



## PLANNING COMMITTEE

Date: 5<sup>th</sup> July 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](mailto:enquiries@callington-tc.gov.uk) by 3pm on Monday 4<sup>th</sup> July 2022**

## AGENDA

1. **APOLOGIES**
2. **MINUTES**  
Approval of the minutes of 7<sup>th</sup> June 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) **PA22/04758 Haye House Haye Road Callington** Listed Building Consent for periodic renewal maintenance of sash windows which have lost structural integrity through rot where general maintenance and timely repair have not been undertaken to prevent degradation.  
[PA22/04758 | Listed Building Consent for periodic renewal maintenance of sash windows which have lost structural integrity through rot where general maintenance and timely repair have not been undertaken to prevent degradation. | Haye House Haye Road Callington Cornwall PL17 7JN](#)
  - b) **PA22/05618 West Haye Farm Haye Road** Proposed internal modifications to already converted attached side barn as part of main dwelling and proposed new windows and doors to the main grade II listed farmhouse and attached barn

[PA22/05618 | Proposed internal modifications to already converted attached side barn as part of main dwelling and proposed new windows and doors to the main grade II listed farmhouse and attached barn | West Haye Farm Haye Road Callington Cornwall PL17 7JW](#)

- c) **PA22/05619 West Haye Farm Haye Road** Listed building consent for proposed internal modifications to already converted attached side barn as part of main dwelling and proposed new windows and doors to the main grade II listed farmhouse and attached barn  
[PA22/05619 | Listed building consent for proposed internal modifications to already converted attached side barn as part of main dwelling and proposed new windows and doors to the main grade II listed farmhouse and attached barn | West Haye Farm Haye Road Callington Cornwall PL17 7JW](#)
- d) **PA22/04960 Methodist Church Haye Road** Extension to western side of Methodist Church to improve accessibility and links between north and south parts of the building including improved stairwell.  
[PA22/04960 | Extension to western side of Methodist Church to improve accessibility and links between north and south parts of the building including improved stairwell. | Methodist Church Haye Road Callington Cornwall PL17 7JJ](#)
- e) **PA22/05382 Land North East Of Moss Side Farm Tavistock Road** Non-material amendment (NMA2) for Solar PV panels added to plot 26, minor plot boundary amendments, amendments to plot 24 roof design, plot 28 window amended, Cornish Hedge to side of plot 26 and 39 changed to timber fence with planting due to construction issues relating to site topography to PA21/11074 dated 04.04.2022  
[PA22/05382 | Non-material amendment \(NMA2\) for Solar PV panels added to plot 26, minor plot boundary amendments, amendments to plot 24 roof design, plot 28 window amended, Cornish Hedge to side of plot 26 and 39 changed to timber fence with planting due to construction issues relating to site topography to PA21/11074 dated 04.04.2022 | Land North East Of Moss Side Farm Tavistock Road Callington Cornwall](#)

## 7. DECISIONS

- a) **PA22/03538** 2 Claremont Villas Station Road Kelly Bray Cornwall PL17 8ER  
Conversion of stone garden barn to annexe bedroom  
**APPROVED**
- b) **PA22/01135** Haye House Haye Road Callington Listed Building Consent for the re-roofing of property, remedial repair to chimneys, installation of replacement roof windows and two conservation roof windows to outshot roof, replacement rainwater goods, repairs to Bell Tower and associated works.  
**APPROVED**
- c) **PA22/02503** Sans Souci South Hill Road Callington Cornwall PL17 7LG. Change of use of previously approved extension (PA21/07697) to include holiday letting.  
**APPROVED**
- d) **PA22/03896** Elmscroft Valentine Row Callington Cornwall PL17 7DH. Extension to bungalow.  
**APPROVED**

- e) **PA22/03607** Old Bakehouse Lane, Land at Liskeard Road Callington Cornwall PL17 Outline application for up to 2 single storey dwelling-houses with all matters reserved, except siting and access.  
**APPROVED**
- f) **PA22/04595** Land South West Of Florence Road Kelly Bray. Application for Permission in Principle for five detached dwellings and a private access drive. **Granted (CAADs, PIPs and LUs only)**

**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.

**9. DECISION – to discuss and approve the Planning Committee Terms of Reference**

**10. ANY OTHER URGENT BUSINESS**

Jo Taylor  
Town Clerk  
29<sup>th</sup> June 2022

**Planning Officer comments below**

## Planning Officer Observations/Comments

Planning Meeting 5<sup>th</sup> July 2022

### 6. PLANNING APPLICATIONS

- a) **PA22/04758 Haye House Haye Road Callington** Listed Building Consent for periodic renewal maintenance of sash windows which have lost structural integrity through rot where general maintenance and timely repair have not been undertaken to prevent degradation.

