



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

held on **Wednesday 31st May 2023**, in the Tamar Valley Centre at 1830.

Those present were: -

COUNCILLORS: Cllr Ashley, Cllr Beech, Cllr Flashman, Cllr Greenwood (Chair), Cllr Kirk, Cllr Ledger, Cllr Newton Chance, Cllr Spurr, Cllr Trapp, Cllr Wakem,
Miss Sue Lemon (Clerk – *minutes*).

1. APOLOGIES

Cllr Alford, Cllr Letchford, Cllr Polglase, Cllr Tinto, Cllr Warwick

2. DECLARATIONS OF MEMBERS' INTERESTS IN AGENDA ITEMS

Cllr Ashley declared an interest in PA23/03321 and left the room when discussed.

Cllr Greenwood declared an interest in PA23/03321 and left the room when discussed.

3. REVIEW AND RECOMMEND TO FULL COUNCIL TERMS OF REFERENCE

Proposal/Resolution: to recommend Terms of Reference to full council. Proposed Cllr Newton-Chance, seconded Cllr Spurr, unanimous.

4. PUBLIC PARTICIPATION

This meeting was well attended by members of the public, mainly to object to PA22/11480

A member of the public spoke at application PA22/11480

2 members of the public spoke at application PA23/02546

1 member of the public spoke at application PA23/03321

5. APPROVE MINUTES OF LAST MEETING: 10-05-2023

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

6. CLLR TINTO –

Government consultation on introduction of a use class for short term lets and associated permitted development rights, Cllr Tinto. It was agreed to use his response, Proposal/Resolution: Proposed Cllr Wakem, seconded Cllr Trapp unanimous.

7. CLLR TINTO –

Government consultation on a registration scheme for short-term lets in England - It was agreed to use his response, Proposal/Resolution: Proposed Cllr Wakem, seconded Cllr Trapp unanimous.

8. Mr Mark Ohlenschlager, re: PA23/00095/PREAPP (Gunnislake)

Mr Ohlenschlager spoke to the committee regarding rebuilding an old piggery that had been destroyed by a fire. He was informed that although the councillors would like to help until a complete application is before



them they cannot predetermine any ideas he may have. He was advised to put in a full application to be discussed once received.

9. **Standing Item 5 Day Planning Consultation:** None

10. **Planning Appeal:** Appeal Notification PA22/04290 Glanvilles Barn, Coxpark (Parish Council previously objected)

Proposal/Resolution: It was agreed to fully endorse the Council's original grounds for objection. Proposed Cllr Newton-Chance, seconded Cllr Trapp, unanimous.

11. **Planning Applications:**

Application PA23/02401 - CHILSWORTHY

Proposal Demolish existing porch, construction of new porch, extension to kitchen, demolish existing modern stable block, construction of holiday let unit

Location Welwyn, Coxpark, Gunnislake

Applicant Mr And Mrs David And Lisa Kidd

Proposal/Resolution: To object as there as insufficient information to make a decision. Proposed Cllr Newton-Chance, Seconded Cllr Trapp unanimous,

Application PA23/03613 - CALSTOCK

Proposal Proposed single storey extension to create a garden room, and small porch roof over front door

Location Grenfell Garden, Higher Kelly, Calstock

Applicant Mr and Mrs C Bates

Proposal/Resolution: To support this application Cllr Spurr proposed, seconded Cllr Flashman, unanimous.

Application PA22/11480 - HARROWBARROW

Proposal Change of use of grazing land to smallholding and art and healing centre. Siting of a Mongolian yurt of 6m diameter at the southern end of the field, create a small pond of 4m diameter, some willow areas and a poultry pen and beehives, proposed polytunnel, create hardstanding for access

Location Land At Metherell, Callington, PL17 8DB

Applicant Dr Gudrun Taresch

Proposal/Resolution: To object to this application as it is contrary to the Calstock Neighbourhood Development Plan HP1 Development Boundaries and HP2 Rural Gap as it is located in the rural gap, outside the development boundary, does not maintain separation between villages, inappropriate mass scale and design. No noise assessment carried out, It is Contrary to Policy 23 of the Cornwall Local Plan. The access lane is not owned by the applicant and would not be suitable for large scale traffic as it is narrow and used by pedestrians and dog walkers.

Proposed Cllr Flashman, seconded Cllr Newton-Chance, unanimous



Application PA23/03321 - GUNNISLAKE

Proposal The temporary siting of a residential chalet with agricultural worker tie for 3 year trial period

Location Sunny Corner, Bakers Lane, Albaston,

Applicant Billy Harris Tamar Valley Alpacas Ltd

Proposal/Resolution: To support this application. Proposed Cllr Flashman, seconded Cllr Wakem.

5 in favour 2 against and 2 abstentions – carried.

Application PA23/03568 - CHILSWORTHY

Proposal Proposed stable block and turnout area

Location Longridge, Coxpark, Gunnislake

Applicant Ms N Humphreys And Mr N Morton

Proposal/Resolution: To support this application as there is no material planning reasons to object to it.

Cllr Flashman proposed, Cllr Wakem seconds, 9 in favour 2 abstentions

Application PA23/03801 DELAWARE

Proposal Application for Hedgerow Removal to create gate access

Location Stony Lane, Drakewalls,

Applicant Mr Christopher Morgan

Proposal/Resolution: To object to this application due to the removal of a Cornish hedge contrary to Calstock NDP EBD 2.3 Trees, Cornish Hedges and Hedgerows and also there are other means of access not just this gate

Proposed Cllr Newton-Chance, seconded Cllr Ashley, 9 in favour 1 objection 1 abstention

Application PA23/02921 HARROWBARROW

Proposal Proposed side and rear extensions without compliance with condition 2 of decision notice PA22/05201 dated 28/07/2022.

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

Applicant Carol Reeder

Proposal/Resolution: To support this application. Proposed Cllr Trapp, Seconded Cllr Ledger Unanimous.

Application PA23/02456 HARROWBARROW

Proposal Proposed 6no. dwellings consisting of 2no. 3 bed affordable, 1no. 2 bed affordable with 2no. 4 bed and 1no. 3 bed open market dwellings

Location Land South West Of Valley View, Callington Road, Harrowbarrow

Applicant Mr Keith Rowe And M Scoble Construction Ltd

Proposal/Resolution: To continue to object on the same grounds as before plus there is no mention of the Emergency Plan Document with no details of solar panels; EV charging point; no building standards etc

Proposed Cllr Newton-Chance seconded Cllr Trapp unanimous

Application PA23/03819 DRAKEWALLS



Proposal Construction of front porch and two storey side extension.

Location Primrose Cottage, Fore Street, Albaston

Applicant Mr and Mrs Popplewell

Proposal/Resolution: To support this application, Proposed Cllr Wakem, Seconded Cllr Trapp unanimous

The meeting ended at 2010

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