



Calstock Parish Council

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PLANNING COMMITTEE, Tuesday 18 November 2025

Minutes of Calstock Parish Council's Planning Committee, held on Tuesday 18 November 2025 in the Tamar Valley Centre at 1830.

Those present were:

Councillors with voting rights: Cllr Clarke, Cllr Marley, Cllr Letchford, Cllr Trapp, Cllr Kirk, Cllr Greenwood (Chair), Cllr Newton Chance

Councillors without voting rights: Cllr Ledger, Cllr Wells

Staff: Clare Bullimore, Clerk (minutes).

1. Apologies

Apologies were received and accepted from Cllr Alford (away), Cllr Boreham (away), Cllr Wakem and Cllr Warwick.

2. Declarations & Dispensations of members' interests in agenda items

Cllr Clarke declared an interest in PA25/07600 and left the room.

3. Public participation

The applicant for PA25/07737, Vicki Barry was present to answer questions and Mr Hoskin was also present to answer questions on PA25/05415.

4. Approve minutes of last meeting: 21-10-2025

Proposal/resolution: the minutes from the meeting held on 21 October 2025 be approved. Proposed: Cllr Letchford, seconded: Cllr Clarke – approved by all those present at the last meeting.

5. Matters Arising:

- None.

6. New Correspondence:

- No new correspondence had been received that was not included as an agenda item.

7. Standing Item: 5 Day Planning Consultation/appeals

- PA24/06716, Valley Lodge, Delaware Road – Proposal/resolution: agree to disagree with the planning officer's proposal to support the application. Proposed: Cllr Newton Chance; seconded: Cllr Letchford – unanimous.

8. Planning Applications:

Application: PA25/07600

Proposal: Change of use from a D1 to an A3 to open a small coffee shop serving tea, coffee, baked goods and savoury snacks with variation of condition 3 of decision notice PA18/06822 dated 13.09.2025.

Location 6 Commercial Street Gunnislake Cornwall PL18 9JW

Applicant Mrs Ruth Kelly-Williams POP IN cafe and community hub

Proposal/resolution: to support the application as a valuable community amenity. Proposed: Cllr Kirk; seconded: Cllr Newton Chance – unanimous.

Application: PA25/07737

Proposal: Outline planning application with all matters reserved for Construction of a Self Build Dwelling and Detached Garage

Location Land Adjacent To 'Rose Park' Coombe Lane Harrowbarrow PL17 8BQ

Applicant Mrs Vicki Barry

The applicant was present and answered questions. Comments made by councillors included the loss of a field, however the proposal is in keeping with the surrounding area and is in a central location and close to existing amenities.

Proposal/resolution: to support this application. Proposed: Cllr Trapp; seconded: Cllr Clarke: unanimous.

Application: PA25/07602

Proposal: Erection of single-storey front, side and rear extensions to existing dwelling together with external alterations and improvements to the existing facade.

Location: Tin River Studio Eric Road Calstock Cornwall

Applicant: Mrs Terrie Wixon

Proposal/resolution: to support the application. Proposed: Cllr Trapp; seconded: Cllr Newton Chance – unanimous.

Application: PA25/05415

Proposal: Outline application for residential development of land for up to 5 dwellings including access (all other matters reserved)

Location: Land East Of Chynoweth St Anns Chapel Cornwall PL18 9HW

Applicant: Mr Daniel Hoskin

Comments during discussion included that it is a dilapidated site, would be seen as infill, but that the comments from Natural England should be noted particularly regarding habitat loss and the remedial action that will be required to mitigate this. There is also a concern regarding the increased volume of traffic.

Proposal/resolution: no material considerations can be found to object to the site but would request Highways looks at the access closely and note the proximity of a SSSI site nearby. Proposed: Cllr Trapp; seconded: Cllr Newton Chance.

Application: PA25/07980

Proposal: First Floor Extension

Location: River View, Chilsworthy, Gunnislake Cornwall

Applicant: Mr Paul Evans

Proposal/resolution: to support the application. Proposed: Cllr Newton Chance; seconded: Cllr Marley – unanimous.

The meeting closed at: 1852

Signed:

Date: