



Minutes of **Full Council Virtual Meeting** of the **Calstock Parish Council** held on **Tuesday 14 July 2020, virtually** using Google Meet at **7.00pm**.

Those present were: -

COUNCILLORS-

Visual and Audio: Cllr Alford, Cllr Beech, Cllr Brown, Cllr Greenwood, Cllr Irons, Cllr Kirk, Cllr Letchford, Cllr Polglase, Cllr Riggs, Cllr Tinto, Cllr Wakem (Chairman), Cllr Warwick, Cllr Wells, Sue Lemon (Clerk), Clare Bullimore (Deputy Clerk – minutes).

CHAIRMAN’S OPENING REMARKS

Cllr Wakem welcomed everybody.

93/20 APOLOGIES

Cllr Roberts – recovering from surgery.

Cllr Wilkes – working.

Cllr Woolford - working

94/20 DECLARATIONS IN MEMBERS’ INTERESTS IN AGENDA ITEMS

Cllr Polglase has an interest in the Calstock ‘shop’ but was granted dispensation to speak as she has no pecuniary interest or financial benefit in it.

95/20 PUBLIC PARTICIPATION

None present.

96/20 APPROVE MINUTES OF LAST MEETING – 09-06-2020

Proposal/Resolution: the minutes be approved. Proposed: Cllr Wells, seconded: Cllr Riggs - unanimous.

97/20 APPROVE LIST OF DELEGATED DECISIONS AND ACTIONS SINCE LAST MEETING

Proposal/Resolution: to approve the list of delegated decisions and actions. Proposed: Cllr Wakem, Cllr Wells – unanimous.

98/20 MATTERS ARISING

- Councillor Advocate Scheme (Police) – Cllr Wells applied and accepted, nothing to report
- Jack Hendry, pontoon at Calstock – no further information

99/20 NOTE ACTIONS AND EXPENDITURE OF AMENITIES COMMITTEE – 18-06-2020 & 25-06-2020

Proposal/Resolution – the actions are noted and approved. Proposed: Cllr Wells, seconded: Cllr Polglase – unanimous.



100/20 NEW CORRESPONDENCE

Letter from Ms Virginia Grose, Chilsworthy citing several issues. It was agreed that the Clerk will draft a reply on the issues that the Parish Council may be able to address (such as the request for a dog bin). Many of the concerns listed would not be dealt with at Parish Council level but the Clerk can offer signposting to the right department/agency.

Email from Jo Stirling, Calstock regarding inconsiderate/anti-social behaviour during lockdown – it was agreed that the Ward Members, Cllr Kirk and Cllr Wakem will arrange to meet with her to discuss the issues and see what can be done, if anything.

Freedom of Information Request, Cllr Tinto – Cllr Tinto requested, under the Freedom of Information Act, emails sent between the Clerk and Sarah Mason and Cllr Wakem about advice given by the Clerk about the signing of petitions as a Councillor. He will continue to pursue this as he does not feel there is supporting evidence for the advice he was given by either party.

Request for approval for the letter of support for the AONB Tamara Project – letter drafted by the Deputy Clerk – approved.

Beth Osborne – Gunnislake Take Away Service – the Council felt they needed more information to be able to consider this but it was pointed out that the car park would not be a viable site due to the car park spaces being in demand.

101/20 CLERK'S INFORMATION

The following information had been disseminated and noted:

- Consultation on draft Model Code of Conduct
- Pavement Licences- information disseminated
- Government's Business and Planning Bill

102/20 APPROVAL OF THE ANNUAL GOVERNANCE STATEMENT

Proposal/Resolution: to approve the annual governance statement. Proposed: Cllr Riggs, seconded: Cllr Alford – unanimous

103/20 CERTIFY THAT THE YEAR ENDED 31 MARCH 2020 ACCOUNTING STATEMENTS IN THIS ANNUAL RETURN PRESENT FAIRLY THE FINANCIAL POSITION OF THIS SMALLER AUTHORITY AND ITS INCOME AND EXPENDITURE

Proposal/Resolution: to certify that the year ended 31 March 2020 Accounting statements in this annual return present fairly the financial position of this smaller authority and its income and expenditure. Proposed: Cllr Riggs, seconded: Cllr Alford – unanimous.

