



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

held on **Tuesday 28 June 2022**, in the Tamar Valley Centre at 1900.

Those present were: -

COUNCILLORS: Cllr Alford, Cllr Beech, Cllr Greenwood (Chair), Cllr Letchford, Cllr Trapp, Cllr Wakem.
Miss Clare Bullimore (Deputy Clerk – *minutes*).

1. APOLOGIES

Cllrs Wells, Polglase, Newton Chance, Ashley, Tinto

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

Cllr Beech: PA22/04942, lives directly opposite the site

3. PUBLIC PARTICIPATION

Mark Wheatley was present to talk about PA22/05647.

4. APPROVE MINUTES OF LAST MEETING: 07-06-2022

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

5. NEW CORRESPONDENCE

Email received from Mr M Martin re the Parish Council's comments on PA22/03841. These comments were noted.

6. Standing Item 5 Day Planning Consultation

None

7. Planning Applications:

Application: PA22/05080 CALSTOCK

Proposal: Detached summer house in garden

Location: Laurel House, Eric Road, Calstock

Applicant: Mr & Mrs Jack & Dawn Harris

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

Application: PA22/04753 DELAWARE

Proposal: Works to trees subject to a Tree Preservation Order (TPO), works include - G1 - Group of beeches - Reduce in height by up to 2metres , thin entire canopy on N/E/S/W sides by up to 20% . Location: 10 The Beeches, St Anns Chapel, Cornwall, PL18 9GZ

Applicant: Christmas-Nelson

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



Application PA22/04290 CHILSWORTHY

Proposal: Erection of replacement dwelling

Location: Glanvilles Barn, Coxpark, PL18 9AZ

Applicant: Mr & Ms M & E Gooding & Mills

Proposal/resolution: to object to this application. It is felt that the application is misleading: there is no replacement; this seems to be a new dwelling on a different footprint. The proposal also contravenes the Neighbourhood Development Plan policy HP13a and is outside the settlement development boundary and also would be building in the open countryside (CLP 7). It is not within the defined rural gap as set out in the NDP policy HP and would not qualify as a rural exception site so contravenes CLP 9. The suggested footprint will see a 30% increase in size from the previous application. It would have a visual impact on the AONB as the site is very close to the area. Proposed: Cllr Letchford, seconded Cllr Trapp – unanimous.

Application PA22/04942 DELWARE

Proposal: Construction of a replacement dwelling (Revised application to planning consent PA20/09851 - 9th February 2021)

Location: Greenhill Lodge, Delaware Road, Drakewalls

Applicant Mr and Mrs P Grundy

Proposal/resolution: to support this application as approval has already been gained and these submitted plans do not seem to differ in content too much to the original ones. Proposed: Cllr Alford; seconded: Cllr Letchford – unanimous with one abstention from Cllr Beech who did not take part in the vote.

PA22/05387 CHILSWORTHY

Proposal: Non-material amendment with respect to decision PA22/00110 dated 17.03.2022 to change the design of the north elevation with reduced glass area and more stone wall retained.

Location: Trewithen, Coxpark, Latchley PL18 9BA

Applicant: Mr Richard Newton Chance

This application was noted as the applicant is a Parish Councillor.

Application PA22/05647 CALSTOCK

Proposal: Conversion of former garage into a home office

Location: The Coach House, Road From Eric Road To The Coach House, Harewood, Calstock

Applicant: Mr and Mrs Mark and Sophie Wheatley

Proposal/resolution: to support this application as there is no overlooking of other properties: the office will be set back from the lane. There will be no visual impact and the site will still have off-road parking. It was generally felt to be a good design. Proposed: Cllr Trapp, seconded: Cllr Alford – unanimous.

Application PA22/05625 CALSTOCK

Proposal: Demolition of rear porch and construction of new garden room with first floor extension above

Location: 2 The Court, Pennywort, Harewood Road, Calstock



Applicant: Ley Roberts And Bernie Hawes

Proposal/resolution: to support the application as their does not seem to be any change in the current outlook so should not cause additional overlooking onto neighbouring properties. Proposed: Cllr Trapp, seconded: Cllr Alford – unanimous.

Urgent Information:

Tamar Trails are applying to have a toboggan run installed. Cllr Greenwood felt that as part of the AONB partnership all neighbouring parishes should have been consulted.

The meeting closed at 1950.

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