

MINUTES of the Devoick Parish Council PLANNING COMMITTEE MEETING at the DOWNDERRY METHODIST CHURCH SCHOOLROOM, on THURSDAY 20th AUGUST 2009 AT 6.30PM

PRESENT: R. J. Daniel (Chair), Ms. M.E. Temlett (Vice-Chair), Mrs. M. Y. Byles, J.P. Candy, D.L.G. Elliott, Mrs G.E. Hartland, P. McClung, Mrs. A. Robinson.
Cornwall Cllr. R. Pugh

1. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:

No declarations of interest were made.

2. 10 MINUTE PUBLIC PARTICIPATION PERIOD, for public comment on the items below:

There being no members of the public present, the Chairman waived the public participation period.

3. APOLOGIES: Cllrs. C.J. Hazel & S.J. Parry.
Cllr. Elliott apologised for having to leave the meeting early.

4. PLANNING APPLICATIONS:

**4.1. 09/01044/FUL Mr. & Mrs. D. Schofield FAR HORIZON, BRENTON ROAD, DOWNDERRY
Construction of garage (demolition of existing)**

Cllr. D. L. G. Elliott **proposed approval** of the application; this was **seconded** by Cllr. P. McClung and **agreed** unanimously by the Meeting.

4.2. 09/01170/FUL Mrs. A. Hinks HENDRA, (BROADS YARD), TRERIEVE ESTATE, DOWNDERRY

Change of use of residential garage to hair salon with extension to rear

Cllr. J. P. Candy **proposed approval** of the application; this was **seconded** by Cllr. D. L. G. Elliott and **agreed** unanimously by the Meeting.

**4.3. 09/01070/FUL Mr. Philip Bickle LORAIN HOUSE, MAIN ROAD, DOWNDERRY
Construction of side extension, balcony to front elevation, dormer extension to front elevation and bridged access to rear parking area**

After discussion **objection**, on the grounds of overlooking from the proposed balcony into the neighbouring property, was **proposed** by Cllr. D. L. G. Elliott, **seconded** by the Vice Chair and **agreed** unanimously by the Meeting. The Clerk was asked to inform the planning officer of the following information: *It is noted that the application includes a bridge and steps to a rear parking area. The ownership of this parking area should be determined, as the Council understands that there have been disputes on the matter of access to Top Road between the Top Road Residents Association and the owners of the properties on Main road, whose land backs onto Top Road. Although this would be a legal issue, the granting of permission of bridged and stepped access to the said parking area may be relevant.*

**4.4. 09/01087/FUL Mr. Gary Wilks ROCK ROSE, BRENTON ROAD, DOWNDERRY
Replacement means of enclosure to front of dwelling comprising rendered wall and piers, together with timber infill panels**

Objection to this revised application, on the grounds that the resulting structure would be of an overbearing nature, appearing too prominent from the road and out of keeping with the street scene, was **proposed** by Cllr. J.P. Candy, **seconded** by Cllr. Mrs. G.E. Hartland and **agreed** unanimously by the Meeting.

Minutes of the Planning Committee Meeting of 20th August 2009 Continued

4. PLANNING APPLICATIONS(Continued):

**4.5. 09/01107/FUL Mr. David Patten ROSEMARY, KEVERAL LANE, SEATON
Construction of dwelling and provision of parking area**

After discussion Cllr. J.P. Candy made a **proposal of objection** to this application based on the following reasons:

- 1) The parking area is on a steep gradient unsuitable for satisfactory loading and unloading and therefore not fit for purpose. Any uncontrolled vehicle from this proposed driveway would career across the road and down onto the property below.
- 2) Provision for rainwater run-off from the driveway should be made, as run-off should not be allowed onto the lane.
- 3) The ground stability of Keveral Lane at this site is known to be in question. The owners of the property across the lane (Bon Accord) have been required to fund extensive works to shore up their side of the lane. It is felt that heavy construction vehicles could cause further damage / land slips. The applicant should be obliged to undertake a ground survey of the lane in front of the proposed property.

The proposal was **seconded** by Cllr. D.L.G. Elliott and **agreed** unanimously by the Meeting.

The Clerk was asked to include a note stating that the Council has no objection to the design of the proposed dwelling but only these ancillary matters.