104/20 MOTION TO APPROVE JULY 2020 EXPENDITURE

Proposal/Resolution: to approve the July 2020 expenditure. Proposed: Cllr Wells, seconded: Cllr Greenwood – 1 abstention (Cllr Tinto) all others in favour.



105/20 SINGLE USE PLASTICS IN CEMETERIES

A report and draft policy were disseminated to give additional information from the previous meeting. Cllr Greenwood explained how the amount of plastic is causing several problems as outlined in the report. He explained that, if approved, the policy would not be brought in overnight but would be widely publicised and carried out over a period of time with the help of a Public Relations consultant.

Proposal/Resolution: to approve the recommendation of the Burial Board that all plastic is removed from the cemeteries. Proposed: Cllr Greenwood, seconded: Cllr Wells – unanimous.

106/20 APPROVAL FROM THE PARISH COUNCIL TO RE-OPEN THE PUBLIC TOILETS WITH HEALTH AND SAFELY CRITERIA IN PLACE

Proposal/Resolution: to re-open the public toilets as soon as is feasible following a deep clean from a professional company and the appropriate measure taken. Proposed: Cllr Tinto, Seconded: Cllr Brown – unanimous.

107/20 SCRIBE ACCOUNTS PACKAGE

The Clerk and Dick Hoile have looked at an accounts package by Scribe – it appears to be a better package, providing more up to date, accessible figures and works out more economically viable.

Proposal/resolution: to subscribe to the Scribe Accounts package. Proposed: Cllr Riggs, seconded: Cllr Letchford – unanimous.

108/20 CALSTOCK SOCIAL CLUB AND TAMAR INN REOPENING

A meeting was held prior to the pub and club reopening and no issues have been reported this week since they started trading again. This will be monitored.

109/20 ST ANN'S TRAFFIC CALMING MEASURES

Cllrs Kirk and Wells had a meeting with Paul Allen and another officer from Cornwall Council about traffic calming measures along the A390. It was agreed that the A390 Committee be reconvened to clarify some issues (funding and strategies) before the next meeting is held with Cornwall Council and Cormac officers on Tuesday 21 July 2020. Meeting to be held on Thursday 16th July 2020, at 1800.

110/20 MOTION FROM THE AMENITIES COMMITTEE FOR PARISH COUNCIL TO NOTE THE COMMITTEE'S ACTION FOR CAR PARK REPAIRS, CALSTOCK

Proposal/resolution: to agree the repairs to Calstock Car Park. Proposed: Cllr Wells, seconded: Cllr Kirk – unanimous.

111/20 MOTION TO CONTINUE THE BIFFA CONTRACT FOR DOG BIN EMPTYING - £2860+vat AND REMOVAL OF RECYCLING BINS – CORNWALL COUNCIL

Proposal/Resolution to continue the contract. Proposed: Cllr Greenwood, seconded: Cllr Alford – unanimous.



The Clerk also informed the Parish Council that Cornwall Council are removing the communal bins. The Clerk has asked several companies for a quote for this service but only Biffa will provide the service in this area. They quoted £18,000 per year which the Parish Council has not budgeted for. There was much regret that Cornwall Council is removing this service, but it was agreed that the ward members should make it clear to residents that the cost is too much for the Parish Council to contemplate. A lot of other responsibilities have already been devolved to Parish Councils and householders do have a recycling collection and supermarkets still have recycling bins.

Proposal/resolution: to regretfully accept the removal of the communal recycling bins and to write to Cornwall Council with concerns. Proposed: Cllr Wakem, Seconded: Cllr Brown – 1 abstention (Cllr Kirk) – all others in favour.

