



Calstock Parish Council, Tamar Valley Centre, Cemetery Road, Drakewalls, PL18 9FE

Acting Clerk: Clare Bullimore

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

held on **Tuesday 21 November 2023**, in the Tamar Valley Centre at 1830.

Those present were: -

COUNCILLORS: Cllr Alford, Cllr Flashman, Cllr Greenwood (Chair), Cllr Kirk, Cllr Letchford, Cllr Newton Chance, Cllr Tinto, Cllr Spurr

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

1. Apologies

Apologies were accepted from Cllrs Ashley, Beech, Trapp, Wakem and Warwick.

2. Declarations and Dispensations in Members' Interests

Cllr Spurr did not vote on PA23/08968 as he is on the Village Hall Committee.

3. Public Participation

Members of the public answered questions on PA23/08968

4. Approve Minutes of the last meeting, 24-10-2023

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

5. 5-day Planning Consultation

None

6. New Correspondence

An email had been received from Davina Pritchard to ask whether the Parish Council will reconsider their stock objections to new developments needing to be connected to the sewage system as it will be burdensome to all involved. She has suggested a response such as “no objection subject to there being no objections from SWW from the proposed connection to the foul drainage”. This was agreed but with a request to ask Davina if the local planning authority can do anything to support our campaign to raise awareness of the poor sewage infrastructure and subsequent spills into the River.

7. Planning Applications

Application PA23/08610 HARROWBARROW

Proposal: Proposed extension



Location: Cully Park, Lower Metherell,

Applicant: Mr T Bunton

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

Application PA23/08749 HARROWBARROW

Proposal: Application for Permission in Principle for the construction of single-storey dwelling, garage and vehicular access onto public highway.

Location: Land East Of Glenmoor, St Anns Chapel, PL18 9HP

Applicant: Mr Christopher Richardson

There was discussion about this application as Cllr Flashman feels it was a brownfield site and the applicants have extenuating circumstances which require them to need a single storey dwelling, however it is clearly outside of the Settlement Development Boundary in the Neighbourhood Development Plan and would not fit any exemptions to this policy.

Proposal/resolution: to object to this application as it does not confirm to HP1 of the Neighbourhood Development Plan and is outside the SDB and is not in accordance with any exemptions or the Cornwall Local Plan policy of CLP7. Proposed: Cllr Newton Chance, seconded: Cllr Tinto. 5 in favour of objecting, 3 objections to the proposal (Cllr Alford, Cllr Kirk and Cllr Flashman). Motion to object carried.

Enquiry reference PA23/08597 CALSTOCK

Proposal: Non material amendment in relation to PA18/03770: Installation of 3 no. conservation roof lights instead of the approved curved roof dormer windows.

Location: The Old Post Office Fore Street Calstock Cornwall PL18 9RN

Applicant: Mrs Claire Bissell

THIS APPLICATION HAD BEEN WITHDRAWN SO WAS NOT DISCUSSED.

Application PA23/08968 CALSTOCK

Proposal: Alterations to the existing hall layout, installation of new bi-fold doors, conversion of the roof space to provide small business space and meeting rooms for general hire. Construction of new pitched roof dormer windows.

Location: Calstock Village Hall Calstock Cornwall PL18 9QA

Applicant: Mr Matt Taylor

Proposal/resolution: to support this application as it conforms to and supports LISF1 (enhancing existing community facilities and social infrastructure); LISF2 (development infrastructure for growth) and LET1 (small business unit development) of the Neighbourhood Development Plan. Proposed: Cllr Tinto, seconded: Cllr Newton Chance all in favour apart from Cllr Kirk who abstained as she felt the constitution of the Village Hall should be checked to see if this would be classed as a change of use. Motion to support carried.

Application PA23/08635 CHILSWORTHY

Proposal: Proposed change of use of agricultural land to turnout area

Location: Longridge Coxpark Gunnislake



Applicant: Mr And Ms N And N Norton And Humphrey

Proposal/resolution: to object to this application and support the AONB's statement. It is also a prominent field which would have a detrimental impact on the local landscape as cited in LA1 of the Neighbourhood Development Plan. Proposed: Cllr Newton Chance, seconded: Cllr Kirk – 5 in favour; 2 objections (Cllr Flashman and Cllr Alford) and one abstention (Cllr Greenwood). Motion to object carried.

Application PA23/08849 GUNNISLAKE

Proposal: Submission for Hedgerow removal to enable larger gateway access for modern machinery

Location: Land Rear Of Duntreva Stony Lane Drakewalls Gunnislake

Applicant: Mr Christopher Morgan

Proposal/resolution: to support the application on the condition that the Cornish Hedgerow cited on the plan is made a condition of approval and that a Forestry Officer oversees the work. Proposed: Cllr Tinto, seconded: Cllr Alford – all in favour apart from one abstention (Cllr Kirk). Motion to support with conditions carried.

The Applications for the renewal of Street Trading Consent LI23_006687 for Lil Pizza Heaven at the following sites were noted with support:

- Calstock Village Hall Car Park, The Quay, Calstock, PL18 9Q,
- Harrowbarrow Village Hall Car Park, School Road, Harrowbarrow, PL17 8BQ
- Layby outside Delaware Primary Academy, Albaston

The meeting ended at 1930

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