



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**
held on **Tuesday 01 December 2020**, via GoogleMeet commencing at **1900**.

Those present were: -

COUNCILLORS – Cllr Alford, Cllr Beech, Cllr Greenwood, Cllr Irons, Cllr Kirk, Cllr Letchford, Cllr Polglase, Cllr Riggs, Cllr Tinto, Cllr Wakem, Cllr Wells, Cllr Wilkes.

Miss Clare Bullimore, Deputy Clerk (minutes).

Cllr Wilkes had only just got in from work and Cllr Greenwood offered to chair the meeting for him.

1. APOLOGIES

Cllr Brown, Cllr Boreham, Cllr Roberts.

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

Cllr Beech – PA20/09851, did not take part in the discussion or vote

Cllr Wells – PA20/09851, did not take part in the discussion or vote (left the room)

Cllr Irons – PA20/08780 and PA20/09596 – did not take part in the discussions or vote (left the room)

Cllr Polglase – PA20/09142 – did not take part in the discussions or vote.

3. PUBLIC PARTICIPATION

Members of the public spoke during the relevant application:

Ross Flashman for PA20/09419. Sarah Ashley to object to PA20/09886. Others present but did not participate.

4. APPROVE MINUTES OF LAST MEETING: 17-11-2020

Proposal/Resolution: the minutes be approved. Proposed: Cllr Wilkes, seconded: Cllr Wakem – unanimous.

5. CLERKS INFORMATION

PA20/03591 – following a 5-day consultation the decision was made to agree to disagree.

6. 5 DAY PLANNING CONSULTATIONS

None.

7. PLANNING APPLICATIONS

Application PA20/09584 GUNNISLAKE

Proposal Proposed replacement of three windows, creation of window from door opening, and removal of posts supporting purlin in bedroom.

Location Chimney Cottage, Under Road, Gunnislake, PL18 9BT

Applicant Mr and Mrs K Read

PROPOSAL/RESOLUTION – to support this planning application. Proposed: Cllr Wilkes, seconded Cllr Wakem – unanimous.



Application PA20/08780 CHILSWORTHY

Proposal Conversion of existing single storey out building and extension to form a 1 bedroom accommodation

Location Klondyke Barn, Coxpark, Latchley

Applicant Mr And Mrs Davies

Cllr Irons left the discussion and did not vote

PROPOSAL/RESOLUTION – to support the application subject to the dwelling remained tied by a 106 condition ensuring it remains an ancillary dwelling. Proposed: Cllr Wilkes, seconded: Cllr Riggs – unanimous.

Application PA20/08727 CALSTOCK

Proposal Construction of two single storey rear extensions and change of use of agricultural field into additional residential curtilage.

Location Swallow Heights, Calstock, PL18 9SF

Applicant Mr & Mrs T Wright

PROPOSAL/RESOLUTION – the Parish Council fully endorses the comments made by the AONB and support this application so long as the permitted development rights are removed from any consent granting the change of use to residential curtilage as outlined in the AONB’s comments. Proposed: Cllr Tinto, seconded: Cllr Wilkes; 2 abstentions all others in favour.

Application PA20/09886 GUNNISLAKE

Proposal Hedgerow Removal Notice: To widen an existing gateway by 4 metres RHS; To move existing gateway by 2 metres LHS for better access to both fields.

Location Land East Of Mill Lawn, Calstock Road, Gunnislake

Applicant Mr Neal Walker

Sarah Ashley spoke to object to this application

PROPOSAL/RESOLUTION – to object to this application on the following grounds:

Concerns over highways issues – generation of more traffic and large vehicles; concerns regarding smells, fumes and noise from a change of use on site; the adverse impact on nature conservation and biodiversity following the removal of a hedgerow. In addition there has been a distinct lack of information on the site location and no assessment of the impact on ecology that this proposal would have and it contravenes policy 24 of the Cornwall Local Plan which asks that “development proposals sustain the cultural distinctiveness and significance of Cornwall’s historic rural...environment” and that “all development proposals should be informed by proportionate historic environment assessments and evaluations..”. Proposed: Cllr Tinto, seconded Cllr Wilkes- unanimous.

Application PA20/09596 CHILSWORTHY

Proposal Reserved matters for decision PA19/04127 (Outline application for demolition of derelict agricultural sheds and erection of one dwelling with all matters reserved)

Location Redundant Buildings, Land South Of Woodlark Coxpark, Latchley PL18 9BB

Applicant Mr G Bersey, Compton Estates Ltd

Cllr Irons left the room and did not take part in discussions or voting

PROPOSAL/RESOLUTION – to object to this application due to the size and massing of the proposal (layout and density of the building on the footprint of land) and the design and visual appearance does not seem in keeping with the local area. The impact on the neighbouring properties should also be taken into account with better screening designs. Proposed: Cllr Tinto, seconded: Cllr Wilkes – unanimous.



Application PA20/09764 CALSTOCK

Proposal Demolition of the existing lean-to porch and utility. Construction of an extension as replacement, with utility and living area.

Location 1 Rock Park Villas, Sand Lane, Calstock

Applicant Mr Mark Talling

PROPOSAL/RESOLUTION – to support this application as the design will improve the character of the building.

Proposed: Cllr Tinto, seconded: Cllr Wilkes – unanimous.

Application PA20/09851 DELAWARE

Proposal Construction of replacement self-build dwelling (revision to PA18/08330 dated 9th November 2018)

Location Greenhill Lodge, Delaware Road, Drakewalls, Gunnislake

Applicant Mr R Taylor

Neither Cllr Wells nor Cllr Beech took part in the discussion or voting; Cllr Wells left the room.

PROPOSAL/RESOLUTION – to object to this application as there are insufficient reports on the contamination of the land, unstable ground and the impact on the highway. Proposed: Cllr Wilkes, seconded: Cllr Wakem. 1 abstention, all others in favour.

Application PA20/10111 DELAWARE

Proposal Non-material amendment for the substitution of equipment on the approved LEAP plan (Application number PA16/03999 dated 3rd April 2017 relates)

Location Land Off A390 St Anns Chapel

Applicant Jamie Grant, Wainhomes SW

PROPOSAL/RESOLUTION – to support this application. Proposed: Cllr Wilkes, seconded: Cllr Beech – unanimous.

Application PA20/09419 HARROWBARROW

Proposal Replacement garage with domestic store/office/playroom and associated works

Location Rosstown House, Callington Road, Harrowbarrow, PL17 8AL

Applicant Mr And Mrs R Flashman

PROPOSAL/RESOLUTION – to support this application. Proposed: Cllr Riggs, seconded: Cllr Wells – unanimous.

Application PA20/09142 CALSTOCK

Proposal Replacement of existing single glazed timber windows with energy efficient double glazed timber windows

Location 7 Fore Street, Calstock, PL18 9RN

Applicant Mrs Nicola Harrison

Cllr Polglase took no part in the discussion or voting of this item.

PROPOSAL/RESOLUTION – to support this application. Proposed: Cllr Riggs, seconded: Cllr Wells – one abstention, all others in favour.

The meeting closed at 1855

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