112/20 FEEDBACK AND UPDATE ON CALSTOCK 'SHOP'

Cllr Polglase reported that the shop has been quite successful. The Village Hall is happy to continue to host the shop but thought as to how this can be done long-term needs to be considered. Cllr Tinto echoed that it is well supported and thanked the Parish Clerk and Cotehele Lodge for the financial support given at the start of the lockdown to enable this service to start up.

113/20 PLAYGROUNDS - REOPENED

The playgrounds have been re-opened. Signs have been put up to remind owners that dogs are not allowed in the play areas.

114/20 TAMAR VALLEY CENTRE UPDATE ON OPENING AND STAFFING

No further news. The building remains closed and AONB staff continue to work from home.

115/20 NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE

Cllr Tinto updated the Parish Council that the legal compliance checks have been signed off and the Regulation 16 statutory consultation has started and will run until 01 October 2020. Posters have been disseminated and press releases have been published in the local papers. The Deputy Clerk has written to landowners of 'green open spaces' as identified in the Plan. Contact has been made with Davina Pritchard as to get clarification on how much weight the NDP now carries. The reply was that once it is signed off as legally compliant, 'increasing weight' can be given but this is still relatively limited.

116/20 UPDATE ON THE ENVIRONMENT AGENCY ON THE FLOOD DEFENCE SCHEME

Cllr Kirk reported that she had heard from Julian Brooke Houghton to say they would be working an extra hour during the week in order not to work on Sundays.



117/20 CORNWALL COUNCIL UPDATE – CLLR KIRK

Covid-19 – Caradon Community Network Officers, Helen Fincham and an Emergency Officer continue to meet each week , last week it was positive as no new Covid-19 cases had been reported in the previous 2 weeks but 12 were reported in the last week.

Landslip – Cllr Kirk has spoken to a Cormac Officer who said that he expected the work to be completed in 2-3 weeks although this now looks unlikely as the final phase of consultation is on the finish of the block wall so that it blends with the older wall.

Albaston smell – under the road is an old culvert which Cormac will not investigate because of the expense but South West Water have agreed to and they will be cleansing the sewers from St Ann’s Chapel

Brickfields, Calstock – the brickfields at Calstock have been sold and there is concern that they may be developed on so there are moves to get this listed.

Voting Age - Cornwall Council voted in favour of reducing the voting age to 16

Recent Housing developments and Social Housing numbers – [edited from information given by Cllr Kirk the next morning]

Tamar Meadows originally included 22x Section 106 affordable homes, we purchased an additional 5 last year, and are now purchasing these additional 2, taking the total to 29 affordable homes as follows:

Social Rent	Shared Ownership
6x 1 bed/2 person flats	8x 1 bed/2 person flats
1x 2 bed/4 person house	6x 2 bed/4 person houses
7x 3 bed/5 person houses	1x 3 bed/5 person house
Total - 14	Total - 15

The Market Gardens originally included 25x Section 106 affordable homes, and we are currently purchasing an additional 5, taking the total to 30 as follows:

Social Rent	Intermediate Sale
8x 1 bed/2 person flats	2x 2 bed/4 person houses
6x 2 bed/4 person houses	5x 3 bed/5 person houses
4x 3 bed/4 person houses	Total - 7
3x 3 bed/5 person houses	
1x 4 bed/6 person house	
1x 4 bed/7 person house	
Total - 23	

Cllr Wakem thanked Cllr for all she does for the Parish.

118/20 PLANNING APPLICATIONS

Application PA20/04938

The construction of a dwellinghouse with all matters reserved. Land North Of Tamarisk Lodge, Calstock Road, Gunnislake. Applicant: Mr Ben Foster

Proposal/Resolution: to object to this application for the following reasons: There was a significant level of response from the Regulation 14 consultation on the Calstock Parish Council



Neighbourhood Development Plan [NDP]. Moreover, 94% of responses either supported the Plan in its entirety or supported it with only minor reservations. The Plan, therefore, had clear support from the consultation. The Plan was signed off by Cornwall Council as legally compliant in June 2020. It has therefore now gained weight as a material planning consideration.

