



PLANNING COMMITTEE MEETING

Callington Town Council Chambers

17th October 2023 at 6:30pm

Minutes

COUNCILLORS PRESENT: Brooks, Gold, Mayer, Pound, Smith (in the Chair), Tolman, Watson

OFFICERS: TOWN CLERK (TC)

MEMBERS OF THE PUBLIC: 1

		Action
1.	Apologies – Cllrs Coakley, Long, Valdebouze, Ward	
2.	MINUTES - . Approval of the minutes of 3 rd October 2023. RESOLVED Proposed by Cllr Tolman seconded by Cllr Brooks and unanimously agreed to accept the minutes as a correct record of the proceedings.	
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.	DISPENSATIONS – To consider any requests for dispensations None	
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. Discussions took place regarding the lack of Officer comments and that the evidence provided by the applicant does not prove that the existing use/breach of planning condition has been in excess of 10 years. RESOLVED Proposed by Cllr Brooks seconded by Cllr Tolman and unanimously agreed to defer this application until comments from the Officer have been received. Further information is required to prove the existing use/breach of planning condition exceeds 10 years. 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 Discussions took place as with the previous application. RESOLVED Proposed by Cllr Smith seconded by Cllr Pound and unanimously agreed to defer this application until comments from the Officer have been received. Further information is required to prove the existing use/breach of planning condition exceeds 10 years.	

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. The Clerk updated the committee on a recent communication for a Planning Officer regarding a contrary decision and the requirement for a 5 day protocol procedure as set out within the Protocol for Local Councils. The application was PA23/01085 at Haye Road where the Town Council refused the application on 19 th September on the grounds of <i>‘visibility for drivers due to parking, increased footfall for such a small area including lack of pavement and added pressure on the infrastructure’</i> The Planning Officer reports: 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: <i>“Following an assessment of the submitted plans and information, I have the highway comments below.</i> <i>I have no objection to this application.</i> <i>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.”</i> 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. The Planning Officer requested that the Town Council consider the following options:	

	1. Agree with my recommendation 2. Agree to disagree 3. Having made strong planning reasons to maintain your original position on the proposal against my recommendation, it is requested that the application is determined by the Planning Committee The majority decision was to agree with the Planning Officer's recommendation (Option 1).	
9	ANY OTHER URGENT BUSINESS – None	
	Date of next meeting Tuesday 7 th November 2023	
	There being no further business the meeting was closed at 6:39pm	