



Minutes of **Full Council Virtual Meeting** of the **Calstock Parish Council**
held on **Tuesday 11 August 2020, virtually** using Google Meet at **7.00pm**.

Those present were: -

COUNCILLORS-

Visual and Audio: Cllr Alford, Cllr Beech, Cllr Brown, Cllr Irons, Cllr Kirk, Cllr Letchford, Cllr Polglase, Cllr Riggs, Cllr Roberts, Cllr Tinto, Cllr Wakem (Chairman), Cllr Warwick, Cllr Wells, Sue Lemon (Clerk), Clare Bullimore (Deputy Clerk – minutes).
Cllr Roberts left during the meeting due to technical issues.

CHAIRMAN’S OPENING REMARKS

Cllr Wakem welcomed everybody.

120/20 APOLOGIES

Cllr Greenwood (working), Cllr Woolford (working), Cllr Hughes (ill).
No apologies received from Cllr Wilkes to the Clerks.

121/20 DECLARATIONS IN MEMBERS’ INTERESTS IN AGENDA ITEMS

Cllr Riggs – Planning Application PA20/05971 (will not take part because he knows the applicant).

122/20 PUBLIC PARTICIPATION

Emma Pollard and Gill Boreham joined the meeting by Google meet.

123/20 APPROVE MINUTES OF LAST MEETING – 14-07-2020

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

124/20 NOTE ACTIONS AND EXPENDITURE OF COMMITTEE MEETINGS

The actions and expenditure of the Amenities Committee (28-07-2020) and A390 Working Party (16-07-2020) were noted.

125/20 APPROVE LIST OF DELEGATED DECISIONS AND ACTIONS SINCE LAST MEETING

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

126/20 APPROVE LIST OF DELEGATED PLANNING DECISIONS AND ACTIONS SINCE LAST MEETING

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



127/20 MATTERS ARISING

- Reply from Peter Marsh re Recycling Bins – Peter Marsh responded to the letter sent about the recycling bins removal
- Dates of removal of Recycling Bins – Calstock – 17-08-2020 Gunnislake 31-08-2020
- Jack Hendry – permission to use the main pontoon to put a floating pontoon for the kayaks, permission granted from the Harbour Master – proposal that we support this. Proposed: Cllr Polglase, seconded: Cllr Kirk – unanimous.

128/20 NEW CORRESPONDENCE

Alyson Beacon – street parking, Sand Lane, Calstock - Alyson reported traffic cones being placed on the Highway causing an obstruction. Cllr Tinto has not noted any evidence of problems with parking since the email was received. However there are two bags of rubble on the road. Agreed that the Parish Council will report the dumpy bags to Cornwall Council Highways and ask that they be removed and respond to Mrs Beacon to say we are asking Cornwall Council to investigate and for the dumpy bags to be removed as they are a hazard.

Emails received about Anti-Social Behaviour in Calstock – Cllrs Wakem, Polglase, Tinto and Cllr Riggs met with Jo Stirling and Jane Kiely about anti-social behaviour. Further emails have been received. Cllr Wakem has been to Calstock on 7 subsequent occasions and has noted how vibrant the village is and not noted any anti-social behaviour. Cllr Tinto concurred and felt that by and large people are obeying social distancing. Cllr Tinto brought up skate boarding which had been highlighted as an issue. Cllr Tinto has contacted the skate boarders: closure of St Ann’s Park Chapel Skate Park has increased skating in Cllr Tinto feels the general situation has improved since Lockdown restrictions have been eased and people can find other places to go. It was agreed to hold a Recreations Committee and look at the skate park issue.

St Ann’s Football Club – The Clerk has received notification that St Ann’s Football Club has now folded as it is no longer viable. The keys to the changing room have been returned to the Parish Council.

Website Contact – litter between Co-op and the Tamar Valley Centre – litter had been reported as a problem whilst work was being undertaken on the Co-op, this no longer appears to be an issue. No action.

129/20 CLERK’S INFORMATION

The following information had been disseminated and noted:

- Reminder of Office Hours – the Clerk reported that office staff are working additional hours that they do not wish to be reimbursed for, however there is a home working allowance which they would like to apply for at £26 per month (£348 for 6 months). The Clerks are checking messages outside office hours and responding to residents in need of volunteers – councillors are urged to leave a message and the clerks will get back to them during normal office hours. Cllr Wakem thanked the Clerks for their work and for the additional work they do. Cllr Wells proposed accepting that the Clerks apply for the home working allowance Cllr Wakem seconded – unanimous.



