

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE MEETING at the DOWNDERRY METHODIST CHURCH on THURSDAY 22<sup>nd</sup> JANUARY 2009 AT 6.30PM**

**PRESENT:** Parish Cllrs. D. L. G Elliott (Chairman), R. J. Daniel (Vice Chairman) G. K. Berncastle, Mrs M.Y. Byles, C. J. Hazel, S. J. Parry and Mrs A. Robinson

**Public Participation Period**

Various members of the public addressed the Committee regarding items 3.1. & 3.2. (Plots 1 & 2, Reef Point, East Camps Bay, Downderry). The view was expressed that the proposed developments should be of single storey, in order to blend in with the surrounding street scene. It was pointed out that the revised plans indicated that the roof ridge heights were at least one metre higher than those on the original plans. The use of zinc roofing material was seen as unsuitable.

Problems of coastal erosion would be exacerbated by the development and there was evidence of land slippage close to where the plot 1 development would take place. The proposed diversion of rain-water run-off into the stream would increase the possibility of cliff erosion close to the stream.

The geo-technics report produced did not provide conclusive support for the proposed development.

The vibration caused by the proposed use of pile driving machinery could increase the instability of the ground, not only at the site of the new development but also at adjacent properties.

The size of the proposed developments would result in a substantial weight being placed on ground that was unstable to a considerable depth.

The revised plans appeared to convey the impression that the proposed plots were larger than was in fact the case and that the development at Plot 2 would be right up to the boundary with the neighbouring property that would be overshadowed as a consequence.

There being no further requests to address the Committee, the Chairman closed the public participation period.

**1. APOLOGIES:** J.P. Candy, Mrs G. E. Hartland and Mrs. M.E. Temlett

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

Cllr. S. J. Parry declared a prejudicial interest in item 3.4. (Silver Seas, Top Road, Downderry)

**3. PLANNING APPLICATIONS:**

**3.1. 08/02270/FUL Mr S. Flood PLOT 1, REEF POINT, EAST CAMPS BAY, DOWNDERRY  
Construction of one dwelling**

The Vice-Chairman **proposed objection** to the application for the following reasons:

- a) Probable instability of ground.
- b) Request for a comprehensive geo-technical survey to determine the suitability of the land for the construction of two x three storey houses.
- c) Surface water run-off would be into subterranean storage tanks that could then become too heavy for the ground and might result in subsidence.
- d) Vibrations from pile driving may increase the probability of ground instability of neighbouring properties.
- e) Land subject to coastal erosion.

This was **seconded** by Cllr. Mrs. A. Robinson and **agreed** unanimously by the Meeting.

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**3.2. 08/02271/FUL Mr D. Flood PLOT 2, REEF POINT, EAST CAMPS BAY, DOWNDERRY  
Construction of one dwelling**

The Vice-Chairman **proposed objection** to the application for the following reasons:

- a) Probable instability of ground.
- b) Request for a comprehensive geo-technical survey to determine the suitability of the land for the construction of two x three storey houses.
- c) Surface water run-off would be into subterranean storage tanks that could then become too heavy for the ground and might result in subsidence.
- d) Vibrations from pile driving may increase the probability of ground instability of neighbouring properties.
- e) Excavation work may result in subsidence of swimming pool at neighbouring, adjacent property.

This was **seconded** by Cllr. Mrs. A. Robinson and **agreed** unanimously by the Meeting.

**3.3. 08/01636/FUL Mrs. Hoyle 6 WEST END COTTAGES, HESSENFORD  
Construction of two storey side extension and single storey rear extension to dwelling and construction of new detached garage (demolition of existing garage). Alteration of existing vehicular access to highway.**

It was noted that on the original application the Council had suggested, in its response, that the new gable end wall should be "softened" by possible slate hangings, stonework and or brick reveals to windows and that this had not been incorporated into the new plans.

