



## Calstock Parish Council

Miss Clare Bullimore, Clerk to the Council  
Tamar Valley Centre, Cemetery Road, Drakewalls, PL18 9FE  
01822 748847  
[clerk@calstockparishcouncil.gov.uk](mailto:clerk@calstockparishcouncil.gov.uk)  
[www.calstockparishcouncil.gov.uk](http://www.calstockparishcouncil.gov.uk)

### PLANNING COMMITTEE, Tuesday 17 March 2026

Minutes of Calstock Parish Council's Planning Committee held on Tuesday 17 March 2026 in the Tamar Valley Centre at 1815

#### Those present were:

Councillors with voting rights: Cllr Alford, Cllr Boreham, Cllr Clarke, Cllr Greenwood (Chair), Cllr Kirk, Cllr Letchford, Cllr Marley, Cllr Newton Chance, Cllr Trapp, Cllr Wakem, Cllr Wilkes.

Councillors: Cllr Wells.

Staff: Clare Bullimore, Clerk (minutes).

#### 1. Apologies

None.

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

Application PA26/01037 was noted but not commented on as the applicant is a serving councillor.

#### 3. Public participation

Mr Phil Brown asked the Parish Council to continue to object to planning appeal PA25/04221. The Clerk will ask the AONB and WHS to comment on the appeal.

#### 4. Approve minutes of last meeting: 17-02-2026

Proposal/resolution: to approve the minutes of the meeting held on 17 February 2026. Proposed: Cllr Alford, seconded: Cllr Clarke – unanimous.

#### 5. Matters Arising: - None

#### 6. New Correspondence –

- Chief Planning Officer Advice Note on Homes for All and Build-to-Rent Discussion paper – agreed that the Neighbourhood Priority Statements will hopefully give the Parish Council the tools to put something forward.
- Email from CALC who requested feedback from Cornwall Council about how Town and Parish Councils can feed into the Local Plan – this was noted and a reply will be sent to CALC to say we are waiting for guidance from Neighbourhood Priority Statements and will use this as a method for conveying issues about housing being used for local people.
- Email from Planning Enforcement re The Butts – the Clerk reported that this enforcement query raised will now be closed whilst a planning application is considered.

#### 7. Standing Item: 5 Day Planning Consultation/appeals –

**5 Day Consultation:** 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

The Planning Officer is recommending approval.

Proposal/resolution: to support the Planning Officer. Proposed: Cllr Alford; seconded: Cllr Trapp – 8 in favour, 3 abstentions. 8 in favour, 3 abstentions (Cllrs Newton Chance, Greenwood and Kirk).

**Planning Appeal: PA25/04421** – Proposal/resolution: to continue to object to the application. Unanimous.

**8. Removal of Cornish Hedgerows and Cornwall Council's response – Cllr Letchford**

Cllr Letchford expressed disappointment that the Planning Enforcement department has not considered the removal of a hedgerow a priority. It was agreed that the Clerk will write on behalf of the Planning and Environment Committee to express concerns about this stance.

**9. 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

Other conditions have also not been met, trees cut down, phase 1 contamination not compiled, landscaping,

Proposal/resolution: To leave a comment that it is difficult to support this application as some of the original conditions do not appear to be been met nor addressed in this application, despite the near completion of the development. Proposed: Cllr Greenwood, Seconded: Cllr Wakem – unanimous.

**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

Proposal/resolution: To leave a comment that it is difficult to support this application as some of the original conditions do not appear to be been met nor addressed in this application, despite the near completion of the development. Proposed: Cllr Greenwood, Seconded: Cllr Wakem – unanimous.

**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

Proposal/resolution: to defer to the tree officer. Proposed: Cllr Wakem, seconded: Cllr Alford – unanimous.

**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

This application was postponed as plans are being revised.

**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

This application was postponed as plans are being revised.

**Application: PA26/01037 CHILSWORTHY**

Proposal: Proposed Carport  
Location: Rodda Meadow, Coxpark, Gunnislake  
Applicant: Mr A Rodda  
This item was noted as the applicant is a serving councillor.

**Application: PA26/01098 DELAWARE**

Proposal: Proposed revised access to plot 2  
Location: Land Adjoining Red Roofs, Drakewalls  
Applicant: Mr John Clements  
Proposal/resolution: to support this application which demonstrates a better layout and mitigates some concerns previously raised. Proposed: Cllr Trapp; seconded: Cllr Letchford – unanimous.

**Application: PA26/01334 CALSTOCK**

Proposal: Proposed installation of a modest domestic polytunnel  
Location: Summerlea, Sandways , Cornwall  
Applicant: Mr Peter Rose  
Proposal/resolution: to support this application. Proposed: Cllr Trapp; seconded: Cllr Newton Chance – unanimous.

**Application: PA26/01195 DELAWARE**

Proposal: Installation of external platform lift  
Location: 2 Chawleigh Close Gunnislake PL18 9DY  
Applicant: Mr & Mrs Watkins  
Proposal/resolution: to support this application. Proposed: Cllr Alford; Seconded: Cllr Trapp – unanimous.

The meeting closed at 1858.

Signed: ..... Date: .....