- EOI for Caradon Highways Scheme – An Expression of Interest has been put forward for three items – Gunnislake Newbridge Hill (a slow sign in the road and a pavement, and change of speed limit along Whiterocks Road).

130/20 MOTION TO APPROVE AUGUST 2020 EXPENDITURE

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

131/20 APPROVE COMMITTEE MEMBERSHIP

Cllr Polglase to be added to Footpaths.

Cllr Brown and Cllr Tinto to be added to Amenities.

The members of the committees should be re-appointed at each Annual Meeting, but this was not held this year but should have been appointed at a subsequent meeting.

Proposal/Resolution: the committee membership was approved unanimously.

132/20 VOTING AT COMMITTEE MEETINGS

The Clerk is looking into the procedures for voting on committee meetings and will bring it to the next meeting.

133/20 MOTION FROM THE AMENITIES COMMITTEE TO APPROVE THE ALLOCATION OF 40 PERMITS (GUNNISLAKE CAR PARK) AT £105 PER YEAR, NO ALLOACTED SPACES – AND FOR 4 FOR THE HEALTH CENTRE AT PURCHASE PRICE AND 6 PERMITS AT CALSTOCK QUAY AT £105 PER YEAR – NO ALLOCATED SPACES

Concern was raised by Cllr Tinto about removing the allocated spaces at Calstock Quay. Cllr Wakem explained the Amenities Committee felt it important to bring the permits in line across the parish and the permits at Calstock are guaranteed of a space and they are not guaranteed of one in Gunnislake.

Proposal/Resolution: the motion was proposed by Cllr Wells and seconded by Cllr Alford– 2 abstentions (Cllrs Polglase and Letchford; 1 objection – Cllr Tinto – all others in favour).

134/20 UPDATE ON PUBLIC TOILETS

The Clerk reported that after 9 days the cleaner has resigned. To comply with regulations a cleaning company has been contracted to clean Gunnislake twice a day from Monday- Friday (inclusive) and Calstock twice a day every day. All toilets will be closed in the evening. The toilets will cost the Parish Council £7800 for 6 months under the current schedule and there is uncertainty as to how long this regime will continue under Covid-19.

135/20 POLICE REPORT



Devon & Cornwall Police
Building safer communities together

Crimes Recorded - 03/06/2020 to 08/08/2020 - Calstock

Offence	Recorded Crime 03/06/2020 to 08/08/2020	Recorded Crime 03/06/2019 to 08/08/2019	Recorded Crime % Difference
Violence with Injury	6	9	-33.3%
Violence without Injury	9	6	50.0%
Rape	1	0	-
Other Sexual Offences	1	1	0.0%
Burglary Dwelling	0	1	-100.0%
Burglary Non-Dwelling	0	1	-100.0%
Other Theft	3	3	0.0%
Criminal Damage	5	13	-61.5%
Public Order Offences	4	2	100.0%
Possession of Weapons	1	1	0.0%
Possession of Drugs	0	1	-100.0%
Other Offences	0	1	-100.0%
Total	30	39	-23.1%

Non Notifiable Offences | 3 | 2 | 50.0%



Devon & Cornwall Police
Building safer communities together

Incidents Recorded - 03/06/2020 to 08/08/2020 - Calstock

Incident Closing Category	Incidents - 03/06/2020 to 08/08/2020	Incidents - 03/06/2019 to 08/08/2019	Incidents % Difference
Anti Social Behaviour	21	17	23.5%
Crime Not Recorded	1	2	-50.0%
Crime Recorded	13	17	-23.5%
Public Safety	47	29	62.1%
Transport	18	22	-18.2%
Total	100	87	14.9%

Cllr Wells reported that 3 picnic benches were vandalised. This was logged.
Cllr Wakem and Kirk reported that police are regularly in Woodland Way.

136/20 FEASIBILITY STUDY – CLLR WELLS

Cormac produced a feasibility study about improving pedestrian safety along the A390. Cllr Wells produced a report on this which has been disseminated. £150,000 has been allocated. Cllr Wells explained that there are four issues that need to be addressed: speed and road safety, parking, pedestrian safety and air quality. A feasibility meeting will be held on Monday 17 August 2020, 1000 and Cllr Wells asked for support with this and encouraged people to attend. There has been



a mobile speeding camera in St Ann's Chapel which has pleased Cllr Wells. Cllr Kirk is also meeting Will Glassup from Cormac in Delaware next Tuesday to look at some safety issues.

137/20 REQUEST FOR MURAL, ST ANN'S CHAPEL

An email was received from Becky Carver asking if she can paint a mural on the side of the changing rooms at St Ann's Chapel. All agreed and supported this.

