

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE  
**MEETING at the DOWNDERRY METHODIST CHURCH**  
**SCHOOLROOM on THURSDAY 14<sup>th</sup> AUGUST 2008 AT 6.30PM****

**PRESENT:** Parish Cllrs. D. L. G Elliott (Chairman), R. J. Daniel (Vice Chairman), G. K. Berncastle, Mrs M.Y. Byles, J.P. Candy, M.J. Crutchley, Mrs G. E. Hartland, & Mrs A. Robinson

**Public Participation Period**

A member of the public addressed the Council in favour of planning application 08/00890/FUL, TRESKO, TRERIEVE ESTATE, DOWNDERRY. The Chairman stated that this planning application has already been considered at the last meeting and that the Council had objected to it for various reasons that he hoped would alert the Planning Dept. at Caradon D.C. and enable a revised application to be submitted.

**1. APOLOGIES:** Cllr. Mrs. M. E. Temlett & Cllr. S. J. Parry, on holiday

**2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:**

Cllr. Mrs. A. Robinson declared a prejudicial interest in item 3.3.

**3. PLANNING APPLICATIONS:**

**3.1. 08/01040/OUT Mr and Mrs R. Thomas LAND AT HILLSIDE, SEATON PARK, SEATON**  
**Outline application for the construction of two bedroom bungalow**  
 After discussion Cllr. Mrs. G. E. Hartland **proposed** that the Council **support** this application; this was **seconded** by Cllr. M. J. Crutchley and **agreed** by the Meeting with one abstention.

**3.2. 08/01106/FUL Seaton Sands Investments 9 THE PAVILLIONS, BRIDGE ROAD, SEATON**  
**Conversion of existing store/office to provide one additional bedroom**  
 Cllr. G. K. Berncastle **proposed support** of this application, subject to a condition that adequate car parking was available; this was **seconded** by Cllr. Mrs. M.Y. Byles and **agreed** by the Meeting with one abstention.

**3.3. 08/01073/FUL Mr A. Robinson LOWENA COTTAGE, CHURCH HILL, HESSENFORD**  
**Replacement of existing wooden windows with UPVC windows**  
 Cllr. Mrs A. Robinson declared a prejudicial interest and left the Meeting  
 After discussion the Vice-Chairman **proposed support** of the application with the condition that the new windows should be of high quality and a good matching replacement of the existing; this was **seconded** by Cllr. Mrs. M.Y. Byles and **agreed** by the Meeting with one abstention.  
 Cllr. Mrs A. Robinson rejoined the Meeting

**3.4. 08/01082/FUL Mr Chris Morgan BRIAR COTTAGE, MAIN ROAD, DOWNDERRY**  
**Construction of two-storey extension to the single storey parts of the rear elevation and construction of detached garage**  
 Cllr. M. J. Crutchley **proposed support** of this application; this was **seconded** by Cllr. Mrs. A. Robinson and **agreed** by the Meeting with one abstention.

**3.5. 08/01148/TRECON Mrs Diana Fowler CLAREMONT HOUSE, CHURCH HILL, HESSENFORD**  
**Application for works to trees in the Conservation Area**  
 Cllr. Mrs. M. Y. Byles **proposed support** of this application; this was **seconded** by Cllr. G. K. Berncastle and **agreed** by the Meeting with one abstention.

**Minutes of the Planning Committee Meeting of 14<sup>th</sup> August 2008 Continued**

**4. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:**

**4.1. 08/01164/FUL Mr and Mrs R. James DEVIOCK HOUSE, DEVIOCK  
Construction of garage with tool shed and store. Formation of parking bay**

The Chairman **proposed support** of this application, subject to two conditions:-

- a) that the boundary hedge be retained
- b) that the new building should only be used as a garage / store and not at a later date be converted into ancillary accommodation

this was **seconded** by the Vice-Chairman and **agreed** by the Meeting with one abstention.

