



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

Those present were; -

**COUNCILLORS** – Cllr Beech, Cllr Brown, 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, Cllr Wakem, Cllr Warwick.

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

None

**3. PUBLIC PARTICIPATION**

Mrs Marshall spoke against application PA19/09141 and was heard at this agenda item.  
Ivan Tomlin, Planning Agent spoke in favour of PA19/08439 and was heard at this agenda item.

**4. APPROVE MINUTES OF LAST MEETING: 15-10-19**

**Proposal/Resolution:** The minutes be approved (proposed: Cllr Letchford, seconded: Cllr Greenwood – unanimous).

**5. STANDING ITEM – 5 DAY PLANNING CONSULTATIONS**

PA19/03612 – 11 All Saints Park, St Anns Chapel. **Proposal/Resolution** – to agree with the Planning Officer and support the recommendation for approval. Proposed: Cllr Irons, seconded: Cllr Hughes – 11 in favour; 1 objection (Cllr Wells)

PA17/02859 – Old Mine Lane. **Proposal/Resolution** – to agree with the Planning Officer to object to this application. Proposed: Cllr Wells, Seconded: Cllr Kirk – unanimous.

**6. NDP REGULATION 14 CONSULTATION – CLLR TINTO**

Deferred

**7. APPEAL: PROSPECT HOUSE**

The appeal has been dismissed for land at Prospect House as the section 107 monies could not be agreed.



**8. NAMING OF ROADS IN NEW ESTATE AT WHITEROCKS**

It was agreed that the it be put forward that a road be named after Squadron Leader/Air Commander AFC, OBE Douglas (Pinky) Grocott (proposed; Cllr Letchford, seconded: Cllr Roberts – unanimous). It was also decided that the Archives would be asked to see if they are aware of any other heritage or history on the site.

**9. PLANNING APPLICATIONS**

Enquiry reference      **PA19/09029**                      **CALSTOCK**  
 Proposal                      Non-Material Amendment (1) in respect of application PA15/04864  
    (Redevelopment of the upper north west corner of the garden of South Breeze to  
    create a single storey dwelling with surrounding garden terrace and car park) To install  
    powder-coated aluminium doors and windows instead of the hardwood timber ones  
    originally proposed and approved.

Location                      Chy Gweder Coth Calstock Cornwall PL18 9RG  
 Applicant                      Mr Calvin Bell

**PROPOSAL/RESOLUTION:** to support this application – proposed: Cllr Kirk, seconded: Cllr Roberts with 10 in  
 favour and 2 abstentions (Cllr Letchford and Cllr Wells).

Application                      **PA19/08524**                      **CALSTOCK**  
 Proposal                      Improve an existing, small-scale domestic dock and its immediate functional  
    surrounds

Location                      Lantern House Lower Kelly Calstock Cornwall  
 Applicant                      Mr Mark Crumplin

**PROPOSAL/RESOLUTION:** to support this application – proposed: Cllr Polglase; seconded Cllr Riggs (9 in  
 favour, 3 abstentions: Cllrs Roberts, Brown and Kirk).

Application                      **PA19/09144**                      **HARROWBARROW**  
 Proposal                      Outline Permission with all matters reserved for the construction of 2 affordable  
    dwellings for sale and 1 free market dwelling.

Location                      Land Pt Os 8359 Callington Road Harrowbarrow Cornwall  
 Applicant                      Mr Keith Rowe

**PROPOSAL/RESOLUTION:** to object to this application as it contravenes HP1 and HP7 of the emerging  
 Neighbourhood Development Plan which has been through regulation 14 and received overwhelming support  
 for the policies in principle. It would also contravene Cornwall Local Plan’s policy of building in the open  
 countryside and there are concerns regarding highways access with additional pressure being put on a single  
 track lane. The Neighbourhood Development Plan also cites the need for a demographic evidence to be  
 supplied within the Design and Access statement which this application does not have. Proposed: Cllr Roberts,  
 seconded: Cllr Hughes – unanimous.



Application **PA19/08439** **HARROWBARROW**  
 Proposal Removal of existing residential caravan with lawful residential use, and replacement with 2-bedroom single-storey bungalow  
 Location The Caravan Sleepy Hollow Farm Rising Sun Callington  
 Applicant Mr A & N Trezise

**PROPOSAL/RESOLUTION:** to support this application with a recommendation for a condition that includes the complete removal of the caravan from the site. Proposed: Cllr Roberts, seconded: Cllr Beech – 8 in favour.

Application **PA19/09141** **GUNNISLAKE**  
 Proposal Loft conversion and raised roof and chimney with erection of two dormers to the front and rear of roof.  
 Location 7 Bealswood Road Gunnislake Cornwall PL18 9DA  
 Applicant Mr And Mrs Adams

**PROPOSAL/RESOLUTION:** to object to this application due to the inappropriate size and massing of the site which would impact on the layout and density. Cornwall Local Plan’s design guidance advises against ‘boxy dormers’ which this appears to be. The site is within the AONB and is very visible from a tourist trail and the site was conceived as a low profile, low impact estate. This would not be in keeping with the area. A neighbouring property would be overlooked by the extension. Proposed: Cllr Wells, seconded: Cllr Hughes – unanimous.

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The meeting closed at 1952

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