



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 09 January 2024**, in the Tamar Valley Centre at 1830.

Those present were: -

COUNCILLORS: Cllr Alford, Cllr Beech, Cllr Flashman, Cllr Greenwood (Chair), Cllr Ledger, Cllr Letchford, Cllr Tinto, Cllr Spurr, Cllr Trapp, Cllr Wakem,
Miss Clare Bullimore (Acting Clerk – *minutes*).

1. Apologies

Apologies were accepted from Cllr Warwick, Cllr Kirk, Cllr Newton Chance, Cllr Wilkes.

2. Declarations and Dispensations in Members' Interests

None

3. Public Participation

Mr Watson spoke during PA23/10130.

Members of the public spoke during discussions about PA23/02788.

4. Approve Minutes of the last meeting, 12-12-2023

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

5. 5-day Planning Consultation: PA23/02788

Proposal/resolution: to agree with the recommendation of the Planning Officer to refuse this application. The support for the original application was given on the basis nearly half of the dwellings were to be affordable.

Proposed: Cllr Tinto, seconded: Cllr Spurr – unanimous.

6. New Correspondence

A query had been received about an enforcement concern. The ward members will monitor the site but no work has started and an access track leading across their private land is unlikely to require permission.

7. Planning Applications

Proposal/resolution: to support the application. Proposed: Cllr Wakem, seconded: Cllr Trapp – unanimous.

Application PA23/09489 HARROWBARROW

Proposal Construction of Self Build Affordable Dwelling



Location Celtic Park, Lower Metherell,
Applicant Ms Katie Bolton

Proposal/resolution: whilst the committee have every sympathy with the applicant's predicament this is not a material consideration and therefore the application cannot be supported without more information about a 106 agreement and that the dwelling will be an affordable dwelling under planning policy. Proposed: Cllr Tinto, seconded: Cllr Letchford – 6 in favour, 4 objections (Cllrs Alford, Flashman, Wakem and Beech).

Application PA23/09445 HAROWBARROW

Proposal Side extension
Location Ivydene, Harrowbarrow
Applicant Mr Tristan Mallett

Proposal/resolution: to support this application as there is no overlooking or privacy implications. Proposed: Cllr Letchford, seconded: Cllr Flahsman – unanimous.

Application PA23/09651 DELAWARE

Proposal Certificate of lawfulness for existing use of annexe used for holiday letting
Location Drakewalls House, Annexe, Legion Hall Lane, Drakewalls
Applicant Mrs Patricia Smyth

Proposal/resolution: to note that the dwelling has been used for letting purposes for many years. Proposed: Cllr Flashman, seconded: Cllr Trapp – unanimous.

Application PA23/09608 DELAWARE

Proposal Remove existing conservatory and extend out to create a larger kitchen and dining room
Location 17 Gennys Close, St Anns Chapel, Gunnislake
Applicant Mr Sam Troup

Proposal/resolution: to approve this application. Proposed: Cllr Trapp, seconded: Cllr Alford – unanimous.

Application PA23/10130 CALSTOCK

Proposal Proposed external refurbishment and additional windows to the rear elevation
Location Polmarkyn 1A Commercial Road Calstock
Applicant Mr Alan Watson

Proposal/resolution: to approve the application. The design of the windows will be sympathetic to the architecture in the Conservation Area. The proposed replacements at the front of the house will be in a heritage style resembling the units being replaced. They do not look noticeably different from wooden ones. The proposals will preserve the character of the existing dwelling and of the surrounding area. Due to the style and design of the proposed windows there will be an acceptable impact on the character and appearance of the Conservation Area. Similar applications in the area were supported in 2021 and 2022. In the immediate vicinity there are four buildings in Fore Street with uPVC windows, two in Commercial Street itself and five in Baptist Street onto which the rear elevation windows face. Proposed: Cllr Tinto, seconded: Cllr Spurr – unanimous.

The meeting ended at 1915



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