[PA22/04758 | Listed Building Consent for periodic renewal maintenance of sash windows which have lost structural integrity through rot where general maintenance and timely repair have not been undertaken to prevent degradation. | Haye House Haye Road Callington Cornwall PL17 7JN](#)

**Applicant:** Ms Marion Tozer

**Planning Officer:** Sarah Tatton

**Planning Officer Comments:**

*'I would like to advise you that I have not fully assessed the proposal put forward as yet, however, from an initial view of the plans, documents and site plans submitted there would not appear to be any significant issues that I would raise at this moment in time. I will of course be taking the comments from the Historic Environment (planning) team into consideration.'*

- b) **PA22/05618 West Haye Farm Haye Road** Proposed internal modifications to already converted attached side barn as part of main dwelling and proposed new windows and doors to the main grade II listed farmhouse and attached barn

[PA22/05618 | Proposed internal modifications to already converted attached side barn as part of main dwelling and proposed new windows and doors to the main grade II listed farmhouse and attached barn | West Haye Farm Haye Road Callington Cornwall PL17 7JW](#)

**Applicant:** Gerrit Buntrock

**Planning Officer:** Ellen Lawrence

**Planning Officer Comments:**

*'Councillors will need to consider the of the proposal on the character and appearance of the host dwelling, on neighbouring properties, on the Area of Great Landscape Value, and on the listed building (taking into account any response that is received from the Cornwall Council Historic Environment Planning officer).'*

- c) **PA22/05619 West Haye Farm Haye Road** Listed building consent for proposed internal modifications to already converted attached side barn as part of main dwelling and proposed new windows and doors to the main grade II listed farmhouse and attached barn

[PA22/05619 | Listed building consent for proposed internal modifications to already converted attached side barn as part of main dwelling and proposed new windows and doors to the main grade II listed farmhouse and attached barn | West Haye Farm Haye Road Callington Cornwall PL17 7JW](#)

**Applicant:** Gerrit Buntrock

**Planning Officer:** Ellen Lawrence

**Planning Officer Comments**

*'Councillors will need to consider the of the proposal on the character and appearance of the host dwelling, on neighbouring properties, on the Area of Great Landscape Value, and on the listed building (taking into account any response that is received from the Cornwall Council Historic Environment Planning officer).'*

- d) **PA22/04960 Methodist Church Haye Road** Extension to western side of Methodist Church to improve accessibility and links between north and south parts of the building including improved stairwell.

[PA22/04960 | Extension to western side of Methodist Church to improve accessibility and links between north and south parts of the building including improved stairwell. | Methodist Church Haye Road Callington Cornwall PL17 7JJ](#)

**Applicant:** Mr John Ware Callington Methodist Church

**Planning Officer:** Ellen Lawrence

**Planning Officer Comments**

*'Councillors will need to consider the impact of the proposal on the character and appearance of the Church and on the wider Conservation Area.'*

- e) **PA22/05382 Land North East Of Moss Side Farm Tavistock Road** Non-material amendment (NMA2) for Solar PV panels added to plot 26, minor plot boundary amendments, amendments to plot 24 roof design, plot 28 window amended, Cornish Hedge to side of plot 26 and 39 changed to timber fence with planting due to construction issues relating to site typography to PA21/11074 dated 04.04.2022

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**Applicant:** Steven Poh & Beech Capital

**Planning Officer:** Patrick James

**Planning Officer Comments:**

*'I've just sent the following to the agent:*

*'I've now had the chance to go through the alterations as sought. The upshot is that we are ok with all of them – except the loss of the Cornish Hedge alongside plots 26 and 39.*

*This feature was included as part of extended negotiations, where the LPA was seeking to ensure a modest degree of local distinctiveness. To lose it now would materially degrade the quality of the scheme, and indeed the quality of your client's product.*

*Can this element (alone) be withdrawn from the application?*

*If so, we would be able to approve the remainder. The alternative is that the application would have to be refused.*

*I'd be grateful if you would run this by your client, and let me know the outcome. "*

*So - if they agree to withdraw the proposed loss of the Cornish hedge, I shall be recommending approval - but, if they insist on including its proposed loss, I shall be recommending refusal.*

**UPDATE - 22.06.22** *I have run this past my client and he is happy for the Cornish Hedge element of the application to be removed. Kind regards, **Andy James** BSc (Hons)Senior Architectural Technician*