**4.6. 09/01012/FUL Nicola Barry SEATON BEACH CAFÉ, LOOE HILL, SEATON
Retention of booths over existing seating areas and BBQ area**

After discussion Cllr. D. L.G. Elliott made a **proposal of conditional support** for this application. Cllr. Elliott stated that the location of the café, being close to the Seaton River and the sea, subjects any structures to the full force of periodic storms and strong winds. The Council should recommend that it would be sensible to grant permission for temporary structures only, for a time limited period (e.g. 3 years), after which time a review of the situation could be made. The fact that the site is within the flood zone would be a relevant factor. This proposal was **seconded** by Cllr. J.P. Candy and **agreed** unanimously by the Meeting.

**4.7. 09/01030/FUL Mr. A. Derx STRUDDICKS FARM, LOOE HILL, SEATON
Retrospective application for the change of use of agricultural land to
additional residential curtilage, to include associated landscaping**

Cllr. D. L. G. Elliott **proposed approval** of the application; this was **seconded** by Cllr. P. McClung and **agreed** by the Meeting with one abstention.

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:

**5.1. 09/01227/FUL Mr. & Mrs. Batty BEACH BELLE, BRENTON ROAD, SEATON
Construction of two-storey extension**

Cllr. Mrs. G. E. Hartland **proposed approval** of the application; this was **seconded** by Cllr. Mrs. A. Robinson and **agreed** by the Meeting with one abstention.

Cllr. D.L. G. Elliott left the meeting at 19.20 hours.

Minutes of the Planning Committee Meeting of 20th August 2009 Continued

6. PLANNING DECISIONS:

6.1. PERMISSIONS FOR DEVELOPMENT:

**6.1.1. 09/00750/FUL Treglissan, Looe Hill, Seaton Construction of two-storey extension
Cornwall Council - Permission Granted 22nd July 2009**

Main conditions:-

- 1) Three year commencement rule
- 2) Materials used for the construction of the external surfaces to match those of the existing building

**6.1.2. 09/00761/FUL Tresco, Trerieve, Downderry
Construction of two storey replacement dwelling (re-use of part of existing bungalow elevations).**

Cornwall Council - Permission Granted 23rd July 2009

Main conditions:-

- 1) Three year commencement rule
- 2) Samples of materials for external surfaces to be submitted and approved
- 3) Details of retaining wall and parking bay to be submitted and approved
- 4) Electricity and telephone cables to be laid underground

**6.1.3. 09/00844/FUL 6 Brenton Terrace, Brenton Road, Downderry
Construction of single storey extension to rear elevation.**

Cornwall Council - Permission Granted 30th July 2009

Main conditions:-

- 1) Three year commencement rule
- 2) Materials used for the construction of the external surfaces to match those of the existing building

**6.1.4. 09/00583/FUL Hillview, Keveral Lane, Seaton
Extension to existing timber building to provide holiday chalet and upgrading /
enhancement of site.**

Cornwall Council - Permission Granted 3rd August 2009

Main conditions:-

- 1) Three year commencement rule
- 2) Materials used for the construction of the external surfaces to match those of the existing building
- 3) Landscaping, together with rebuilding and painting of block walling to be carried out before the first occupation of the extended building
- 4) Hand rails to be installed prior to first occupation
- 5) The permitted development to be used for holiday accommodation only
- 6) Permitted occupation for "holiday purposes" would normally mean a continued occupation for 8 weeks or less. Occupiers not be employed locally or registered with local services. The accommodation not be the occupiers main or sole residence.
- 7) Lease agreements should stipulate holiday use only

**6.1.5. 09/00788/FUL Lendore, Looe Hill, Seaton
Demolition of existing structure and formation of new hardstanding area.
Cornwall Council - Permission Granted 4th August 2009**

Main conditions:-

- 1) Three year commencement rule
- 2) Details of landscaping to be submitted and approved
- 3) Scheme for surface water run-off to submitted and approved
- 4) Construction works not to obstruct the coastal footpath

Minutes of the Planning Committee Meeting of 20th August 2009 Continued

6.1. PERMISSIONS FOR DEVELOPMENT (continued):

6.1.6. 09/00824/FUL 1 Tremor, Main Road, Donderry Construction of single storey extension Cornwall Council - Permission Granted 6th August 2009

