



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

held on **Tuesday 19 April 2022**, in the Tamar Valley Centre at 1830.

Those present were: -

COUNCILLORS, Cllr Alford, Cllr Ashley, Cllr Greenwood (Chair), Cllr Letchford, Cllr Newton Chance, Cllr Polglase, Cllr Tinto, Cllr Trapp, Cllr Wakem, .

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

1. APOLOGIES

Cllrs Beech, Jaggard, Kirk, Wilkes.

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

Cllr Polglase left the room during the discussion about PA22/02712

3. PUBLIC PARTICIPATION

Nicky and Doug Cruzan were present during application PA22/02432 which was heard first.

4. APPROVE MINUTES OF LAST MEETING: 05-04-2022

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

5. STANDING ITEM: 5 DAY PLANNING APPLICATIONS:

None

6. Planning Applications

Application: PA22/03040 CALSTOCK

Proposal: Proposed PV panels to main and extension roofs

Location: 13 Rose Hill Terrace, Calstock, Cornwall PL18 9RE

Applicant: Mr and Mrs G Martyn

Proposal/resolution: to support the application subject to the Conservation Officer's approval as the panels would not visibly harm the landscape and are discreet in appearance, it also fits with the NDP's policy REN 4 (9.1.b) to replace fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally. Proposed: Cllr Tinto, seconded: Cllr Trapp – unanimous.

Application: PA22/02567 DELAWARE

Proposal: Construction of a private garage

Location: Meadows End, Road From The A390 At Highfield To Fore Street, Albason
Cornwall

Applicant: Mrs Burley

Proposal/resolution: to support this application which appears to be a small structure on a modern building. Proposed: Cllr Alford, seconded: Cllr Trapp – unanimous.



Application: PA22/02413 HARROWBARROW

Proposal: Construction of a small style barn to act as a field shelter, tractor store, hay store and chicken house.

Location: Land Off Coombe Lane, Harrowbarrow, Cornwall

Applicant: Mrs Vicki Barry

Proposal/resolution – to object to this application because of a lack of policy guidance. A guidance note on agriculture and forestry dwellings for the CLP states that keeping horses is not agricultural unless they are working the land. There is currently not enough evidence to demonstrate that the land is being used for agricultural purposes, should the building ever become a dwelling it would be outside the Settlement Development Boundary in the NDP and building in open countryside. Proposed: Cllr Tinto, seconded: Cllr Trapp – unanimous.

Application: PA22/03016 DELAWARE

Proposal: Two-storey extension to rear elevation and single-storey detached garage to front elevation.

Location: 1A Prospect Terrace, A390 Between South Of Highfield And South Of West Prince Farm, St Ann's Chapel Cornwall

Applicant: Mr and Mrs Waddle

Proposal/resolution: to support this application as it would not be seen from the road, has existing highways access and does not overlook anyone. Proposed: Cllr Trapp, seconded: Cllr Alford – unanimous.

Application: PA22/01783 CALSTOCK

Proposal: Convert & extend former potting shed to 2 bedroom dwelling including single storey rear extension and associated works.

Location: Land West Of Noosa, Higher Kelly, Calstock

Applicant: Mr & Mrs Johns

Proposal/resolution: to support this application as the elevation is increased by less than a metre, it would not affect the visual appearance within the AONB and the proposal includes parking areas and solar panels. Proposed: Cllr Tinto, seconded: Cllr Wakem – unanimous.

Application: PA22/02340 GUNNISLAKE

Proposal: Works to trees subject to a Tree Preservation Order (TPO), works include Turkey Oak, single stemmed (Part of group G5 on the attached plan - tree is adjacent to access lane to Drakewalls Barn) Reduce the height of the tree by 3 or so metres to bring it just below the height of the adjacent Beech and also thin it out.

Location: Heath Lodge, Station Road, Gunnislake

Proposal/resolution: to defer to the Tree Office. Proposed: Cllr Trapp, seconded Cllr Wakem – unanimous.



Application: PA22/02712 CALSTOCK

Proposal: Replacement windows to the south-west elevation of the existing village hall building

Location: Calstock Village Hall, Road From Church Street To Adit Cottages, Calstock

Applicant: Mr Matt Taylor, Calstock Village Hall

CLlr Polglase left the meeting for this item.

Proposal/resolution: to support this application as it would have no detrimental affect on the local landscape and would improve the look of the building. Proposed: Cllr Tinto, seconded: Cllr Alford – unanimous

Application: PA22/02432 CHILSWORTHY

Proposal: Erection of a rear first floor balcony

Location: Hazeldene, Chilsworthy, Gunnislake

Applicant: Mr Douglas Cruzan

Proposal/resolution: to support this application; there would be no issues of overlooking. Proposed: Cllr Tinto, seconded: Cllr Trapp – unanimous.

Application: PA22/03336 DELAWARE

Proposal; Variation of Condition 2 (approved plans) and removal of Condition 11 of Application No. PA20/03591 dated 2nd December 2020 (Construction of two dwellings and associated gardens and access road)

Location: The Old Mine, Albaston , PL18 9AN

Applicant: Mr L Graham

Proposal/resolution: to object to this application – there would be no improvement whatsoever to the original condition and in fact this proposal would encourage access at an even more hazardous exit. Proposed: Cllr Tinto, seconded: Cllr Trapp – unanimous.

The meeting closed at 1900

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