Thursday 10 May 2018

Dear Member

A meeting of the Planning Committee of the Calstock Parish Council will be held on 16th May 2018 at 7.00pm in the Tamar Valley Centre.

Yours sincerely

S. Lemon
Clerk

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, sexual orientation, marital status and any disability) Crime & Disorder, Health & Safety and Human Rights.

AGENDA

1. Election of Chairman
2. Apologies
3. Declarations & Dispensations of members’ interests in agenda items (Any Dispensations must be sent to the Clerk prior to the meeting).
4. 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.
5. Approve minutes of last meeting –02-05-18*
6. Update on Land SSE of Kingswood Road, Gunnislake (Ms Freshney’s concerns)
7. Notification of Planning Appeal: PA17/05839, Mr and Mrs Newton
8. Standing Item: 5 Day Planning Consultations – PA18/02010 and PA17/07893
9. Planning Officer’s Feedback about comments from Parish Councils
10. Planning Applications:
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<td>Mr And Mrs Rogers</td>
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<td>CALSTOCK</td>
<td>Demolition of 1980's single storey kitchen extension, loft conversion, removal of late twentieth century internal partition walls, rebuilding of dilapidated outbuilding.</td>
<td>Mrs Claire Bissell</td>
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Minutes of a meeting of the Calstock Parish Council, PLANNING COMMITTEE
held on Wednesday 16 May 2018
in the Tamar Valley Centre commencing at 7.00pm.

Those present were; -
Cllr Flashman.
Miss Sue Lemon, Clerk,
Miss Clare Bullimore, Deputy Clerk (minutes).

1. **ELECTION OF CHAIRMAN**
Proposal: Cllr Wilkes is elected as Chairman
Proposed: Cllr Tinto, seconded: Cllr Latham.
Resolution: Cllr Wilkes elected as Chairman (5 in favour, 0 objections, 8 abstentions).

Cllr Tinto thanked Cllr Alford for his leadership in what is undoubtedly a difficult role; he felt the Council had benefited from Cllr Alford’s calm, courteous and measured style and stated the respect he has for his fellow Councillor. The Council concurred with his remarks.

Proposal: A Vice Chairman is elected for this Committee and Cllr Alford should be elected
Proposed: Cllr Latham, seconded: Cllr Wilkes
Resolution: Cllr Alford is elected as Vice Chairman of the Planning Committee (unanimous).

2. **APOLOGIES**
Cllr Rooker
Cllr Woolford not on the Committee.

3. **DECLARATIONS OF MEMBERS’ INTERESTS IN AGENDA ITEMS**
Cllrs Riggs and Latham know the applicant of application PA18/03777 and will remove themselves from the discussion.

4. **PUBLIC PARTICIPATION**
Cllr Roberts led a discussion about when the public should speak. It was felt that their comments would be more pertinent to be heard at the time of the application rather than in a separate ‘public participation’ item.
Proposal/Resolution: a format whereby the public speak immediately before the application discussion is trialled for three months and adopted as appropriate (proposed: Cllr Wells; seconded: Cllr McLachlan – one abstention, all others in favour).

5. **APPROVE MINUTES OF LAST MEETING: 02-05-18**
Proposal/Resolution: The minutes be approved
Proposed: Cllr Letchford, seconded: Cllr Greenwood, (unanimous).

6. **UPDATE ON LAND SSE OF KINGSWOOD ROAD, ROAD**
As raised by Ms Freshney at the last meeting, the Forestry Team were contacted. They suggested it be referred to Planning Enforcement, but they have indicated that it would not deem to be an enforcement issue until the work has
started and if trees do not have a TPO they will not be able to do anything. The Clerk’s office will contact Ms Freshney with this feedback.

7. **NOTIFICATION OF PLANNING APPEAL: PA17/05839**
A planning appeal has been logged for PA17/05839. The Parish Council stand by their objections to the applications – The Clerk’s Office to log these on the Planning Inspectorate website.