**4.2. 08/01170/TRECON Mr D. A. R. Cormack THE COACH HOUSE, CHURCH HILL, HESSENFORD  
Application for works to trees in the Conservation Area**

Cllr. Mrs. M. Y. Byles **proposed support** of this application; this was **seconded** by Cllr. G. K. Berncastle and **agreed** by the Meeting with one abstention.

**4.3. 08/01174/TRECON Betsy B. Bragger CHURCH HILL COTTAGE, CHURCH HILL HESSENFORD  
Application for works to trees in the Conservation Area**

Cllr. Mrs. M. Y. Byles **proposed support** of this application; this was **seconded** by Cllr. G. K. Berncastle and **agreed** by the Meeting with one abstention.

**4.4. 08/00890/FUL Mr and Mrs J. Downie TRESKO, TRERIEVE ESTATE, DOWNDERRY  
Construction of two storey replacement dwelling (re-use of part of existing bungalow elevations)**

The Clerk informed Members that the application was a revised description only and that the plans were the same as considered by the Planning Committee on 24<sup>th</sup> July 2008

The Vice-Chairman **proposed objection** to the application on the same grounds as previously given, namely:-

- a) Overlooking from proposed windows to the east
- b) Design of roof should match that of adjacent properties
- c) The design of the proposed extensions would, by their size and mass, be overbearing on the street scene.

This proposal was **seconded** by the Cllr. Mrs. G. E. Hartland and **agreed** by the Meeting with one abstention.

**5. PLANNING DECISIONS:**

**5.1. PERMISSIONS FOR DEVELOPMENT:**

**5.1.1. 08/00714/FUL: Honeysuckle Cottage, Hessenford**

First floor extension to house

**Caradon D.C. Permission Granted 15<sup>th</sup> July 2008**

**Main conditions:-**

- 1) Roof covering to be of natural slate
- 2) Details of proposed new windows and doors to be submitted and approved

## **Minutes of the Planning Committee Meeting of 14<sup>th</sup> August 2008 Continued**

### **5.1. PERMISSIONS FOR DEVELOPMENT (Continued):**

#### **5.1.2. 08/00734/FUL: Balmain, Keveral Lane, Seaton**

Provision of car parking space

**Caradon D.C. Permission Granted 29<sup>th</sup> July 2008**

**Main conditions:-**

- 1) Details of retaining wall to be submitted and approved
- 2) No material, planning or other obstruction to be deposited on the parking area
- 3) The new parking area must not be modified
- 4) The surface of the parking area to consist of consolidated, permanent material with drainage, in order to prevent water runoff onto the highway

### **5.2. REFUSALS OF PERMISSIONS FOR DEVELOPMENT:**

#### **5.2.1. 08/00671/FUL: Land at St Annes, Church Hill, Hessenford**

Construction of detached dwelling with adjoining garage

**Caradon D.C. Permission Refused 8<sup>th</sup> July 2008**

**Main reasons:-**

- 1) The proposed use of UPVC windows and doors for the dwelling and proposed garage, together with the steel "up and over" garage door, are considered to be inappropriate and unsympathetic materials for use in the Conservation Area
- 2) The proposed development would not satisfactorily coexist with the existing trees on the site.
- 3) The proposal would detract from, and be out of character with the large spacious existing grounds and immediate pattern of development in respect of St. Annes

#### **5.2.2. 08/00673/FUL: Prospect Villa, Downderry**

Alterations to existing dormer window to create recessed balcony on the south elevation

**Caradon D.C. Permission Refused 10<sup>th</sup> July 2008**

**Main reason:-**

The proposed alterations, by reason of the size, form and design of the balcony enclosure, would form a dominant and unsympathetic addition, which would harm the character and appearance of the parent building and wider character of the area.