138/20 FLOOD DEFENCE SCHEME UPDATE

Cllr Tinto said the Environment Agency have done a good job on the footpath – it seems to be accessible for people with prams and those using wheelchairs. Cllr Tinto would like an up to date report on the bridge from the Tamar Community Trust about the financing of the bridge and the design. The Clerk will ask for this for the next meeting.

139/20 VOLUNTEER SCHEME

A report was disseminated to show what the volunteers have been doing. A press release will be going into the East Cornwall Times hopefully this week to recognise the great work that the volunteers have done for us.

140/20 CORNWALL COUNCIL UPDATE – CLLR KIRK

Highways issues – Cllr Kirk had received an email from Stephen Russell about speeding along Church Hill to Church Road near Back Road in Calstock. Cllr Kirk will bring this up in her meeting with Will Glassup next week.

Incidents because of Covid 19- The Housing Officer and the Police have visited houses in Woodland Way following a number of incidents. Mental health difficulties appear to be increasing due to Covid. One concern raised by the Health and Scrutiny Panel of Cornwall Council is with the spread of Covid in large food processing factories of which we have one nearby. Weekly virtual meetings are continuing which Dorothy is attending – there is a reliance on information on the internet which means that those who are unable to access the internet are missing out. Cllr Kirk has asked for information to be published in local papers.

Tamar Valley AONB – staff have left the AONB and the building is not being used which is having an impact on revenue. Cllr Kirk has also spoken to Tim Dart, Manager of the AONB about Plymouth Sound National Marine Park who are talking about creating a national park in the sound and up the Tamar – Cllr Kirk is concerned about the lack of consultation on this.

141/20 HARROWBARROW COUNCILLOR VACANCY – 1 CANDIDATE

It was approved to move this to Part II.

142/20 PLANNING APPLICATIONS

Proposal Retrospective application for remedial land contamination works, landscaping and change of use to incorporate previously contaminated land within the curtilage of the domestic



dwelling known as No 3 Sand Hill Park. **Location** 3 Sand Hill Park, Gunnislake. **Applicant** Patricia Cotes Discretionary Trust C/O the Trustees Mrs C Patricia Cotes Discretionary Trust.

Cllr Riggs declared an interest and took no part. A member of the public, Emma Pollard, was present for this.

PROPOSAL/RESOLUTION – to support this application. Proposed: Cllr Kirk, seconded: Cllr Beech – 1 abstention – all others in favour.

143/20 DATE OF NEXT MEETINGS

- Calstock Waterfront Working Party, Parish Quay (maintaining social distance) – Tuesday 18 August 2020, 1800
- Recreations Committee (virtual via Google Meet) – Tuesday 18 August 2020, 1900
- Burial Board – to be confirmed.

144/20 URGENT INFORMATION

Cllr Tinto reported that the Regulation 16 consultation for the Neighbourhood Development Plan is underway. An inspector has been recommended and accepted. The Government has produced new planning procedures and was concerned about how this may affect the Neighbourhood Development Plan. The Project Manager has allayed some concerns – Cllr Tinto suggested producing a report showing the implications of the planning proposals for the NDP and our process for determining planning applications and feedback at the next Council meeting.

The meeting closed at 2049

Signed: Date:



August Expenditure

UK Fuels	DD	June fuel bill	1.2
Allstar Fuel cards	DD	Fuel bill	170.21
Various	BACS	Salaries and transfers and mileage	7445.1
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	1916.04
Biffa	DD	Waste Collection	59.62
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	43.1
British Gas	DD	Electric at Gunnislake toilets monthly	9.24
British Gas	DD	Gas albaston chapel monthly	14.6
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	7
South West Water	visa	Pavillion Bealswood Road	15.32
South West Water	DD	Albaston cemetery chapel	18.13
Dick Hoile	BACS	IT Support	369
Mariam Gupta	BACS	Cleaning contract	80
Impact Cleaning	BACS	Deep clean for C & G toilets	504
Tavy Signs	BACS	Signs for toilets	260.4
Greenhams	BACS	various PPE cleaning items	622.46
PHS	BACS	Hand sanitiser stations for toilets (contract yearly)	667.55
Seadog IT	BACS	WEBSITE HOSTING	25
Parabus Leasing	DD	Tractor payment	1447.46
Moorview	BACS	Payment for Chapel windows and Doors	3505
Chris Rogers	BACS	Windscreen damage -strimming Calstock	115
Survey Monkey	BACS	Surveys for NDP	408
Underhills	BACS	Repair for Pontoon	786.24
Callington Garden Machinery	BACS	New strimmer	419
Callington Garden Machinery	BACS	repair chainsaw	25
Royal Mail	BACS	Response Licence	119.4
MB Construction	BACS	Calstock car park repair	715.12
Trewarthas	BACS	Various for workmen	41.03
TOTAL			21714.37
Neighbourhood Plan			
Cemetery Chapel			
Ear Marked reserves			



