



Minutes of a meeting of the **Calstock Parish Council, PLANNING COMMITTEE**

held on **Tuesday 22 June 2021**, in Harrowbarrow Village Hall (to meet Covid- 19 regulations) at **1800**.

Those present were: -

COUNCILLORS – Cllr Alford, Cllr Ashley, Cllr Beech, Cllr Greenwood (chair), Cllr Kirk, Cllr Letchford, Cllr Roberts, Cllr Tinto, Cllr Trapp, Cllr Wakem, Cllr Wells.

Miss Sue Lemon, Miss Clare Bullimore, Deputy Clerk (minutes).

1. APOLOGIES

Cllr Wilkes.

Cllr Ashley apologised for arriving late.

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

Cllr Tinto: PA21/04907 and 04908

3. PUBLIC PARTICIPATION

Mr Fletcher was in attendance for PA21/03976 and PA21/03977

3. APPROVE MINUTES OF LAST MEETING: 01-06-2021*

Proposal/resolution: the minutes be approved. Proposed: Cllr Roberts, seconded: Cllr Letchford - unanimous.

4. STANDING ITEM – 5 DAY PLANNING COUNSULTATION

None

5. PLANNING APPLICATIONS:

Application: PA21/04736 CHILSWORTHY

Proposal: Outline application with all matters reserved for erection of 1 x 3 bed affordable bungalow and 1 x 3 bed bungalow

Location: Fir Tree Farm Coxpark Latchley Gunnislake

Applicant: Mr Shane Pridham

Proposal/resolution to object to this application because it is outside the development boundary of the NDP Policy HP1 so it needs to be considered in relation to CLP9 as a rural exception site

- I) It is contrary to CLP9 as it is not adjacent to the development boundary
- II) It is contrary CLP9 as the primary purpose is not to provide affordable housing led & not clearly affordable housing led
- III) It is contrary CLP9 as there's no viability assessment & no evidence of abnormal development costs
- IV) It is contrary to Housing: Supplementary Planning Document 2020 paras 105 - 111 it is not a detailed application so issues of viability cannot be assessed.
- V) It is contrary to Housing: Supplementary Planning Document 2020 para 102 because offering the affordable site at 50% of market value means that it is unlikely that the site value is around £10K per plot



Proposed: Cllr Tinto, seconded: Cllr Trapp – 7 in favour, 1 objection, 2 abstentions.

Application: PA21/04721 GUNNISLAKE

Proposal: Listed Building Consent for replacement of all sash windows with double glazed, wood painted, white sash windows.

Location: Butterfly Cottage King Street Gunnislake Cornwall

Applicant: Dr Graham Lang

Proposal/resolution: to support this application. Proposed: Cllr Wakem, seconded: Cllr Roberts – 7 in favour, 4 abstentions.

Application: PA21/04907 CALSTOCK

Proposal: Conversion of the existing loft into a workspace/studio for an artist (resubmission of PA20/10141)

Location: Camelia House 2 Reed Cottages Lower Kelly Calstock

Applicant: Rebecca Fierek

Proposal/resolution: To support this application. Proposed: Cllr Wells, seconded: Cllr Beech. 1 abstention all others in favour.

Application: PA21/04908 CALSTOCK

Proposal: Listed Building Consent for conversion of the existing loft into a workspace/studio for an artist.

Location: Camelia House 2 Reed Cottages Lower Kelly Calstock

Applicant: Rebecca Fierek

Proposal/resolution: To support this application. Proposed: Cllr Wells, seconded: Cllr Beech. 1 abstention all others in favour.

Application: PA21/04410 GUNNISLAKE

Proposal: Reduction works to Oak and Sycamore trees

Location: 2 Parkers Green Middle Dimson Gunnislake Cornwall

Applicant: Rodney Pethick

Proposal/resolution: to support this application. Proposed: Cllr Wakem, seconded: Cllr Alford – 1 abstention all others in favour.

Application: PA21/04511 HARROWBARROW

Proposal: Construction of three-bedroom detached dwelling, provision of external garden amenity area

Location: Land South Of Rising Sun Nurseries Harrowbarrow Callington Cornwall

Applicant: Mr Andy Collings



Proposal/resolution: to object to this application as it is outside the settlement development boundary in the Neighbourhood Development plan (HP1) and there are size and mass concerns and the design of the property is not in keeping with the locality. Proposed: Cllr Wells, seconded: Cllr Beech – unanimous.

Application: PA21/05126 CHILSWORTHY

Proposal: Works to T2 - Common Ash tree
Location: South Barn Coxpark Latchley PL18 9BB
Applicant: Johnson Empire Tree and Garden Services

Proposal/resolution: defer to the Tree Officer. Proposed: Cllr Wells, seconded: Cllr Letchford – 2 abstentions, all others in favour.

Application: PA21/05079 HARROWBARROW

Proposal: Listed building consent for the Alterations and Improvements to Grade II listed dwelling, Brookland Farm, Metherell.
Location: Brookland Farm Road From East Farm To West Trehill Callington PL17 8DB
Applicant: Ms Laura Blake

Proposal/resolution: to support this application. Proposed: Cllr Trapp, seconded: Cllr Letchford – 1 abstention, all others in favour.

Application: PA21/05091 CHILSWORTHY

Proposal: Extension to existing dwelling with proposed first floor and internal changes.
Location: Tamar Ridge Farm Cox Park Gunnislake Cornwall
Applicant: Mr Sam Bloye

Proposal/resolution: to support this application. Proposed: Cllr Trapp, seconded: Cllr Letchford – unanimous.

_____ The meeting closed at 1845

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