
 in the Tamar Valley Centre commencing at **7.00pm**.

Those present were; -

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

2. DECLARATIONS OF MEMBERS’ INTERESTS IN AGENDA ITEMS

Cllr Polglase – PA19/01521 and PA19/01691 – personal and professional acquaintances
 Cllr Tinto – PA19/01521 and PA19/01691

3. PUBLIC PARTICIPATION

Mr Graves spoke during agenda item 5, 5-Day Planning Consultation for PA19/01345
 Mrs Clare Sanders spoke during the application for PA19/01909

4. APPROVE MINUTES OF LAST MEETING: 05-03-19

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

5. STANDING ITEM – 5 DAY PLANNING CONSULTATIONS: PA19/01345, 13 Chapel Close

Mr Graves spoke about a covenant on his property, 12 Chapel Close. He feels this should protect them from the disruption of another dwelling being built. Mr Graves said they have got a solicitor looking into this matter. Cllr Roberts felt the Parish Council shouldn’t give legal advice. Cllr Kirk said that she is concerned that Cornwall Council are ignoring conditions and that legal agreements should be adhered to. She said she would call it in to the East Sub Area Planning Committee.

Proposal/Resolution: continue to agree with the Parish Council’s decision to object to this application (proposed: Cllr Wells, seconded: Cllr Wakem – 8 in favour; 2 abstentions).

Cllr Kirk will represent this at the East Sub Area Planning Committee. Cllr Wells or Cllr Wilkes will also attend, depending upon availability.

6. PLANNING APPLICATIONS

Application PA19/01521 - CALSTOCK

Proposal Demolition of prefabricated single garage with pent roof and the erection of a double garage with pitched roof.



Location 1 Church Lane Calstock PL18 9QH

Applicant Mr & Mrs Jackman

CLLRS POLGLASE AND TINTO ABSTAINED FROM DISCUSSION AND VOTE

PROPOSAL/RESOLUTION: to support this application (proposed: Cllr Wakem, seconded: Cllr Riggs – 6 in favour of supporting, 4 abstentions, 0 objection).

Application PA19/01691 - **CALSTOCK**

Proposal Replacement single storey garage with electric vehicle charging point

Location the Rectory, Sand Lane, Calstock, Cornwall

Applicant S Teagle And J Coleman

CLLRS POLGLASE AND TINTO ABSTAINED FROM DISCUSSION AND VOTE

PROPOSAL/RESOLUTION: defer until the tree officer’s report has been submitted (proposal: Cllr Wells, seconded: Cllr Riggs – 6 in favour, 4 abstentions).

Application PA19/01506 - **GUNNISLAKE**

Proposal Construction of 2m high wooden fence on front elevation.

Location 6 Chawleigh Close, Gunnislake, Cornwall, PL18 9DY

Applicant Mr Graham Fuge

PROPOSAL/RESOLUTION: to support the application (proposed: Cllr Tinto; seconded: Cllr Letchford – 7 in favour, 3 abstentions).

Application PA19/01909 - **CALSTOCK**

Proposal Creation of new earthen flood defence banks and intertidal habitat area, and improvement works to existing earthen flood defence banks.

Location Land South West of Sewage Works Harewood Road Calstock

Applicant Environment Agency

Mrs Sanders addressed the Parish Council with concerns about the drainage issues for her property – she asked if a councillor would be prepared to help represent her views.

Cllr Tinto felt that there is evidence that there is a need to improve the flood defence and reminded people that the Environment Agency have no statutory obligation to do anything. However, he feels the planning documents do not reflect some issues that have been raised with the Environment Agency in consultations. There was discussion about concerns that:

- the Heritage Appraisal does not state the possibility that there may be roman or mediaeval remains on site
- the Statement of Community Involvement makes no reference to the fact that maintaining the riverside path was the major priority for the community
- the Flood Risk Assessment states that the Parish Council proposes to construct a raised walkway, with the breach being proposed to be undertaken by the community
- the Parish Council has no minuted decision that it will fund a footbridge because no design or costs have been submitted formally

The Deputy Clerk reported that the deadline for consultation comments is the day after the next planning meeting.



PROPOSAL: the Parish Council supports the application but expresses concern that the documents do not reflect the importance of the walkway to the community and that the path and crossing should be preserved with a condition reflected in the application; an adequate drainage system is constructed for properties immediately at risk of flooding and it is confirmed that no roman or medieval archaeological remains are in the vicinity – proposed: Cllr Tinto; seconded: Cllr Letchford. Vote: 2 in favour; 5 objections, 3 abstentions. **Proposal was defeated.**

Counter Proposal: The Parish Council objects to the application for the reasons listed in the original proposal – proposed: Cllr Riggs, seconded: Cllr Wakem – 6 in favour, 1 objection, 3 abstentions.

Resolution: to object to the application because the planning documents do not reflect the importance of the walkway to the community and that in the submitted plans the path and crossing do not appear to be considered adequately (the Parish Council has not formally agreed to undertake the construction of a bridging system); an adequate drainage system has not been forthcoming for properties immediately at risk of flooding and it has not been confirmed that roman or medieval archaeological are not in the vicinity.

The meeting closed at 2004.

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