



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

held on **Tuesday 19 July 2022**, in the Tamar Valley Centre at 1900.

Those present were: -

COUNCILLORS: Cllr Ashley, Cllr Beech, Cllr Greenwood (Chair), Cllr Polglase, Cllr Kirk, Cllr Ledger, Cllr Letchford, Cllr Tinto, Cllr Trapp, Cllr Wakem, Cllr Wilkes.

Miss Clare Bullimore (Deputy Clerk – *minutes*).

1. APOLOGIES

Cllrs Alford, Wells, Newton Chance,

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

None

3. PUBLIC PARTICIPATION

Mr Greaves was present to answer questions on PA22/06091

Various members of the public raised concern about ref: 01327/22/FUL

4. APPROVE MINUTES OF LAST MEETING: 28-06-2022

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

5. NEW CORRESPONDENCE

None presented in time for the meeting.

6. Standing Item 5 Day Planning Consultation

PA22/04869 -Proposal/resolution: agree to disagree with the planning officer's recommendation to support the application. Proposed: Cllr Trapp, seconded Cllr Wilkes – 1 abstention (Cllr Wakem) all others in favour.

7. Planning Applications:

Planning Application Ref: 01327/22/FUL - GULWORTHY

Applicant: Mr S Taylor - Zip World Limited

Description: READVERTISEMENT Provision of a gravity-fuelled Alpine toboggan ride & upgraded rope & nets course, open space & additional car parking spaces

Address: Tree Surfers Tavistock Woodlands Gulworthy

Several members of the public raised a number of concerns about this application, the Tamar Valley AONB Manager also raised queries.

Proposal/resolution: there are concerns regarding:

- contamination;
- ecology (in particular bat roosting and flight paths), the removal of trees,
- the tranquillity of local residents and current users being compromised,



- the setting of the site within the AONB, WHS and the schedule of ancient monuments (arsenic workings),
- the potential pollution of the river at a point where the water should be extracted for drinking,
- the increase in the amount of traffic going through the village of Gunnislake which already has an Air Quality Management Plan and extremely high levels of emissions due to the vehicular movements,
- the pressure on Newbridge bridge at Gunnislake,
- the lack of sustainability travel and integrated access to and at the site
- the visual impact and interruption to wildlife with the lighting of the feature and the operating times
- the impact of drainage

With these concerns in mind and no supporting evidence to suggest such issues have been considered in detail Calstock Parish Council objects to this application. Proposed: Cllr Wilkes, seconded: Cllr Tinto – unanimous.

Application PA22/05665 HARROWBARROW

Proposal Outline application for development for up to 3 dwellings with all matters reserved except access

Location Land West Of Willowview, 2 Maneley Way, Harrowbarrow

Applicant Mr M Rath Creative Planning (SW) Ltd

Proposal/resolution: when drawing the Settlement Development Boundary in the NDP consideration was given to the existing planning application which included a section 106 -this application is now extant. Clearly this site would have been considered a Rural Exception site. Now the previous application has expired the Parish Council object to open market development on this site. The current application does not meet any criterion of the initial application. Proposed: Cllr Trapp, seconded: Cllr Wilkes. Unanimous.

Application PA22/05201 HARROWBARROW

Proposal Proposed side and rear extensions.

Location 3 Northcoombe Terrace, Road From Callington Road To Honicombe Corner, Harrowbarrow

Applicant Mr Graham Reeder

Proposal/resolution: to support this application – it will be an insignificant impact on the existing footprint. Proposed: Cllr Trapp, seconded: Cllr Lethford – unanimous.

Application PA22/06091 CALSTOCK

Proposal Demolition of existing pottery studio to enable new car parking. Construction of a new pottery studio. Re-modelling of the main house including conversion of the roof to create additional bedroom space.

Location Springfield, Higher Kelly, Calstock

Applicant Richard and Jules Greaves

Proposal/resolution: to support this application - it has been modified and there appears there will be no detrimental impact on the setting of the AONB and the AONB themselves support it. Proposed: Cllr Tinto, seconded: Cllr Wilkes – unanimous.



Application PA22/05859 HARROWBARROW

Proposal Reserved Matters application following Outline Approval PA20/03677 dated 14th October 2020 for appearance, landscaping and scale

Location The Willows, Lower Metherell, Callington

Applicant Nation

Proposal/resolution: to support this application but recommend a lighter coloured cladding of a more natural colour. Proposed: Cllr Wilkes, seconded: Cllr Trapp – unanimous.

The meeting closed at 2022.

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