



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**
 held on **Tuesday 21 January 2020**
 in the Tamar Valley Centre commencing at **7.00pm**.

Those present were; -

COUNCILLORS – Cllr Alford, Cllr Beech, Cllr Greenwood (Chair), Cllr Irons, Cllr Kirk, Cllr Letchford, Cllr Riggs, Cllr Wells.
 Miss Sue Lemon, Clerk

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 Brown, Cllr Hughes, Cllr Polglase, Cllr Roberts, Cllr Tinto, Cllr Wakem, Cllr Warwick, Cllr Wilkes

2. DECLARATIONS OF MEMBERS’ INTERESTS IN AGENDA ITEMS

None

3. PUBLIC PARTICIPATION

Mr Brooke Houghton spoke regarding Planning Application PA19/11197.

4. APPROVE MINUTES OF LAST MEETING: 07-01-2020

Proposal/Resolution: The minutes be approved (proposed: Cllr Wells, seconded: Cllr Irons – unanimous).

5. STANDING ITEM – 5 DAY PLANNING CONSULTATIONS

None

6. PLANNING APPLICATIONS

Application	PA19/11280	CALSTOCK
Proposal	Domestic extension to existing property	
Location	Steamer Quay Lower Kelly Calstock Cornwall	
Applicant	Mr And Mrs Colin And Wendy Scoble	

Proposal/Resolution: The council continue to object to this application on the following grounds:

The Parish Council object to this application for the following reasons:
 It contravenes Cornwall Local Plan Policy 12 as the design will not be in keeping and is unlike any other building along the riverbank.
 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.

The Parish Council are also concerned that this is not an extension but a new development as it is only joined by a narrow walkway.

Proposed: Cllr Alford, Seconded Cllr Beech - unanimous

Application	PA19/11197	CALSTOCK
Proposal	Revisions to application PA19/01909 for the modification of existing southerly boundary between the properties Willowdene and Bramley House.	
Location	Land South West Of Sewage Works, Harewood Road, Calstock	
Applicant	Mr Daniel Boswell Environment Agency	

Proposal/Resolution: The Council agreed to support this application. Proposed Cllr Wells; seconded Cllr Alford, unanimous

The meeting closed at 1926

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