LIST OF DELEGATED DECISIONS/ACTIONS 09-07-2020 - 05-08-2020	
Planning enforcement queries, Sevenstones and Whimple Farm (river)	9th July 2020
IT support (Dick Hoile) for councillors	9th-10th July 2020
Trial meetings	10th July 2020
Signposting to CC departments	10th July 2020
Appointments with public for signing pension paperwork	10th July 2020
Calstock Waterfront site visit to photograph moorings	10th July 2020
Linking up people in need with volunteers and recording on database	6th -10th July 2020
Maintenance Man general duties - litter picking, recreational field checks, dog bins checks and reports, mowing, strimming, clearing overgrown vegetation	6th-10th July 2020
Set up Full Council Meeting	13 July 2020
Signposting to CC departments	13 - 17th July 2020
Set up St Anns Feasibility Study meeting	16th July 2020
Continue with preparation for re opening of toilets	13 - 17 July 2020
Workmen delivering masks to volunteers	15th July 2020
Maintenance Man general duties - litter picking, recreational field checks, dog bins checks and reports, mowing, strimming, clearing overgrown vegetation	13 - 17th July 2020
Various Virtual Meetings with CALC/CC/Staff	13 - 17th July 2020
Maintenance Man general duties - litter picking, recreational field checks, dog bins checks and reports, mowing, strimming, clearing overgrown vegetation	20 - 24th July 2020
Continue with preparation for re opening of toilets	20 - 24th July 2020
Various Virtual Meetings with CALC/CC/Staff	20 - 24th July 2020
Signposting to CC departments	20 - 24th July 2020
Work on moorings/allotments/volunteers	20 - 24th July 2020
Publish AGAR Accounts on website	22nd July 2020
Wrote to Peter Marsh re recycling bins	22nd July 2020
Toilets signage/cleaning/PPE/times opening etc	27th - 31st July 2020
Land registry searches re Baptist Street for Amenities Meeting	27th July
Report regarding car parks Amenities Meeting	27th July
Prepare Amenities Virtual meeting	28th July
Maintenance Man general duties - litter picking, recreational field checks, dog bins checks and reports, mowing, strimming, clearing overgrown vegetation	27th - 31st July 2020
Signposting to CC departments	27th - 31st July 2020
Dealing with toilet problems at Calstock and general behaviour issues	31st - 1st Aug 2020
Still working with volunteers and departments asking for help	31st July 2020
Sent out latest Planning Applications for comment	28th July 2020
Toilet cleaning rota	3rd - 8th Aug 2020
Responses from Planning Apps	3rd - 8th Aug 2020
Liaise regarding Feasibility Study	3rd - 8th Aug 2020
Set Full council agenda	3rd - 8th Aug 2020
Deal with requests for/from volunteers	3rd - 8th Aug 2020



FULL COUNCIL MEETING – TUESDAY 11 AUGUST 2020, DELEGATED DECISIONS - PLANNING

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

5 Day Response: **Agree to Disagree**

PA20/05465 – Land adjacent to Harewood Lodge, Eric Road, Calstock. Proposed erection of a detached dwelling and ancillary works.

OBJECT

Calstock Parish Neighbourhood Plan: Policy HP1 - Settlement Development Boundaries

There was a significant level of response from the Regulation 14 consultation on the Calstock Parish Council Neighbourhood Development Plan [NDP]. 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.

Cornwall Local Plan Policy 3: settlements

Policy 3 allows rounding off of settlements and infill within settlements. Paragraph 1.68 states that ‘the settlement should have a form and shape and clearly definable boundaries, not just a low density straggle of dwellings.’ This site is on agricultural land and cannot be defined as a settlement and, therefore, rounding off and infill under CLP3 would not be considered..

Cornwall Local Plan Policy 3.3 Rounding off

If it were a settlement, CLP Policy 3.3 allows rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role. This is not previously developed land. Therefore, the question is whether it constitutes rounding off. To be considered as rounding off, it should be enclosed by development on at least 2 sides. There is no housing on any side of the proposed development so it cannot be defined as rounding off. This is development into the open countryside.

