



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

held on **Tuesday 05 September 2023**, in the Tamar Valley Centre at 1830.

Those present were: -

COUNCILLORS: Cllr Alford, Cllr Beech, Cllr Flashman, Cllr Greenwood (Chair), Cllr Kirk, Cllr Letchford, Cllr Newton Chance, Cllr Trapp, Cllr Wakem, Cllr Wells,
Miss Clare Bullimore (Acting Clerk – *minutes*).

1. Apologies

Apologies were accepted from Cllrs Ledger, Tinto, Spurr and Warwick

2. Declarations and Dispensations in Members' Interests

None.

3. Public Participation

Members of the public were present and spoke during the agenda items relevant to them.

4. Approve Minutes of the last meeting, 15-08-2023

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

5. Mr Warren, Settlement Development Boundaries, North Dimson

Mr Warren addressed the Committee and asked why the Settlement Development Boundary (SDB) had been drawn up to exclude North Dimson. He said he had not received any correspondence from the Parish Council about the referendum and had not been able to view the maps during consultations.

The Committee responded to say firstly that the maps have not been altered since the referendum and could be commented on during consultations prior to the referendum. It was explained that all households had been sent leaflets and publicity about the consultations and referendum from the Parish Council and, as part of its examination, Cornwall Council had been satisfied that there was evidence that the Parish Council had publicised the consultations and subsequent referendum across the parish. The referendum itself had been managed by Cornwall Council.

It was felt by those present that North Dimson had been excluded from SDBs to retain a rural gap between settlements and the boundaries had been retained as closely as possible as Caradon had originally set them.

Mr Warren requested a response in writing to this effect and for there to be a definitive reason for the exclusion of North Dimson from someone who had been involved with the writing of the plan. The Acting Clerk will liaise with the [then] Chair of the NDP and action this.



6. Planning Enforcement Strategy – Cllr Newton Chance

Following feedback from Cornwall Council, the proposed strategy has been pared down. The Acting Clerk reiterated that she should submit enforcement queries on behalf of residents to retain anonymity but will need the help of ward members to do so, given the questions asked in the process.

Proposal/resolution: to approve the amended strategy and monitor it annually. Proposed: Cllr Newton Chance, seconded: Cllr Wakem – 1 abstention (Cllr Kirk), all others in favour.

7. 5-day Planning Consultation

None.

8. PLANNING APPLICATIONS

Application **PA23/06324 HARROWBARROW**

Proposal Householder application for two storey extension to front and side

Location Uplands, St Anns Chapel, Gunnislake Cornwall

Applicant Mr and Mrs Hicks

Proposal/resolution: to support this application as it will improve the living conditions for the householder and will not have a negative visual impact. Proposed: Cllr Wells, seconded: Cllr Letchford – unanimous.

Application **PA23/06506 GUNNISLAKE**

Proposal Extension to existing garage and demolition of existing fire damaged outbuilding and erection of replacement building

Location Cold Harbour, Albaston, Gunnislake

Applicant Mr Mark Ohlenschlage

Proposal/resolution: to support this application. Proposed: Cllr Flashman, seconded: Cllr Trapp – unanimous.

Application **PA23/06504 DELAWARE**

Proposal Certificate of Lawful Existing Use for the property is a dwelling house the use of which is restricted by planning condition to holiday use

Location 23 Tamar and St Anns Cottages, Honicombe Park, St Anns Chapel

Applicant Ms Joan Bryant

It is noted by the Committee that Ms Joan Bryant is on the electoral register and is known to have lived at that address for 15 years.

Application **PA23/06058 GUNNISLAKE**

Proposal New Dwelling at Sandock Nurseries (Includes demolition of domestic garage belonging to Sandock Cottage)

Location Sandock Nurseries, Middle Dimson, Gunnislake PL18 9NG

Applicant Ms Martin and Mr May

Proposal/resolution – Calstock Parish Council resolved to object to any planning applications that require connection to the sewage system, on principle, as the current infrastructure seemingly cannot cope. There is evidence that sewage is discharged into the River Tamar on a regular basis, not just when there has been heavy rain. However, should the application be modified and a septic tank be installed as an alternative, there would be support for it – the Committee thought the design was good and could see that there were



thoughtful environmental aspects to the design brief. Proposed: Cllr Wakem, seconded: Cllr Trapp – unanimous.

Application **PA23/06390 DELAWARE**
Proposal Retrospective application to change use of land from garden to parking area to serve 4 dwellings
Location 4 - 7 Prospect Terrace St Anns Chapel Gunnislake Cornwall
Applicant Mr And Mrs RA And WM Galbraith

Proposal/resolution: The Committee note with disappointment that this a retrospective application but are unanimously resolved to support this application as it will help with congestion on the A390 and the removal of the wall will not be detrimental as it was not a Cornish Hedge. Proposed: Cllr Alford, seconded: Cllr Flashman – unanimous.

The meeting ended at 1906

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