



## Calstock Parish Council

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### PLANNING COMMITTEE

Tuesday 17 March 2026, Tamar Valley Centre, 1815

#### AGENDA

1. **Apologies**
2. **Declarations & Dispensations of members' interests in agenda items** (any dispensations must be sent to the Clerk prior to the meeting).
3. **Public participation (15 minutes maximum)** - *Please note items discussed in public participation should only relate to agenda items. If you wish to speak about anything else, please contact the Clerk to arrange for it to be included on an appropriate meeting's agenda.*
4. **Approve minutes of last meeting: 17-02-2026\***
5. **Clerk's Information** – None
6. **Matters Arising:** - None
7. **New Correspondence** –
  - Chief Planning Officer Advice Note on Homes for All and Build-to-Rent Discussion paper\*
  - Email from CALC who requested feedback from Cornwall Council about how Town and Parish Councils can feed into the Local Plan\*
  - Email from Planning Enforcement re The Butts\*
8. **Standing Item: 5 Day Planning Consultation/appeals** - Application number: PA26/00374 Proposal: Modification of a planning obligation to remove covenant tying the dwelling to the adjoining land and buildings. Location: Tamar Ridge Farm Coxpark Gunnislake Cornwall PL18 9BD Applicant: Mr S Boyle. Planning Officer recommending approval.
9. **Removal of Cornish Hedgerows and Cornwall Council's response** – Cllr Letchford

#### 10. Planning Applications

**Application PA25/09492 DELAWARE**

Proposal: Erection of 4-bedroom detached house and detached garage (section 73A application)

Location: Unit 3 Uplands Station Road Gunnislake Cornwall

Applicant: Mr Chris Speed Uplands SW Limited

**Application: PA25/09493 DELAWARE**

Proposal: Erection of two 4-bedroom detached houses and one detached double garage (Section 73A application)

Location: Units 1 And 2 Uplands Station Road Gunnislake Cornwall

Applicant: Mr Chris Speed Uplands SW Limited

**Application: PA26/00965 CALSTOCK**

Proposal: Works to Tree(s) within a Conservation Area (TCA) Oak tree - Height/crown to be reduced by two to three metres

Location: 2 Cotehele Villas Higher Kelly Calstock Cornwall PL18 9RD

Applicant: Mr Mark Carter

**Application: PA26/00300 CALSTOCK**

Proposal: Conversion and extension of a former engine shed into holiday accommodation and replacement boundary fence.

Location: The Incline, The Butts, Calstock

Applicant: Mr Mike Beer

**Application: PA26/00301 CALSTOCK**

Proposal: Listed building consent for a conversion and extension of a former engine shed into holiday accommodation and replacement boundary fence.

Location: The Incline, The Butts ,Calstock

Applicant: Mr Mike Beer

**Application: PA26/01037 CHILSWORTHY**

Proposal: Proposed Carport

Location: Rodda Meadow, Coxpark, Gunnislake

Applicant: Mr A Rodda

**Application: PA26/01098 DELAWARE**

Proposal: Proposed revised access to plot 2

Location: Land Adjoining Red Roofs, Drakewalls

Applicant: Mr John Clements

**Application: PA26/01334 CALSTOCK**

Proposal: Proposed installation of a modest domestic polytunnel

Location: Summerlea, Sandways , Cornwall

Applicant: Mr Peter Rose

**Application: PA26/01195 DELAWARE**

Proposal: Installation of external platform lift

Location: 2 Chawleigh Close Gunnislake PL18 9DY

Applicant: Mr & Mrs Watkins

*Indicates information enclosed or previously disseminated. This information is available from the Clerk– please give 24 hours' notice should you wish to view these documents.*

This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please note items discussed in public participation should only relate to agenda items. If you wish to speak about anything else, please contact the clerk or a councillor to arrange for it to be included on an appropriate agenda.

**Date of Publication 11-03-2026**