

PLANNING COMMITTEE

7th April 2020 – Virtual Meeting at 6pm

Minutes

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

1. APOLOGIES

CLLR MORGAN

PRESENT: CLLRS COAKLEY (LATE ARRIVAL), GOLD, LONG, MOORE (LATE ARRIVAL), RAPHAEL (OVER THE PHONE), TAGG, TOLMAN & WATSON

OFFICERS: TOWN CLERK (CHAIR) – DURING THIS PERIOD OF EMERGENCY DELEGATION (COVID 19)

2. MINUTES

The meeting scheduled for the 17th March had been cancelled due to the Coronavirus. In response to the two applications that had been put on the agenda for that meeting, the following had been agreed under the current Planning Procedures:

- a. **PA20/01434, Butter Bee House, 79 Launceston Road.** Conversion and change of use of triple garage/home office into a holiday let
- b. **PA20/01919, Annies of Callington.** Certificate of Lawfulness for existing use of tea room

The consensus was to provide the follow response:

Butter Bee - **Recommend refusal** as it adds potentially another dwelling into the narrowing green gap between Callington and Kelly Bray.

Please note that when we had discussed this back in 2016 – our comments can be found on this link – item 7C

https://callington-tc.gov.uk/wp-content/uploads/2016/06/Planning-2016_06_07.pdf

The Council's response then :

- a) **PA16/04584, Butterbee House, 79 Launceston Road.** Retrospective application for domestic garage with office/music room over and installation of a septic tank, Hilsdon

Resolved. It was proposed by Cllr Gist seconded by Cllr Smith and agreed that we register our disapproval with how this

development has progressed and regret this coming to the Town Council as a retrospective application. However, subject to consultation with the neighbours and confirmation that building control regulations have been upheld the Council has no grounds to object, providing there is strict adherence to the application specifics and the stated use is complied with. (5 Support, 3 Against and 0 Abstentions)

So we are continuing to say that it should kept as it is.

Annie's of Callington – Recommend approval it has been a tearoom for many years.

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.

None.

5. PLANNING APPLICATIONS

- a) PA20/02110, Land At Moss Side Callington PL17 7DU.** Reserved matters application for the construction of 46 dwellings and associated infrastructure. (Details following outline application no. PA16/04340 approved on appeal 06/04/17.)

Resolved. It was proposed by Cllr Long seconded by Cllr Raphael and agreed (5 Support, 0 Against and 1 Abstention, Cllr Long) to provide the following response;

The location of the open space area next to the foul pumping station and in the bottom right hand corner of the site is unsatisfactory as it is remote to the rest of the estate with the lack of overlooking for safety reasons. It's location at the junction of Florence Road and the A390 is also not ideal given the potential access and egress onto a busy junction with a proven accident record.

The location of units 13 to 33 being adjacent to a well-established industrial estate leads to the potential of public health issues which

could lead to restrictions in the estate which is a valued employment source.

If the application is approved we need to ensure that the materials used are locally sourced where possible, the design is consistent with the Cornish vernacular, that there is a high degree of energy saving and insulation, grey water collection, tree and general planting needs to British varieties and for every tree removed we need to see three planted.

Also, we need sight of the maintenance regime for the public open spaces, not just the playing area but also the grass areas and hedges shown on the plan.

Cllr Coakley had joined the meeting.

- b) PA20/02579, 39 Tamar Close Callington Cornwall PL17 7PW.** Non material amendment for ground floor part of extension enlarged and provided with a lean-to roof to match existing (application number PA19/06380 dated 27th November 2019 relates)

Resolved. It was proposed by Cllr Tolman seconded by Cllr Gold and agreed to have no objection to the application subject to consultation with the neighbours. (6 Support, 0 Against and 1 Abstention, being Cllr Long)

6. DECISIONS

a) PA19/10831, 41 Fore Street. Change of use of first floor office to residential flat with new access door in street elevation. APPROVED on 10th March 2020

b) PA19/10832, 41 Fore Street. Listed Building Consent for change of use of first floor office to residential flat with new access door in street elevation. APPROVED 10th March 2020

Noted.

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. Cllr Long will be preparing an introduction for the Plan. **Noted.**

9. **FOR DECISION** – To consider any issues in relation to Environmental Sub Committee. None.
10. **ANY OTHER URGENT BUSINESS** – None.

There being no further business the meeting was declared closed at 6.30pm