



PLANNING COMMITTEE

Date: 3rd May 2022
Venue: Council Chamber
Time: 6:30pm
Enquiries: Town Hall - Tel: 01579 384039

Councillors: Brooks, Coakley (Chair), Gold, Long, Moore, Morgan, Pound, Smith, Tagg (Mayor and Portreeve), Tolman & Watson

Any member of the public wishing to express views on the applications listed below are to email to enquiries@callington-tc.gov.uk by 3pm on Monday 2nd May 2022

AGENDA

1. **APOLOGIES**
2. **MINUTES**
Approval of the minutes of 19th April 2022
3. **MATTERS ARISING**
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.
5. **DISPENSATIONS – To consider any requests for dispensations.**
6. **PLANNING APPLICATIONS**
 - a) **PA22/01286 Little Court, 56 Saltash Road.** Reserved Matters for landscaping and appearance details following outline consent PA18/02300 dated 11.2.2019 (see addendum 1.0 below)
[PA22/01286 | Reserved Matters application for landscaping and appearance details following outline consent PA18/02300 dated 11.02.19 | Little Court 56 Saltash Road Callington Cornwall PL17 7EQ](#)
 - b) **PA22/03538 2 Claremont Villas, Station Road.** Conversion of stone garden barn to annexe bedroom
[PA22/03538 | Conversion of stone garden barn to annexe bedroom | 2 Claremont Villas Station Road Kelly Bray Cornwall PL17 8ER](#)

- c) **PA22/02503 Sans Souci, South Hill Road.** Change of Use of previously approved extension to include holiday letting. **(see addendum 2.0 below)**
[PA22/02503 | Change of use of previously approved extension \(PA21/07697\) to include holiday letting. | Sans Souci South Hill Road Callington Cornwall PL17 7LG](#)
- d) **PA22/01135 Haye House, Haye Road.** Listed Building Consent for the re-roofing of property, remedial repair to chimneys, installation of replacement windows, replacement rainwater goods, repair to Bell Tower and associated works
[PA22/01135 | Listed Building Consent for the re-roofing of property, remedial repair to chimneys, installation of replacement roof windows, replacement rainwater goods, repairs to Bell Tower and associated works. | Haye House Haye Road Callington Cornwall PL17 7JN](#)
- e) **PA22/02925 Barn Owl Lodge West Frogwell Farm.** Certificate of lawfulness for existing construction of building and use as residential dwelling house (known as 'Barn Owl Lodge') (deferred at the Planning Committee meeting on 19th April)
- f) **PA22/03607 Old Bakehouse Lane, Land At Liskeard Road.** Outline application for up to 2 single storey dwelling-houses with all matters reserved, except siting and access
[PA22/03607 | Outline application for up to 2 single storey dwelling-houses with all matters reserved, except siting and access | Old Bakehouse Lane, Land At Liskeard Road Callington Cornwall PL17 7RA](#)
- g) PA22/03848 Land North East Of Moss Side Farm Tavistock Road Callington**
Non-material amendment in respect of decision notice PA21/11074 dated 04.04.2022: Plot 4-12, 15-17, 36-38 - Entrance porches amended; Plot 18 - Window sill raised to allow for stair handrail; Plot 20, 26 - Overall width of unit increased by 300mm and garage door repositioned; Plot 21, 24, 25, 29, 30, 44 - Rear garage door repositioned; Plot 22 - Rear garage door repositioned and kitchen window sill raised; Plot 23 - Rear garage door repositioned and entrance porch amended; Plot 28 - Rear garage door repositioned and timber cladding changed to brick; Plot 31-32 - Side and rear elevations changed to render, plot 32 handed, entrance porch amended and gable windows amended; Plot 33-35 - Entrance porch amended and plot 35 moved forward to align rear wall with plot 34; Plot 39-40 - Plot 40 handed, entrance porch amended and gable end windows amended; Plot 41 - Gable end window added and entrance porch amended; Plot 42-43 - Rear and side elevations changed to render, plot 43 handed, entrance porch amended and gable end windows amended; and Plot 45-46 - Plot 45 handed, porch and gable windows amended and brick/render arrangement amended.
- [PA22/03848 | Non-material amendment in respect of decision notice PA21/11074 dated 04.04.2022: Plot 4-12, 15-17, 36-38 - Entrance porches amended; Plot 18 - Window sill raised to allow for stair handrail; Plot 20, 26 - Overall width of unit increased by 300mm and garage door repositioned; Plot 21, 24, 25, 29, 30, 44 - Rear garage door repositioned; Plot 22 - Rear garage door repositioned and kitchen window sill raised; Plot 23 - Rear garage door repositioned and entrance porch amended; Plot 28 - Rear garage door repositioned and timber cladding changed to brick; Plot 31-32 - Side and rear elevations changed to render, plot 32 handed, entrance porch amended and gable windows amended; Plot 33-35 -](#)

[Entrance porch amended and plot 35 moved forward to align rear wall with plot 34; Plot 39-40 - Plot 40 handed, entrance porch amended and gable end windows amended; Plot 41 - Gable end window added and entrance porch amended; Plot 42-43 - Rear and side elevations changed to render, plot 43 handed, entrance porch amended and gable end windows amended; and Plot 45-46 - Plot 45 handed, porch and gable windows amended and brick/render arrangement amended. | Land North East Of Moss Side Farm Tavistock Road Callington Cornwall](#)

7. DECISIONS

- a) **PA21/08158 24 - 25 Fore Street Callington Cornwall PL17 7AD** Demolition of stores/shop area and renovations to existing flats and construction of two flats and two shops. **APPROVED**
- b) **PA22/00090 24 Fore Street Callington PL17 7AD** Change of use from hairdressers to hot food takeaway. **APPROVED**
- c) **PA22/01172 Callington Self Storage Ltd Tinnars Way Moss Side Industrial Estate Callington Cornwall.** Construction of building comprising of two workshop/industrial units. **APPROVED**
- d) **PA22/01488 14 Fowey Crescent Callington Cornwall PL17 7PJ.** Proposed bedroom and living room extension. **APPROVED**
- e) **PA22/00463/PREAPP Blight Broad And Skinnard 1 - 2 George Place Haye Road Callington Cornwall.** Pre-application advice for up to 28 (No.) dwellings, including redevelopment of the existing building at George Place itself. **Closed - advice given**

8. FOR NOTING – Update on CIL payments

9. 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.

10. ANY OTHER URGENT BUSINESS

Jo Taylor
Town Clerk
27th April 2022

Addendum 1.0 – Callington Town Council's recommendations to previous planning application made at the Planning Committee meeting on 24th April 2018

PA18/02300 Little Court, 56 Saltash Road. Outline Application for the demolition of existing dwelling and construction of proposed care home and assisted living units.

The agent was in attendance and took questions on the application.

Resolved. It was proposed by Cllr Tolman seconded by Cllr Coakley and agreed to support the application subject to Highways Officers being satisfied with the access and ingress. (3 Support, 0 Against and 5 Abstentions).

Addendum 2.0 – Callington Town Council's recommendations to previous planning application made at the Planning Committee meeting on 7th September 2021

PA21/07697 -Sans Souci South Hill Road Callington Cornwall

Proposed extension to front of dwelling to provide study/bedroom

A discussion took place. Queries were raised that there was no interconnection through to the existing dwelling and that future plans could be for non-residential use.

Resolved. It was proposed by Cllr Gold seconded by Cllr Tolman and unanimously agreed to recommend the application for refusal on the grounds that it was out of keeping with the existing dwelling.