Policy HP1 of the NDP [p 53] - Settlement Development Boundaries - sets development boundaries beyond which any development is defined as the 'open countryside' where development will be strictly controlled by CLP Policy 7 and will be limited to dwellings to meet essential needs of rural workers, replacement dwellings, house extensions, rural exception housing sites under CLP Policy 9. This proposal is outside the settlement development boundary for Calstock [see NDP Map 17, p 105] and does not fit the exceptions to Policy 7. It is therefore not supported by the Plan. Proposed: Cllr Tinto, seconded: Cllr Greenwood – 3 abstentions (Cllrs Brown, Kirk and Warwick) all others in favour.

Application PA20/03591. Construction of two dwellings and associated gardens and access road The Old Mine, Albaston, Gunnislake, PL18 9AN. Applicant: Mr R Graham

Proposal/resolution: to object to this application for the following reasons:

There was a significant level of response from the Regulation 14 consultation on the Calstock Parish Council Neighbourhood Development Plan [NDP]. Moreover, 94% of responses either supported the Plan in its entirety or supported it with only minor reservations. The Plan, therefore, had clear support from the consultation. The Plan was signed off by Cornwall Council as legally compliant in June 2020. It has therefore now gained weight as a material planning consideration. Policy HP1 of the NDP [p 53] - Settlement Development Boundaries sets development boundaries beyond which any development is defined as the 'open countryside' where development will be strictly controlled by CLP Policy 7 and will be limited to dwellings to meet essential needs of rural workers, replacement dwellings, house extensions, rural exception housing sites under CLP Policy 9. This proposal is outside the settlement development boundary for Calstock [see NDP Map 10, p 98] and does not fit the exceptions to Policy 7. It is therefore not supported by the Plan.

Cornwall Local Plan: Policy 3.3 - infill

CLP Policy 3 states that, outside the main towns, development can include 'infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished.'

This site has a house, Hillbrow, on its lower boundary. The next house, Old Mine, is above that by over 100m. This plot cannot be defined as a small gap. Moreover, there is no continuous built frontage. This is development into the open countryside. The proposal would therefore not constitute infill development in the context of CLP Policy 3.

Cornwall Local Plan: Policy 12 – Design

CLP Policy 12 states that 'development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development.

This site is within the AONB and the Cornish Mining World Heritage Site. It is adjacent to a number of historic mining buildings from the East Cornwall Mine. Sensitive design is therefore particularly important. The design proposals in this application are modern, completely out of keeping with the historic nature of setting and make no attempt to harmonise with the WHS. It therefore does not conform to CLP Policy 12.

Cornwall Local Plan: Policy 27 – Transport & accessibility



CLP Policy 7 states that developments should ‘provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local’ road network.’
 The access road on to the main road into Calstock proposed for this development is one of the worst and most dangerous junctions in the Parish. The main road into Calstock is a busy road with a constant flow of traffic throughout the day. Visibility on to this in both directions is severely restricted. The extent of this limited visibility can be gauged by the fact that mirrors have had to be placed to improve visibility. Access to this site is unsafe, unsuitable and would impact adversely of the road network into Calstock. It is therefore not supported by CLP Policy 7. Proposed: Cllr Tinto, seconded: Cllr Greenwood – 1 abstention (Cllr Polglase) all others in favour of objecting.

Application PA20/04351. To install new windows and doors, repair render and stairs Grenfell Garden, Higher Kelly, Calstock, PL18 9QZ. Applicant Mrs Sarah Parker
Proposal/Resolution – The Parish Council is prepared to support this application in theory but do not support the planned materials from those suggested for windows and doors as it is within the conservation area (aluminium windows and a composite grey door) which do not seem to fit with the character of the area and the Parish Council would like the Conservation Officer to comment on it. Proposed: Cllr Tinto, seconded: Cllr Riggs – 3 abstentions (Cllrs Brown, Polglase and Warwick) – all others in favour.