Main conditions:-

- 1) Three year commencement rule
- 2) Materials used for the construction of the external surfaces to match those of the existing building

6.1.7. 09/00924/LUCP Up-Along, Trerieve Estate, Donderry Certificate of lawfulness for proposed construction of extension on rear elevation to replace existing

Cornwall Council - Permission Granted 30th July 2009

The proposed construction of the single storey extension conforms to all criteria within this Schedule and therefore is deemed to constitute permitted development. An application for express planning permission is not required.

6.2. REFUSALS OF PERMISSION FOR DEVELOPMENT:

6.2.1. 08/01416/FUL Hessenford Church Hall Alterations and extensions to church all to include creation of self-contained flat at first floor level Cornwall Council - Permission refused 28th July 2009

Main reasons:-

The proposed extension by reason of its size and height in close proximity to the rear amenity space and main habitable rooms of the neighbouring residential dwelling known as "The Old School House", would have an overbearing impact resulting in an increased sense of enclosure and loss of light to habitable rooms, being detrimental to the residential amenity currently enjoyed by the occupiers.

7. PLANNING APPEALS (received by date of Meeting)

None had been received.

8. PLANNING CORRESPONDENCE

8.1. The Clerk reported that he had received notification of **Cornwall Council Site Meeting at 14 Buttlegate, Donderry to take place On Monday 24th August 2009 at 4.30 pm** (08/01954/FUL – Construction of detached split-level dwelling and formation of new vehicular/pedestrian access (revised design to application 05/00243/FUL dated 21.06.2005))

Cornwall Councillor Richard Pugh explained the context and reasons for this site meeting to members.

8.2. Planning Training. The Clerk informed members that he had received notification that the Cornwall County Training Partnership would be holding training sessions on the new criteria surrounding planning sector. One member from each local Council was invited to attend two sessions. The cost of the training would be £25.00. It was decided that the Chairman would attend.

9. URGENT BUSINESS ADMITTED BY THE CHAIRMAN

9.1 South East Cornwall Surf Club

The Chairman (acting in his capacity as editor of the Nut Tree Newsletter), stated that a letter received for publication from the South East Cornwall Surf Club, would be included in the September issue of the Nut Tree Newsletter.

Minutes of the Planning Committee Meeting of 20th August 2009 Continued

10. FINANCE:

10.1 Accounts to be paid

	VAT	Nett	TOTAL
<i>BT Payment Services Ltd (Office phone and Broadband)</i>	15.05	104.81	119.86
<i>SLCC Enterprises Ltd (Cemetery Management Training 7/9/09)</i>	14.25	95.00	109.25
<i>Cornwall Council – Cleaning supplies for Downderry WC</i>	4.55	30.31	34.86
<i>Cornwall Council – Clerk’s salary July 2009</i>	0.75	1,056.92	1,057.67
<i>Helen Thomas – Re-imbusement of VIP event expenses</i>	-	359.38	359.38
<i>K. Johnston – Prow & Small Works Interim Invoice</i>		600.00	600.00
<i>Claudia Hocking – Re-imbusement of VIP event expenses</i>		36.94	36.94
<i>Design UNLTD – Printing of VIP event publicity</i>	-	299.00	299.00
<i>Hugo de Rijke – Re-imbusement of VIP event expenses</i>	-	109.95	109.95
Total £	34.60	2,692.31	2,726.91

Cllr. J.P. Candy **proposed** acceptance of accounts to be paid (subject to ratification of the Full Council); this was **seconded** by Cllr. P. McClung and **agreed** unanimously by the Meeting. The Clerk was asked to contact S.W. Water in order to request that the meter for the Downderry public conveniences be checked.

11. MATTERS RAISED BY MEMBERS FOR POSSIBLE INCLUSION ON THE NEXT AGENDA:

11.1. Cornwall Councillor Richard Pugh drew the attention of members to a National Marine Event to take place at Seaton Beach on Thursday 27th August 2009 from 12 noon to 6 pm.

There being no further business, the Chairman closed the Meeting at 19.40 hrs.