Cornwall Local Plan Policy 3.3 Infill

Policy 3.3 defines ‘infill’ as development which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside. There is no continuous built frontage here. The proposal would therefore not constitute infill development in the context of Policy 3.3 and is development into the open countryside.

Cornwall Local Plan: Policy 23.2(a) Area of Outstanding Natural Beauty

CLP 23.2a) says that ‘great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need.’

This proposal does nothing to conserve and enhance the landscape.

This proposal is for market housing and given the volume of market housing development in the parish does not meet any identified local need.



This proposal therefore is not supported by CLP 23.2(a)

Cornwall Local Plan: Policy 27 – Transport & accessibility

CLP Policy 27 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.’

There is very restricted visibility on to the right of the access onto Eric Road. Moreover, the angle of the access track makes a right turn impossible without a 3-point turn. This is not safe or suitable access and is therefore contrary to CLP Policy 27.

PA20/05459 – Harewood Lodge, Eric Road, Calstock. The proposed demolition of the greenhouse, the erection of a detached dwelling and ancillary works

OBJECT

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If it were a settlement, CLP Policy 3.3 allows rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role.

This is not previously developed land. Therefore, the question is whether it constitutes rounding off.

It should be enclosed by development on at least 2 sides. There is no housing on any side of the proposed development so it cannot be defined as rounding off. This is development into the open countryside.

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Cornwall Local Plan: Policy 27 – Transport & accessibility

CLP Policy 27 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.’

There is very restricted visibility on to the right of the access onto Eric Road. Moreover, the angle of the access track makes a right turn impossible without a 3-point turn. This is not safe or suitable access and is therefore contrary to CLP Policy 27.

We note that an appeal [APP/D0840/A/14/2223219] against refusal for the conversion of this greenhouse as a holiday let was dismissed because the proposal seriously undermined ‘the aims and objectives of the development plan insofar as its policies seek to allow only for the conversion of appropriate buildings within the countryside.’ We not believe that anything has changed since 2014

PA20/05284 – Handel Wood, Harewood, Calstock. Replacement of an existing rural worker’s shelter with the construction of a live/work unit

SUPPORT

There was a significant level of response from the Regulation 14 consultation on the Calstock Parish Council Neighbourhood Development Plan [NDP]. 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] so the question is whether this is a dwelling to meet essential needs of rural workers under CLP 7.

Cornwall Local Plan Policy 3: settlements

Policy 3 allows rounding off of settlements and infill within settlements. Para 1.68 states that ‘the settlement should have a form and shape and clearly definable boundaries, not just a low density straggle of dwellings.’ We agree with the planning inspector in the appeal judgement of 2018 that the site cannot be defined as within a settlement [APP/D0840/W/18/319957, para 7]. therefore, rounding off and infill under CLP3 would not be considered..

Cornwall Local Plan Policy 3.3 Rounding off

If it were a settlement, CLP Policy 3.3 allows rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role. This is not previously developed land. Therefore, the question is whether it constitutes rounding off. To be considered as rounding off, it should be enclosed by development on at least 2 sides. There is no housing on any side of the proposed development so it cannot be defined as rounding off. This is development into the open countryside.

Cornwall Local Plan Policy 3.3 Infill



Policy 3.3 defines 'infill' as development which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside. There is no continuous built frontage here. The proposal would therefore not constitute infill development in the context of Policy 3.3 and is development into the open countryside.

Cornwall Local Plan Policy 7.5 Housing in the countryside

Calstock Neighbourhood Plan Policy HP8 Essential Rural Housing Needs

CLP7.5 supports new dwellings in the open countryside for full time forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location.

NDP HP8 supports new dwellings outside the settlement development boundaries which are required to serve the needs of forestry or some other rural enterprise which has a special need to be located on-site.

The applicant is processing charcoal on site and storing woodchip. We accept that this requires regular attention to ensure that the charcoal process and the storage of woodchip and charcoal requires the applicant to live on site. [see p 27 of the applicant's Planning Statement.] Therefore this application is supported by CLP7.5 and NDP HP8.

Cornwall Local Plan: Policy 23.2(a) Area of Outstanding Natural Beauty

CLP 23.2a) says that great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need.

It is clear that this site is catering for a local need in that it would provide accommodation for a local business. We accept the view of the planning inspector in the appeal judgement that the site will not cause harm to the AONB [APP/D0840/W/18/319957, para 17].

PA20/05827 – Land North West of Uplands, Station Road, Gunnislake. Four Bedroom detached dwelling with detached garage.

OBJECT

This is not infill, it is outside the old planning line, there is no local need for this type of housing and access to the main road is on a blind junction.