



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

held on **Tuesday 04 January 2022**, in the Tamar Valley Centre at 1900.

Those present were: -

COUNCILLORS, Cllr Beech, Cllr Greenwood (Chair), Cllr Kirk, Cllr Letchford, Cllr Newton Chance, Cllr Tinto, Cllr Trapp, Cllr Wakem, Cllr Wells, Cllr Wilkes.

Miss Clare Bullimore (Deputy Clerk, minutes).

1. APOLOGIES

Cllr Alford, Cllr Polglase

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

None

3. PUBLIC PARTICIPATION

Members of the public spoke during PA21/08555

4. APPROVE MINUTES OF LAST MEETING: 21-12-2021*

Proposal/resolution: the minutes be approved. Proposed: Cllr Beech seconded: Cllr Letchford – agreed by all those present at the last meeting.

5. STANDING ITEM – 5 DAY PLANNING CONSULTATION

None

6. PLANNING APPLICATIONS

PA21/11451 HARROWBARROW

Conversion of an existing garage into a home office, construction of a bike store, and the installation of additional windows to the property: West Harrowbarrow Farm, West Barn Callington Road, Harrowbarrow PL17 8AH

Proposal/resolution: to support this application which was considered a well thought out design. Proposed: Cllr Letchford, seconded: Cllr Trapp – 1 abstention (Cllr Wells) all others in favour.

PA21/08555 CALSTOCK

New dwelling house: Land W Of Tregennys, Harewood Road, Calstock

After a lengthy discussion the applicant said they would withdraw their application to review issues and provide more detail on issues that were raised including:

- highways issues;
- drainage;
- a plan for the construction period;
- overlooking and loss of privacy to a property opposite;
- environmental impact.



PA21/10734 GUNNISLAKE

Erection of domestic garage and workshop with kennel below: Hook Hills, Dimson, Gunnislake

Proposal/resolution: the planning committee feel there is insufficient detailed information to make a reasoned decision and the following issues were of concern:

- scale and mass of the planned building (no measurements were submitted on the plans)
- whether the purpose of the kennels is domestic or for commercial use
- insufficient information on the design which is not aesthetically pleasing within a WHS

proposed: Cllr Wilkes, seconded: Cllr Wakem – 1 abstention (Cllr Wells) all others in favour.

PA21/12023 DELAWARE

Application for Outline Planning Permission with some matters reserved for the construction of four dwellinghouses namely 'access only': Land Adjoining Red Roofs, Drakewalls

Proposal/resolution: to object to this application on the grounds of sizing and massing – the site would be overdeveloped with 4 open market dwellings on it. Concerns were also raised about the impact on the highway and access so a Highways Report would be required; and an environmental assessment also required given the number of trees on the site. Land adjacent to the site has been known to have contaminated soil.

Proposed: Cllr Wilkes, seconded: Cllr Beech – 1 abstention (Cllr Wells) all others in favour.

PA21/12119 GUNNISLAKE

Replacement windows: 10 Bedford Close, Gunnislake, PL18 9NW

Proposal/resolution: to support this application. Proposed: Cllr Wilkes, seconded: Cllr Trapp - 1 abstention (Cllr Wells) all others in favour.

The meeting closed at 1945

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