



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

held on **Tuesday 18 January 2022**, in the Tamar Valley Centre at 1900.

Those present were: -

COUNCILLORS, Cllr Alford, Cllr Ashley, Cllr Beech, Cllr Kirk, Cllr Letchford, Cllr Newton Chance, Cllr Tinto, Cllr Wakem, Cllr Wells, Cllr Wilkes.

Miss Clare Bullimore (Deputy Clerk, minutes).

1. APOLOGIES

Cllr Greenwood, Cllr Polglase

It was approved that Cllr Wilkes take the chair in Cllr Greenwood's absence

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

Cllr Newton Chance and Cllr Tinto declared an interest in PA21/00220 and left the room.

3. PUBLIC PARTICIPATION

Members of the public spoke during PA21/00220; PA21/12492 and PA21/09916.

4. APPROVE MINUTES OF LAST MEETING: 04-01-2022*

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

5. STANDING ITEM – 5 DAY PLANNING CONSULTATION

None

6. PLANNING APPLICATIONS

Application: PA21/12492 CALSTOCK

Proposal: Various works including the fitting of folding doors.

Location: Kellydown Sand Lane Calstock PL18 9QX

Proposal/resolution: to support this application as we can see no reason to object to this application especially in view of similar applications within the same area. Proposed: Cllr Tinto, seconded: Cllr Letchford – unanimous.

Application: PA21/00220 DELAWARE

Proposal: Outline planning application for all matters reserved for the erection of one new detached residential dwelling and attached garage with access from an existing entrance on the highway.

Location: Land Adjacent To Pitt Farm Albaston Cornwall PL18 9AD

Proposal/resolution: to support this application as it is effectively building on a brownfield site and conforms with Policy 7 of the Cornwall Local Plan and is a replacement dwelling of similar size to an unsightly agricultural



building. Proposed: Cllr Alford, seconded: Cllr Beech – 2 abstentions (Cllr Wilkes and Cllr Kirk and Cllrs Newton Chance and Tinto left the room during discussions and voting).

Enquiry

Reference: PA21/12805 DELAWARE

Proposal: Non-material amendment in relation to decision PA16/03999 dated 03.04.17
for removal of chimneys from plots: 3, 34, 71

Location: Buzzard Rise St Anns Chapel Cornwall PL18 9FL

Proposal/resolution: to support this application. Proposed: Cllr Wells, seconded: Cllr Beech, unanimous.

Application: PA21/12385 CALSTOCK

Proposal: Proposed erection of three bedroom dwelling with detached garage

Location: The Poppies Sand Lane Calstock PL18 9QX

Proposal/resolution: to object to this application. The Parish Council understands that there is a principle accepted to build a dwelling on this site but permission was given for a bungalow. A split level dwelling causes concern and support cannot be given for these reasons:

- Concern of an elevated building within the AONB and the visual impact of this
- No update from the forestry officer has been provided – in the previous approval condition was given that a report be submitted as there would be significant collective canopy loss
- Concern over access and highway and no traffic impact statement is submitted
- Lack of clarity over the drainage scheme with some questions on the application being given the answer “not available”.

Application: PA21/09916 HARROWBARROW

Proposal: Erection of 6 dwellings

Location: Land Adjacent To Valley View Callington Road Harrowbarrow PL17 8AZ

A proposal was made by Cllr Wells to object to this application for reasons listed below, a counter proposal was made and resolved thus:

Proposal/resolution: while keen to support Rural Exception Sites, it was felt that a decision was unable to be made with the current information that has been provided. It would be helpful to address the following issues:

- Contamination: it is felt that inaccurate information has been provided about the levels of contamination on the site and no contamination report has been forthcoming.
- Viability of 100% Affordable Housing: no viable economic statement has been provided by the Affordable Housing team and this is integral in our discussions
- Vehicular access and impact: no traffic impact statement has been provided and Highways would be another key consultee



- Layout and density of building: 6 dwellings on that site would be seen as overdevelopment and the visual appearance could have a detrimental impact within the setting and current information would show unreasonable harm to neighbouring properties
- Nature conservation—removal of a hedgerow will negatively affect wildlife and biodiversity
- Physical infrastructure – a report from South West Water is required to consider the proposed sewage system
- Heritage: The site is on a medieval field which is not referenced

Proposed: Cllr Wakem, seconded: Cllr Alford. 1 objection (Cllr Kirk) and one abstention (Cllr Wells).

The meeting closed at 1955

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