8. **STANDING ITEM: 5 DAY PLANNING CONSULTATIONS**
**PA18/02010**
Proposal/Resolution: Agree to disagree with this application and note that a new access has been built opposite since the original permission was granted which makes the access more of a hazard and the application is still seen as over-development (proposed: Cllr Kirk – 10 in favour; 3 objections, 3 abstentions)

**PA17/07893**
Proposal/Resolution: object on the grounds that it is not a ‘rounding off site’ and that a Rural Exception Site should start with 100% affordable housing – proposed: Cllr Tinto; seconded: Cllr Roberts (14 in favour, 2 abstentions).
Cllr Flashman was present and stated he will not take it to Planning Committee until a statement comes in from Affordable Housing.

9. **PLANNING OFFICER’S FEEDBACK ABOUT COMMENTS FROM PARISH COUNCILS**
The Deputy Clerk reported that a Planning Officer had requested that the comments made are pertinent and more robust with reference to materials considerations and/or planning policy. Cllr Roberts reiterated that it is important that our comments are clear and relevant as they will stand if an application goes to appeal and there will not be an opportunity to add or subtract from comments made at the application stage.

10. **PLANNING APPLICATIONS**
**Application** PA18/03672 **HARROWBARROW**
Proposal Change of use of existing property from mixed use consisting of residential dwelling, hair/beauty salon, restaurant tea-rooms to single residential dwelling
Location Sleepy Hollow Farm Rising Sun Callington Cornwall
Applicant Mr And Mrs Rogers
Mrs Rogers, applicant, spoke to ask for support for this.
Proposal/resolution: to support this application (proposed: Cllr Latham, seconded: Cllr Roberts – unanimous).

**Application** PA18/03770 **CALSTOCK**
Location The Old Post Office Fore Street Calstock PL18 9RN
Applicant Mrs Claire Bissell
Proposal/Resolution: Calstock Parish Council support this application subject to support from relevant listed building officers and/or conservation officer (proposed: Cllr Tinto – unanimous)

**Application** PA18/03691 **HARROWBARROW**
Proposal Kitchen and living room extension
Location Glamorgan, Cleave Road, From Rivendell Bartletts To Tsambika, Callington, PL17 8BP
Applicant Mr A Wilkins
Proposal/Resolution - Calstock Parish Council support this application and feel the property is isolated so there will be no adverse visual impact (proposed: Cllr Latham, seconded: Cllr Wells – carried with 12 in favour, 1 objection and 3 abstentions).

Application  PA18/03380  GUNNISLAKE
Proposal    Construction of a four-bedroom detached house with double garage below (foundation work previously commenced under previous approval)
Location    Uplands, Station Road, Gunnislake, Cornwall
Applicant   Mr J Garwood

Proposal/Resolution - The Parish Council object to the increase in size of this application and feel this increase will overshadow neighbouring properties and result in a loss of privacy. The site will become over-developed with layout (height) – proposed: Cllr Latham, carried with 11 votes in favour, 4 objections and 1 abstention.

Application  PA18/01133  CHILSWORTHY
Proposal    Erection of a single detached dwelling
Location    Land West Of Neverwinter, Chilsworthy, Cornwall, PL18 9PB
Applicant   Ms Boyce

Mr Kilner spoke to object about this application.

Proposal/Resolution - Calstock Parish Council unanimously object to this application on the grounds that any unit will be over-development of the site. A two-storey dwelling (and possibly even a one-storey dwelling) will result in a loss of privacy and light to neighbouring properties. The topography of the address is likely to have an impact on neighbouring properties with a risk of subsidence. To build on this patch of land with leave a lack of amenity space and access will need to be very carefully thought out – (Proposed: Cllr Latham, seconded: Cllr Wells – unanimous).

Application  PA18/04004  CALSTOCK
Proposal    Replacement of existing Stables and Garage with new Garage and Garden Store
Location    North Park House, Lower Calstock Road, Calstock, PL18 9SF
Applicant   Mr And Mrs Bond

Proposal/resolution: to support this application (proposed: Cllr Tinto, seconded Cllr Wells unanimous)

Application  PA18/03777  GUNNISLAKE
Proposal    Application for a non-material amendment (1) following grant of planning permission PA17/07001. Amendment sought - Addition of a lantern light to the flat roof area over proposed kitchen.
Location    1 Zion Cottages, King Street, Gunnislake, PL18 9NS
Applicant   Mr And Mrs M Rolfe

Cllr Latham and Cllr Riggs left the discussion.

Proposal/Resolution: to support this application (unanimous).

The meeting closed at 2017

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