Application PA20/05327. Application for works to tree subject to TPO: T1 Ash tree: To pollard the tree just above the main unions. Brackenfield Road From The A390 At Highfield To Fore Street, Albaston, PL18 9EP. Mr John Payne.
Proposal/Resolution: defer to the Tree Officer. Proposed: Cllr Tinto, Seconded: Cllr Wells – unanimous.

Application PA20/05490 *(25 Planning Application 05490). Request for temporary working hours Monday to Saturday til 9pm in respect of decision notice PA12/01368 Extension of time of E2/08/02275/OUT for Outline application for the construction of 155 dwellings (including 22 affordable) and formation of new vehicular/pedestrian access approved on 4 June 2009 Land Off A390 St Anns Chapel Cornwall. Jamie Grant Wainhomes (SW) Ltd.
Proposal/resolution to object in principle to this for the sake of the local residents. Proposed: Cllr Wells, seconded: Cllr Kirk – 1 abstention (Cllr Tinto) all other in favour of objecting.

119/20 DATE OF NEXT MEETINGS

- A390 working group: Thursday 16 July 2020, 1800
- Burial Board – date to be circulated
- Amenities Committee – date to be circulated

The meeting closed at 2115.
 Signed: Date:



July Expenditure

	Jul-20		
UK Fuels	DD	June fuel bill	1.2
Allstar Fuel cards	DD	Fuel bill	111.87
Various	BACS	Salaries and transfers and mileage	7445.3
Cornwall Council	DD	Business rates Toilets Gunnislake	172.95
Cornwall Council	DD	Business rates TVC Office	114.75
Cornwall Council	DD	Business Rates Calstock BR	109.85
Cornwall Council	DD	Business rates Gunnislake Car park	132.3
Cornwall Council	DD	Business rates Harrowbarrow Car Park	163.75
Cornwall Council	DD	Business rates Calstock Toilets	142.1
HMRC	VISA	NI and Tax	1943.04
Biffa	DD	Waste Collection	74.52
Google	DD	Web site services	4.14
Google	DD	Web site services	78.67
o2	DD	1 sx mobile	34.09
British Gas	DD	Electric at Calstock toilets monthly	10.75
British Gas	DD	Electric at Gunnislake toilets monthly	9.24
British Gas	DD	Gas albaston chapel monthly	14.6
EDF	VISA	St Anns Playing field	34.28
Voip phone	DD	2 X WORK PHONES	4.8
Voip phone	DD	Top up	48
Ford van leases	DD	Courier and Custom	541.92
South West Water	DD	Calstock Toilets	82
South West Water	DD	Gunnislake Toilets JAN - APRIL 20	275.83
South West Water	DD	St Anns Playing field	12.45
South West Water	visa	Pavillion Bealswood Road	15.32
South West Water	DD	Albaston cemetery chapel	18.13
Dick Hoile	BACS	IT Support	346.5
Seadog IT	BACS	WEBSITE HOSTING	25
Parabus Leasing	DD	Tractor payment	1447.46
Alastair Guy	BACS	Calstock Play boat	4080
Biffa	BACS	Dog bin contract 11 bins yearly	3432
Parish ON LINE	BACS	NDP Tool	252
LexisNexix	visa	11th Edition Arnold Baker	139.99
PSP Group	bacs	Van insurance WD16 DLV	306.92
TOTAL			21625.72
Neighbourhood Plan			
Cemetery Chapel			
Ear Marked reserves			



List of delegated decision/actions – 13-06-2020 – 08-07-2020

Community Network virtual meeting	8 - 12 June 2020
Answering parishioners' queries	15 - 19 June 2020
Workmen busy cutting the grass in the area as per our planned maintenance schedule, also delivering various items around the Parish when required, removing fly tipping and normal litter picking duties	15 - 19 June 2020
Continue organising volunteers for the vulnerable in the Parish	15 - 19 June 2020
Continue with the marking of graves and burial paperwork	18 June 2020
Held Virtual Amenities Meeting	15 June 2020
Sent out Planning Applications for response	
Published notice for exercise of public rights	15 June 2020
Dealt with FOI request from Cllr Tinto	22 - 23 June 2020
Had Scribe Demonstration	23 June 2020
Team Meeting with CC & CALC re re opening of areas	24 June 2020
Deputy Clerk working on NDP task	22- 25 June 2020
Answering parishioners' queries re graves, grass cutting, radar keys, bon fires, history, licensing etc lots of signposting	22 - 26 June 2020
Set up virtual Amenities Meeting	25 June 2020
Attended Virtual Community Network Meeting	25 June 2020
Contacted various clerks regarding toilet opening	25 June 2020
set up meeting with Calstock councillors and members of licensing trade in area around the quay	25-26 June 2020
Continue with the marking of graves and burial paperwork	22 - 26 June 2020
Continue organising volunteers for the vulnerable in the Parish	22 -26 June 2020
Workmen busy cutting the grass in the area as per our planned maintenance schedule, also delivering various items around the Parish when required, removing fly tipping and normal litter picking duties	22 - 26 June 2020
Sent out Planning Applications for response	29 June 2020
set up meeting with Calstock councillors and members of licensing trade in area around the quay	29 June 2020
Attended CC virtual meeting re play parks/wild camping/toilets/tourism	29 June 2020
Arranged for new cleaning equipment and PPE for new cleaner	29 June 2020
Arrangements in hand for deep clean for both toilets	29 June 2020
Arranged for hand sanitisers to be placed in all 6 toilet areas with PHE (Yearly contracts)	29 June 2020
Updated website as per last weeks decisions	29 June 2020
Deputy Clerk working on NDP task - land ownership, CC submission, Reg 16 and press releases	29 June 2020
Zoom meeting Calstock Green area	30 June 2020
Zoom meeting re opening of play parks	30 June 2020
Accounts meeting with Dick	30 June 2020
Arrange for toilet signage ready for reopening (date tbc)	30 June 2020
Arrange for play park signage	1st July 2020
Respond to 5-day planning	1st July 2020



Invoices	1st July 2020
Exploring licensing issues	2nd July 2020
Updated website on general information and article for local publications	3rd July 2020
Re-opening of playparks	4th July 2020
General business - strimming, footpath maintenance, burial paperwork, briefing notes to read, organising volunteers for people in need	29 June - 03 July 2020
Repairs to damage at Harrowbarrow Play Park	6th July 2020
General - Logged police incidents - Gunnislake car park clothing, looked up planning applications for possible breaches,	6th July 2020
Agenda and associated document preparation	7th-8th July 2020

List of delegated Planning Decisions 12-06-2020 – 08-07-2020

PA20/03159 – Calstock. Outline application for the erection of detached three-bedroom bungalow with integral garage. The Poppies, Sand Lane, Calstock, PL18 9QX

The Parish Council **do not support** this application for the following reasons:

Calstock Parish Council Neighbourhood Development Plan [NDP] was submitted to Cornwall Council on 5 June 2020. It therefore has significant weight as a material planning consideration. Policy HP1 of the NDP [p 54] - Settlement Development Boundaries sets development boundaries beyond which any development is defined as the 'open countryside' where development will be strictly controlled by CLP Policy 7 and will be limited to dwellings to meet essential needs of rural

workers, replacement dwellings, house extensions, rural exception housing sites under CLP Policy 9. This proposal is outside the settlement development boundary for Calstock [see NDP Map 10, p 100] and does fit the exceptions to Policy 7. It is therefore not supported by the Plan.

PA20/04777, Calstock

Outline application for construction of two dwelling houses with all matters reserved except access. Land Adjacent To The Retreat Harewood Road Calstock PL18 9QN.

