

PLANNING COMMITTEE

17th July 2018 at 6.30pm

Minutes

(Please note that all Councillors are now members of the Planning Committee)

1. APOLOGIES

CLLRS TAGG, TOLMAN & WATSON

PRESENT: CLLRS BURROWS, COAKLEY, DOWDALL, FOX (CHAIR), GOLD, LONG, MORGAN, D SMITH* & M SMITH

***LATE ARRIVAL**

6 MEMBERS OF THE PUBLIC

OFFICERS: TOWN CLERK & OPERATIONS MANAGER

2. MINUTES

RESOLVED. It was proposed by Cllr Gold seconded by Cllr Coakley and agreed to accept the minutes of the 3rd July 2018 (2 Abstentions).

3. MATTERS ARISING

None.

4. DISCLOSURES OF INTEREST

To receive any disclosure(s) of interest by a Councillor or an officer in matters to be considered at this meeting, in accordance with provisions of Sections 94 or 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

Cllr Dowdall for items 5 c, d & e.

Cllr Long will abstain from items a,b,c,d and e, being on the East Cornwall Planning Committee for Cornwall Council.

5. PLANNING APPLICATIONS

- a) PA18/05784, The Haven, 25 Saltash Road, Callington.** Demolition of existing Woolaway style bungalow and garage and construction of replacement two storey dwelling and detached garage.

Resolved. It was proposed by Cllr Dowdall seconded by Cllr M Smith and agreed (7 Support, 0 Against and 1 Abstention, Cllr Long) to support the application subject to Officers being satisfied that all demolition waste is suitably disposed of and there is a construction

management plan to protect the living conditions of the neighbouring residents. In addition, that Cornwall Council's Planning Policy 12 2 a and B are satisfactorily resolved.

- b) PA18/05410, Land on South East Side of Southern Road.** Reserved matters application pursuant to outline planning permission secured by appeal APP/D0840/W/15/3139104 (a variation of outline permission PA14/03649) seeking approval of appearance, landscaping, layout and scale of health care centre, which comprises 57 extra care dwellings, an extra care facility, a dementia centre, doctors surgery, dental surgery and childcare centre.

Cllr Gold explained the proximity of her property to the application.

Resolved. It was proposed by Cllr Fox seconded by Cllr Cookley and agreed (7 Support, 0 Against and 1 Abstention, Cllr Long) for Cllr Long to contact the Planning Officer; for a time extension and request that the agent provide further information on the application, and ask whether a representative could attend a meeting at 6pm on the 24th July to explain the application and take questions.

Cllr Dowdall left the meeting.

It was proposed by Cllr Long seconded by Cllr Gold and agreed that the meeting be suspended to allow Baker Estates to explain the following applications (items c, d & e) and to allow questions from the public.

The agent was invited to the table and explain the three applications. Questions were then taken through the Chair on matters concerning highways (both during and after construction), a traffic management plan, the number of properties off Glebelands (now 13) and individual residents' concerns.

Cllr D Smith arrived.

In the spirit of transparency, the agent agreed to engage with the Ward Member and Town Council regarding the Construction Management Plan and its availability to the public.

It was proposed by Cllr Long seconded by Cllr Fox to reconvene the meeting at 7.45pm.

- c) PA18/06072, Land at South Hill Road, Callington.** Application for variation of Conditions 5, 6 and 14 on Application Reference Number: PA15/11345 (Outline planning application with some matters reserved, only access to be decided, for up to 175 dwellings and associated

infrastructure)namely to facilitate a better development following feedback received through extensive public consultation, with the following wording:-

5. No development shall take place until detailed plans have been submitted to and approved in writing by the Local Planning Authority relating to line, level, layout and construction of the junction with South Hill Road, junction with Glebelands, and pedestrian access shown on the master-plan to Broad Mead Road. These works shall be laid out and constructed and all the works completed prior to the first occupation of any part of the development or an approved timetable that has been agreed in writing by the Local Planning Authority.

6. No dwelling shall be occupied until the pedestrian improvement works shown on plan No.2105 (Offsite Highway Works Plan) to the public highway on South Hill Road have been completed.

14. Notwithstanding the approved drawings only thirteen dwellings shall be allowed vehicular access into Glebelands and no development shall commence until a scheme has been submitted to and approved in writing detailing how movements will be controlled. The approved scheme shall be implemented prior to the occupation of any dwelling on the site.

Resolved. It was proposed by Cllr Gold seconded by Cllr Coakley and agreed (5 Support, 0 Against and 3 Abstentions, Cllrs Long, D & M Smith) to accept the application subject to the continued consultation with the Ward Member and Town Council.

d) PA18/06073, Land at South Hill Road, Callington. Change of Use from access track to residential curtilage (Use Class C3).

Resolved. It was proposed by Cllr Gold seconded by Cllr Coakley and agreed to accept the application (4 Support, 0 Against, 4 Abstentions, Cllrs Long, Morgan and D & M Smith) subject to the continued consultation with the Ward Member and Town Council.

e) PA18/06074, Land at South Hill Road, Callington. Application for approval of reserved matters is sought for scale, appearance, landscaping and layout of 171 dwellings and associated garages, infrastructure and landscaping all in association with outline planning permission PA15/11345.

Resolved. It was proposed by Cllr Gold seconded by Cllr Coakley and agreed to accept that application (5 Support, 0 Against and 3

Abstentions, Cllrs Long, D & M Smith) subject to the continued consultation with the Ward Member and Town Council.

6. DECISIONS

None.

7. CONTRARY DECISIONS FOR RECONSIDERATION

To consider any comments from the relevant case officers of the Planning Authority for applications that are due to be determined which are likely to result in a decision that is contrary to that of this Planning Committee. **None**

8. Neighbourhood Plan Consultants

To receive any updates regarding the Plan.

The Clerk had circulated the draft exhibition material which will be discussed at a meeting on 19th July at 6.30pm in the Council Chamber, prior to the exhibition on the 26th and 27th July.

9. ANY OTHER BUSINESS

The Chair spoke about the information recently circulated from the Caradon Community Network Meeting on Planning, asking Members to raise any concerns on Thursday.

The Chair also spoke about the Validation Code, which is available online, if you wish to complete the survey.

THERE BEING NO FURTHER BUSINESS THE MEETING WAS DECLARED CLOSED AT 7.53PM