



PLANNING COMMITTEE

Date: 17th October 2023
Venue: Council Chamber
Time: **6:30pm**
Enquiries: Town Hall - Tel: 01579 384039

Councillors: Brooks, Coakley, Gold, Long (Chair), Mayer, Pound, Smith, Tolman, Valdebouze, Ward & Watson (Portreeve & Mayor)

Any member of the public wishing to express views on the applications listed below are to email enquiries@callington-tc.gov.uk by 3pm on Monday 16th October 2023

1. APOLOGIES

2. MINUTES

Approval of the minutes of 3rd October 2023

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) **PA23/07683, The Chaffinch, West Frogwell Farm, Frogwell Road.** Certificate of lawfulness for the existing use for the construction of building and use as a residential dwelling house

[PA23/07683 | Certificate of Lawfulness for the existing use for the construction of building and use as residential dwellinghouse | The Chaffinch West Frogwell Farm Frogwell Road Callington Cornwall PL17 7HN](#)

- b) **PA23/07682, The Linnett, West Frogwell Farm, Frogwell Road.** Certificate of lawfulness for existing use for the construction of building and use as a residential dwelling house

7. DECISIONS

None

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.

PA23/01085, Land South of Kensey, Haye Road. Application for Outline Consent with some matters reserved for the erection of up to 10 open market residential units and 4 affordable houses and associated works (Access, Layout and Scale only)

The Town Councils first comment on the scheme (March 2023) were as follows:

“The Town Council recommend the application for approval subject to the Highways Officer being satisfied and subject to consultation with neighbours”

Following consultation with the Highway Officer, as revised and improved access was submitted to address some of the concerns from the Highway Officer. The Town Council was reconsulted responded with the following comments:

“Callington Town Councillors refused the application on the grounds of visibility for drivers due to parking, increased footfall for such a small area including lack of pavement and added pressure on the infrastructure.”

The revised access layout has been designed in consultation with the Highway Officer (in line with the town council's initial comments) who now is content with the access layout, which includes appropriate visibility and pavement crossing points. The Highway Officer's comments are as follows:

“Following an assessment of the submitted plans and information, I have the highway comments below.

I have no objection to this application.

I recommend conditions for the visibility splay as set out prior to the commencement of any other works, the footway works on the verge prior to the occupation of the first dwelling and parking/turning.”

Any increase in footfall from 14 dwelling is not likely to be so significant as to warrant refusal of the scheme.

With regards to impacts on infrastructure, consultation takes place with the relevant consultees to ensure that any additional impacts on local infrastructure can be addressed during the course of an application – this includes Affordable Housing, Transport, Health, Education, Open Space and Services – amendments to the scheme can be requested by consultees or financial contributions provided through Section 106 agreements which mitigates impacts.

All other elements of the scheme are considered acceptable and Officers consider this to be a well-designed scheme in a sustainable location. We are therefore recommending the application is approved.

9. ANY OTHER URGENT BUSINESS

Jo Taylor –Town Clerk
10th October 2023