The parish council **object** to this application for the following reasons:

i) NDP settlement development boundary

Calstock Parish Council Neighbourhood Development Plan [NDP] was submitted to Cornwall Council on 5 June 2020 and its legal compliance was signed off by the Council on 29 June. It therefore has significant weight as a material planning consideration. Policy HP1 of the NDP [p 53] - Settlement Development Boundaries sets development boundaries beyond which any development is defined as the 'open countryside' where development will be strictly controlled by CLP Policy 7 and will be limited to dwellings to meet essential needs of rural workers, replacement dwellings, house extensions, rural exception housing sites under CLP Policy 9. This proposal is outside the settlement development boundary for Calstock [see NDP Map 10, p 98] and does not fit the exceptions to Policy 7. It is therefore not supported by the Plan.

ii) Access

This site is on the lower boundary of the very narrow Harewood Road behind a high stone wall. The road all along the boundary of the site is less than 3m wide. There is no space for two vehicles to pass. The indicative layout [Drawing No: 10848/2] shows an access onto the road from the middle of the plot. However, that still leaves about 120m of the lane from the access to the site up to the junction with Eric Rd. There is no view of that junction for the first 70m from the access. There is, therefore, significant potential for traffic problems on Harewood Road. In this regard the proposal conflicts with Cornwall Local Plan [CLP] Policy 27: Transport and accessibility in that it does not provide 'safe and suitable access to the site for all people.'

iii) Flood Risk

This site slopes 3-4m over a 20m distance and is in Flood Zone 3. The Planning Policy Assessment makes no reference to issues of flood risk. The application conflicts with CLP Policy 26.2: Flood risk management which states that 'development should be sited, designed ... in a manner that a. increases the flood resilience of the area, taking account of ... the need to avoid to avoid areas of flood risk b. minimises, or reduces and



where possible, eliminates flood risk.' This application does not address these issues: it does not increase the flood resilience of the area, does not avoid areas of flood risk and does not minimise, reduce or eliminate flood risk

PA20/04791, Calstock

Non-Material amendment to application no. PA19/00007 dated 02/05/19 for the addition of a 1.2 x 1.2 m window to lower groundfloor, South East elevation in bedroom 3. Rosehill House Higher Kelly Calstock PL18 9QZ.

Support

PA20/03644, Calstock – 5-DAY CONSULTATION

Extension to provide enlarged kitchen/dining area with roof terrace above, and new single garage 3 Rose Hill Terrace Calstock Cornwall PL18 9RE

The Parish Council **object** to this application due to overlooking by the proposed roof terrace, however, following the 5-day consultation, the Parish Council are happy to support your proposal for this application.

PA20/03876, Chilsworthy - Redevelopment of barn to dwelling with associated works.

Land North West Of Highertown Chilsworthy

The Parish Council **object** to this application. This site is outside the physical boundaries of any existing settlements and is therefore housing in the open countryside [Cornwall Local Plan (CLP) 2.33] where development will only be permitted where there are special circumstances. The applicant proposes to redevelop this barn to provide a dwelling [Combined Design & Access Statement]. It therefore would only be permitted if it conforms to CLP Policy 7.3 which requires it to be a suitably constructed redundant, disused or historic building that is appropriate to retain. This barn is in reality a large, tumbledown shed which is not suitably constructed for conversion

PA20/04808, Chilsworthy

Non Material Amendment to application no. PA18/04557 dated 28/06/18 for the reduction of the external wall thickness from 500mm to 371mm and reduction of the roof parapet thickness from 500mm to 250mm. Downside Chilsworthy Gunnislake Cornwall PL18 9BA

Support

PA19/09806 – Chilsworthy – 5-DAY CONSULTATION

Conversion of redundant agricultural building to provide residential dwelling. Hingston Down Farm St Anns Chapel Gunnislake Cornwall PL18 9BE.

The Parish Council are happy to support the case officer recommendation on the 5 day response. (previous response from Wed 04 Dec 2019: The Parish Council wish to object to this application on the grounds that is development in the open countryside, outside the settlement edge, drainage issues, no contaminated land survey and no acknowledgement of the pre application advice, and not using the relevant materials stated in the pre app advice).

PA20/04724, Delaware. Proposed extension to property. Todsworthy Farm Annexe Albaston Gunnislake Cornwall PL18 9AW

Support

PA20/04151 - Delaware

Construction of a single storey dining room extension to the rear of the property
The Old Orchard Sand Hill Drakewalls PL18 9DR

Support