



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

held on **Tuesday 24 October 2023**, in the Tamar Valley Centre at 1815.

Those present were: -

COUNCILLORS: Cllr Alford, Cllr Beech, Cllr Flashman, Cllr Greenwood (Chair), Cllr Newton Chance, Cllr Trapp, Cllr Wakem,

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

### 1. Apologies

Apologies were accepted from Cllrs Ashley, Kirk, Letchford, Tinto, Warwick, Spurr.

### 2. Declarations and Dispensations in Members' Interests

None.

### 3. Public Participation

A member of the public was present to answer questions on PA23/07878.

### 4. Approve Minutes of the last meeting, 26-2023

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

### 5. 5-day Planning Consultation

None

### 6. PLANNING APPLICATIONS

#### Application PA23/06450 DELAWARE

Proposal      Erection of single detached dwelling  
Location      Land Rear Of Treleigh, Drakewalls  
Applicant      Mr C Legg

**Proposal/resolution:** the Parish Council felt the design was good with off-road parking. The dwelling would not overlook other properties and is within the Settlement Development Boundary of the Neighbourhood Development Plan, however the Council objects to it as the dwelling will need to be connected to the sewage system which is already over capacity and seemingly cannot cope with the current demand put on it with many spills and discharge of sewage into the water courses and ultimately the River Tamar. Proposed: Cllr Trapp, seconded: Cllr Newton Chance – unanimous.

#### Application PA23/07878 DELAWARE

Proposal      Construction of a two storey side extension to contain a garage and an additional bedroom  
Location      Primrose Cottage, Fore Street, Albaston  
Applicant      Mr and Mrs Jai and Kayleigh Popplewell



**Proposal/resolution:** to support the application as it appears to be a discrete extension and any previous objections raised by other consultees have been addressed. Proposed: Cllr Trapp, seconded: Cllr Beech – unanimous.

**Enquiry reference PA23/08098 HARROWBARROW**

Proposal Non-material amendment to decision PA20/03746 dated 04.08.2020 to clad the exterior of the building with horizontal stained timber boarding.

Location Treetops, Harrowbarrow, Callington, PL17 8JG

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

**Application PA23/08140 GUNNISLAKE**

Proposal Hedgerow removal notice for the removal of a six-metre length of hedgerow prior to the installation of an access gate.

Location Stoney Lane, Wellpark Road, Gunnislake

Applicant Mr Christopher Morgan

**Proposal/resolution:** to object to this application. The Planning Committee agree in principle with the reasons for the application but do not feel there is a detailed design to determine whether the amount of hedgerow to be reinstated will comply with the Neighbourhood Development Plan policy EBD 2.3. Proposed: Cllr Trapp, seconded: Cllr Newton Chance – 1 abstention (Cllr Beech) all others in favour of objecting.

**Application PA23/08013 DELAWARE**

Proposal Certificate of lawfulness for an existing use as a permanent residential home

Location 38 Honicombe Park, Manorcombe Bungalows, St Anns Chapel

Applicant Mr John Pocock

**Application PA23/08012 DELAWARE**

Proposal Certificate of lawfulness for an existing use as a permanent residential home

Location 30 Manorcombe Bungalows, Honicombe Park, St Anns Chapel

Applicant Ms Teresa Bailey

**Application PA23/08196 DELAWARE**

Proposal Certificate of lawfulness for the existing use of a dwellinghouse without compliance of condition 5 (as amended by condition 2 in relation to E2/89/00164/F) and condition 7 in relation to decision notice 82/00390/F

Location Tamar And St Anns Cottages, 7 Honicombe Park, St Anns Chapel

Applicant Mr Thomas Brown

**Proposal/resolution-** to note the three applications (PA23/08013, 08012 and 08196) en bloc.

**Application PA23/08409 DELAWARE**

Proposal Works to trees subject to a Tree Preservation Order (TPO), works include T1 - Carry out a 1.5 meter crown reduction - Crown raise over utility cables - Remove any deadwood over 50mm in diameter - Weight reduction on over extended limb as per documented in T1 Key findings. T2 - Carry out a 1.5 meter crown reduction T3 - Fell tree to ground level.

Location 1 Rose Terrace, St Anns Chapel, Gunnislake

Applicant Mr Callum Fry Langleaves Tree Surgery and Consultancy Ltd

**Proposal/resolution:** to delegate to the Tree Officer.



**Application**    **PA23/07914    CALSTOCK**  
**Proposal**       Works to trees subject to a Tree Preservation Order (TPO), works include full removal of three trees to allow safe widening of road on level crossing  
**Location**       Okeltor Level Crossing, Harewood, Calstock  
**Applicant**       Mr Darren Machen Colas Rail UK  
**Proposal/resolution:** to delegate to the Tree Officer.

The meeting ended at 1847

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