



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

Clerk: Clare Bullimore

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

held on **Tuesday 02 April 2024**, in the Tamar Valley Centre at 1800.

Those present were: -

COUNCILLORS: Cllr Alford, Cllr Greenwood (Chair), Cllr Letchford, Cllr Newton Chance, Cllr Spurr, Cllr Trapp, Cllr Wakem.

Miss Clare Bullimore (Clerk – *minutes*).

1. Apologies

Apologies were accepted from Cllr Warwick, Cllr Kirk, Cllr Beech, Cllr Tinto, Cllr Polglase, Cllr Flashman.

2. Declarations and Dispensations in Members' Interests

PA24/01911 – Cllr Greenwood knows the applicant in a personal capacity and will leave the room during discussions.

3. Public Participation

Paul Buckingham – has land at Sandhill and asked the Committee about creating a natural burial site. There was support in principle but it was suggested that Mr Buckingham seek advice from Cornwall Council and complete a pre-app as there may be issues with access and a storage (for tools) unit on site.

Three other members of the public were present.

4. Approve Minutes of the last meeting, 05-03-2024

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/Appeals

To note:

Appeal: PA22/06039 – this appeal has been withdrawn. There was a discussion on the recent publicity surrounding this and generally it was felt that television coverage was biased in favour of the developer.

6. Planning Applications

Application number: PA24/00540, DELAWARE

Proposal: Retrospective permission for the conversion of an outbuilding to an annexe and the construction of an extension to the north elevation of the outbuilding.



Location: Stannary Cottage, Drakewalls, Gunnislake PL189ED

Applicant: Mrs Kirstie Mason

Proposal/resolution: the Parish Council cannot support this application as, based on the information provided, it considers the building unsuitable for its intended use and it is concerned that it will not meet any current building regulations. Proposed: Cllr Trapp, seconded: Cllr Newton Chance – unanimous.

Application PA24/02312, CHILSWORTHY

Proposal Demolition of stone outbuilding and proposed two storey front extension, single storey side extension and detached garden room with canopy link

Location Treford, Coxpark, Gunnislake

Applicant Mr & Mrs J Irons

Proposal/resolution: to support this application as it will not overlook anyone nor detract from the surrounding area. Proposed: Cllr Alford, seconded: Cllr Newton Chance – unanimous.

Application PA24/01911, GUNNISLAKE

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

Location Land North West Of Splatford Coombe, Bakers Lane, Albaston

Applicant Billy Harris Tamar Valley Alpacas Ltd

Cllr Greenwood left the room.

Proposal: to support this application as it is in line with the Neighbourhood Development Plan’s policy to support local business. Proposed: Cllr Wakem. No seconder was forthcoming.

Counter Proposal/resolution: to object to this application. The original application had been refused and there are not sufficient justifications to support it despite the potential to support a local business: there are no details about the foul drainage system; it is in the open countryside and outside of the NDP’s settlement development boundary. There does not appear to be enough room for the number of proposed alpacas and poultry. Proposed: Cllr Newton Chance, seconded: Cllr Spurr – 1 objection (Cllr Wakem) all others in favour of objecting.

Application PA24/01995, DELAWARE

Proposal Application for works to tree subject to Tree Preservation Order namely T1 -Beech - Reduce in in height by 1.5m leaving the tree standing at 10m, reduce lateral spread on southern canopy by 2m leaving branches standing at 4m and crown raise on all sides to achieve a clearance of 1.5m from bank level.

Location 32 Buzzard Rise, St Anns Chapel, Gunnislake

Applicant Bowker

To delegate to the Tree Officer.

The meeting ended at 1836

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