#### **5.2.3. 08/00554/FUL: The Crag, Looe Hill, Seaton**

Redevelopment of existing garage to form garage and parking bay

**Caradon D.C. Permission Refused 28<sup>th</sup> July 2008**

**Main reason:-**

The proposed elevated structure, by reason of its design and prominent siting, would be detrimental to the street scene and character of the Area of Great Landscape Value

## **6. PLANNING APPEALS (received by date of Meeting)**

### **6.1. Site at Hessenford Church Hall, Hessenford**

Appeal by the Parochial Church Council of St Annes Hessenford against the decision of Caradon District Council relating to Application Ref. 07/00965/FUL

The development proposed was the rebuild and extension of the rear monopitch section together with the creation of a self-contained flat.

**DECISION: The appeal was dismissed (21<sup>st</sup> July 2008)**

**Main Reasons:**

- 1) Rooflights would fail to respect the existing character of the building
- 2) Flat-roofed extension to the rear of the hall would introduce a built form that would disrupt the harmony of the existing building's form and massing
- 3) The detrimental impact of the proposed development would extend not just to the hall itself, but also to the surrounding area

The proposal fails to meet the aims of saved Policy EV2, CL9 and ALT2 of the Caradon Local Plan First Alteration 2007

## Minutes of the Planning Committee Meeting of 14<sup>th</sup> August 2008 Continued

### **7. URGENT BUSINESS ADMITTED BY THE CHAIRMAN:**

#### **7.1. 3 Treliddon Lane, Downderry. Mrs Pamela Evans**

##### **Request for support by the Parish Council regarding the transfer of Council tenancy**

After discussion the Chairman **proposed** that a letter should be sent from the Parish Council supporting the Evans family; this was **seconded** by Cllr. G. K. Berncastle and **agreed** by the Meeting.

#### **7.2. CALC Training Events 2008/ 2009**

7.2.1. **New Council Training:** The Vice-Chairman **proposed** that funding should be made available for new councillors to attend CALC training sessions as and when requested; this was **seconded** by Cllr. J .P. Candy and **agreed** unanimously by the Meeting.

7.2.2. **Working with your Council training Sessions:** No interest was expressed in attending these sessions.

7.2.3. **2008 CiLCA Training for Clerks:** The Clerk expressed interest in attending this training. Cllr. J. P. Candy **proposed** that funding be made available for the Clerk to attend this training; this was **seconded** by Cllr. Mrs. G.E. Hartland and **agreed** unanimously by the Meeting. The Clerk stated that decisions made relating to items 7.2.1. & 7.2.3. would need to be ratified at the next full Council meeting.

### **8. FINANCE:**

#### **8.1. Accounts to be paid**

	<b><u>VAT</u></b>	<b><u>Nett</u></b>	<b><u>TOTAL</u></b>
Caradon D.C. Clerk's Salary July 2008	0.88	993.09	993.97
Caradon D.C. Agreed contribution towards Viewing Platform at Seaton Country Park	-	250.00	250.00
Galvins of Liskeard	28.61	163.51	192.12
South West Water (Downderry W.C.)	-	175.36	175.36
<b>Total £</b>	<b>29.49</b>	<b>1,581.96</b>	<b>1,611.45</b>

Cllr. J.P. Candy **proposed** acceptance of accounts to be paid (subject to ratification of the Full Council); this was **seconded** by the Cllr. Mrs. A. Robinson and **agreed** unanimously by the Meeting.

#### **8.2. The reinvestment of Council funds**

The Clerk reported that the current Barclays Treasury Deposit would mature on 18<sup>th</sup> August 2008. The clerk sought permission to re-invest the funds at that time.

After discussion **approval** to re-invest funds was **proposed** by Cllr. Mrs. G. E. Hartland; **seconded** by the Chairman and **agreed** unanimously by the Meeting, subject to ratification at the next full Council meeting.

### **9. MATTERS RAISED BY MEMBERS FOR POSSIBLE INCLUSION ON THE NEXT AGENDA:**

9.1. Cllr. J.P. Candy informed the Meeting that the new toddler play area at Seaton Countryside Park had been completed.

There being no further business the Chairman closed the Meeting at 19.20 hrs.