



## Calstock Parish Council

Miss Clare Bullimore, Clerk to the Council  
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### PLANNING COMMITTEE, Tuesday 21 April 2026

#### Minutes of Calstock Parish Council's Planning Committee held on Tuesday 21 April 2026 in the Tamar Valley Centre at 1815.

##### Those present were:

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

Cllr Ledger was present to support a member of the public.

Staff: Clare Bullimore, Clerk (minutes).

#### 1. Apologies

Cllr Newton Chance apologised for a late arrival due to a prior commitment.

Cllr Marley apologised for a late arrival due to working late.

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

None received.

#### 3. Public participation

Vicki Barry was present for PA26/01858.

#### 4. Approve minutes of last meeting: 17-03-2026

Proposal/resolution: to approve the minutes of the meeting held on 17 March 2026.

Proposed: Cllr Letchford, Seconded: Cllr Alford- approved by all those present at the last meeting.

#### 5. Clerk's Information –

- CIL money has been received for PA19/01228 (Station Road, Gunnislake) and PA24/05080 (Bridge View Nurseries, Calstock)- £8748.39 – this item was noted.

#### 6. Matters Arising

None.

#### 7. New Correspondence –

- Email regarding concerns on a field behind Nicholas Meadow, Metherell – residents are logging concerns they have with an inhabited caravan on the field and potential development without consent. It was suggested that members of the committee log any caravan that they notice and it is logged on file with the Clerk
- Stoke Climsland Neighbourhood Development Plan Consultation – this item was noted.

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

- PA26/00099 – following a 5 day consultation, the Planning Committee continued to disagree with planning officer and requested that it be heard at Cornwall Council; confirmation that Cllr Black has requested it be taken to Cornwall Council as well.
- PA25/09492 and PA25/09493 – following a 5 day consultation, the Planning Committee agreed with the planning officer.

## 9. Tamar Valley Nurseries – Mark Newman

To review conditions of the planning application and business activity – Mark Newman has outlined ongoing issues with a local resident who has indicated that he feels Mark is in breach of the planning conditions. The Parish Council feel the activity conducted on the nursery site is in line with the planning application and subsequent planning approval. This was agreed unanimously by members of the committee.

## 10. Planning Applications

### **Application PA26/01340 CHILSWORTHY**

Proposal: Construction of a single story timber clad block work garage.

Location: Skylark, Coxpark, Gunnislake

Applicant: Mr Owen Clarke

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

### **Application PA26/01650 HARROWBARROW**

Proposal Proposed unrestricted residential use (Use Class C3 dwellinghouse)

Location Halfpenny Cottage, Harrowbarrow, Callington

Applicant Mr and Mrs Alan and Verona Davis

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

### **Application PA26/00976 DELAWARE**

Proposal Change of use from C3 dwellinghouse to C2 residential institution children's home

Location Tryga, Drakewalls, Gunnislake

Applicant Abhay Shah

Proposal/resolution: no material modifications, one person. To support this application. Proposed: Cllr Alford, seconded: Cllr Trapp– unanimous.

### **Application PA26/01858 HARROWBARROW**

Proposal Reserved Matters application for access, layout, scale, appearance and landscaping in respect of construction of self-build dwelling with detached garage including submission of bird box details pursuant to outline planning condition 4 (details following outline consent PA25/07737 dated 09/12/2025).

Location Land Adjacent To 'Rose Park', Coombe, Harrowbarrow, Callington

Applicant Mrs Vicki Barry

Proposal/resolution: to support the application. Proposed: Cllr Wilkes; seconded: Cllr Letchford – one abstention (Cllr Newton Chance) all others in favour.

### **Application PA26/01871 DELAWARE**

Proposal Change of use from residential care home (Class C2) to dwellinghouse (Class C3) (no external works).

Location Three Oaks, Drakewalls, Gunnislake

Applicant Aspris Children's Services Limited

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

### **Application PA26/01250 DELAWARE**

Proposal Annexe accommodation to replace static caravan

Location Springfield, Albaston ,Gunnislake

Applicant Mr Rawdon Langley

Proposal/resolution: to support the application. Proposed: Cllr Wilkes, seconded: Cllr Trapp – one abstention (Cllr Newton Chance) all others in favour.

**Application PA26/02028 CALSTOCK**

Proposal Garden room extension with various alterations to provide new and upgrade existing balconies, and the installation of replacement windows and glazed doors

Location Churston House, (incorporating Former Grenfell Lodge), Higher Kelly, Calstock

Applicant Mr And Mrs Greg Clark

Proposal/resolution: to support the application subject to the Conservation Officer's support.

Proposed: Cllr Wilkes, seconded: Cllr Newton Chance – unanimous.

The meeting closed at: 1840.

Signed:

Date: