

PLANNING COMMITTEE

6th April 2021 – Virtual Meeting at 6.30 pm

Minutes

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

1. APOLOGIES

CLLR RAPHAEL

PRESENT: CLLRS COAKLEY (CHAIR), TOLMAN, GOLD, LONG, MOORE, MORGAN, TAGG, & WATSON

OFFICERS: TOWN CLERK, ASSISTANT TOWN CLERK, OPERATIONS MANAGER, FACILITIES & MAINTENANCE OFFICER – TO PROVIDE IT SUPPORT
THREE MEMBERS OF THE PUBLIC

2. MINUTES

Resolved. It was proposed by Cllr Tagg seconded by Cllr Gold and unanimously agreed to approve the minutes of 16th March 2021.

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 Long for item 6d. Cllr Long will not comment or vote on this item

5. DISPENSATIONS – To consider any requests for dispensations

None

6. PLANNING APPLICATIONS

a) PA21/01995, Morven, 35 Launceston Road. Works to tree, namely Beech (T1) - subject to a TPO

Resolved. It was proposed by Cllr Gold seconded by Cllr Tolman and agreed to refuse the application on the grounds that this tree is home to an active covid roost which are nesting and as a result protected

by the Wildlife and Countryside Act 1981 (as amended) and that the applicant has not carried out the remedial work that they had previously received permission for. (7 support, 1 abstention)

b) PA20/00005/NDP, Calstock Neighbourhood Development Plan.

Additional consultation on revised Development Boundaries and Local Green Spaces

Resolved. It was proposed by Cllr Long seconded by Cllr Coakley and unanimously agreed to note the Neighbourhood Development Plan and congratulate Calstock Parish Council on the work that has been carried out. (7 support, 1 abstention)

c) PA21/02300, Tremeneth, Pengelly, Callington. Proposed rear extension to dwelling for new garden room and alterations to external store for private gym

Resolved. It was proposed by Cllr Coakley seconded by Cllr Tagg and agreed to have no objection to the application subject to the Planning Officer being satisfied that the materials being used are in keeping and in consultation with neighbours, particularly those at 'Appledore' and No. 56 Tavistock Road.

d) PA21/02421, Fernleigh, Southern Road. Removal of existing single storey side and rear extensions and replace with 2 storey extension increase depth to side extension

Resolved. It was proposed by Cllr Gold seconded by Cllr Tagg and agreed to have no objection to the application subject to the Planning Officer being satisfied with the materials used and subject to consultation with neighbours in particular with regard to potential loss of sunlight. (7 support, 1 abstention – Cllr Long took no part in the debate and did not comment or vote)

e) PA21/02389, Meadowbrook, South Hill Road. Variation of Condition 1 (approved plans) in respect of Application No. PA18/06074 dated 2nd November 2018 (reserved matters for the scale, appearance, landscaping and layout of 171 dwellings and associated permission PA15/11345)

The meeting was adjourned at 6.46pm to allow the applicant to speak. The meeting was re-adjourned at 6.50pm

Resolved. It was proposed by Cllr Gold seconded by Cllr Tagg and agreed to support the application and thanked Baker Estates for the continued consultation with the Town Council and residents. (7 support, 1 abstention)

- f) **PA21/02250, West Frogwell Farm.** Use of existing portal framed building for commercial fabrication, manufacturing and operating a business from

Resolved. It was proposed by Cllr Tolman seconded by Cllr Moore and agreed to support the application subject to the Planning Officer being satisfied and in consultation with any affected neighbours. (7 support, 1 abstention)

7. DECISIONS

- a) **PA20/08745, 16 Church Street Callington.** Change of use of ground floor shop and store to 2 bed flat,. APPROVED on 8th March 2021.
- b) **PA20/11007, Industrial Building at the 2CV workshop, South Hill Road.** Conversion and extension of industrial building to form annexe. WITHDRAWN on 1st March 2021
- c) **PA20/11174, Wisteria, Dupath Lane.** Proposed single storey rear extension to replace conservatory. APPROVED on 3rd March 2021
- d) **PA20/10918, Brookfield, South Hill Road.** Conversion of existing room above garage into self-contained annexe including extension and ancillary works. APPROVED on 25th February 2021 Wheeler.
- e) **PA21/00761, 9 Hazelwood Road Callington PL17 7EU.** Proposed single storey side/rear extension. APPROVED on 9th March 2021
- f) **PA21/00798/PREAPP, Recreation Ground, Launceston Road.** 5 day notice for damaged Beech tree to be made safe. EXEMPT permission granted on 16th March 2021
- a) **PA20/06819, Land West Of West View, Southern Road, Callington Cornwall.** Construction of new dwelling, demolition of garden store and greenhouse

Noted.

8. 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

9. ENVIRONMENTAL MATTERS – To receive recommendations from the Environmental sub-committee

None.

- 10. BODMIN TOWN COUNCIL** – To receive their correspondence sent on the 22nd March regarding their own going issues with the lack of master planning and development; to agree a course of action.

Resolved. It was proposed by Cllr Long seconded by Cllr Coakley and unanimously agreed to note Bodmin Town Council's letter and to look forward to the response (8 support)

- 11. NEIGHBOURHOOD PLAN** – To receive the Final Plan from the consultants and approve for submission.

Cllr Long thanked everyone who was involved with the Neighbourhood Plan. Mr Summerfield from LRM Planning spoke about the draft plan for submission to Cornwall Council.

Resolved. It was proposed by Cllr Long seconded by Cllr Tolman and unanimously agreed to approve the draft Neighbourhood Plan for submission to Cornwall Council for Strategic Environmental Assessment Screening. (8 support)

- 12. ANY OTHER URGENT BUSINESS**

None.

There being no further business the meeting was closed at 7.11pm