Cllr. G.K. Berncastle **proposed support** of the application; this was **seconded** by Cllr. Mrs. A. Robinson and **agreed** unanimously by the Meeting.

**3.4. 09/00028/FUL Mr. & Mrs. S. Wigginton SILVER SEAS, TOP ROAD, DOWNDERRY  
Construction of garage to replace existing, new entrance porch with balcony over and replace central window with patio doors at first floor level and patio doors with window on ground floor. Raise existing boundary wall.**

Cllr. S.J. Parry declared a prejudicial interest and offered to leave the Meeting. The Chairman advised him that this would be unnecessary provided that he did not enter into any of the discussions or vote on any proposal.

Following discussion, Cllr. Mrs. A. Robinson **proposed support** of the application; this was **seconded** by Cllr. Mrs. M.Y. Byles and **agreed** by the Meeting with two abstentions.

**3.5. 08/01935/FUL Mr. & Mrs. Parker KERNOW CLIFF, LOOE HILL, SEATON  
Retention of balcony to front elevation**

After discussion, during which it was agreed that there had been a front balcony at the property for many years, Cllr. G. K. Berncastle **proposed support** of the application; this was **seconded** by Cllr. S. J. Parry and **agreed** by the Meeting with one abstention.

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

There were no applications to consider.

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### **5. PLANNING DECISIONS:**

#### **5.1. PERMISSIONS FOR DEVELOPMENT:**

##### **5.1.1. 08/01691/FUL Downcliff, Brenton Road, Downderry**

Re-roofing of property to include raising ridge by 250mm to provide additional living accommodation. Installation of dormer with balcony to south elevation and new entrance with bridge to rear garden to north elevation

**Caradon D.C. Permission Granted 9<sup>th</sup> December 2008**

**Main conditions:-**

- 1) Three year commencement rule
- 2) Windows to east and west to be glazed with obscure glass

##### **5.1.2. 08/01637/CON 6 West End Cottages, Hessenford**

Conservation Area consent for the demolition of existing garage

**Caradon D.C. Permission Granted 12<sup>th</sup> December 2008**

**Main conditions:-**

Three-year commencement rule

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

##### **5.2.1. 08/01865/LUCE Hillview, Keveral Lane, Seaton**

Certificate of lawfulness for the continuation of use of building as holiday chalet

**Caradon D.C. Permission Refused 24<sup>th</sup> December 2008**

**Reason:-**

The evidence submitted is not conclusive, and on the balance of probability, the use of the building as a holiday chalet has not been proven for a continuous period in excess of 10 years. Therefore, as there is not sufficient unambiguous and precise evidence on which to make a positive recommendation, this application is refused.

##### **5.2.2. 08/01207/FUL Lendore, Looe Hill, Seaton**

Rebuilding of existing garage and provision of storage over

**Caradon D.C. Permission Refused 5<sup>th</sup> December 2008**

**Reason:-**

The proposed development, by reason of siting, design, size, scale and materials would have a significant, detrimental impact on the street scene and wider character and appearance of the area. The proposal is therefore contrary to development plan Adopted Policy ALT2 of the Caradon Local Plan First Alteration 2007, the Caradon Design Guide 2000 and Saved Policy 2 of the Cornwall Structure Plan 2004.

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

#### **6.1. SITE AT HILLSIDE, SEATON PARK, SEATON**

**Appeal by: Mr. R. Thomas & Mrs. S. M. Thomas – 19<sup>th</sup> December 2008**

DoE Ref: APP/KO805/A/08/2092308/WF

Caradon Planning Application Ref: 08/01040/OUT

**Outline application for the construction of two-bedroom bungalow**

Written representations to be submitted by 30<sup>th</sup> January 2009

The Committee decided not offer any submission on this matter.

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

#### **7.1. "One Cornwall" – County Warding Proposals**

The Vice-Chairman gave a report to the Committee regarding the latest position on the Boundary Committee for England's consultation over the new County Warding proposals. The Draft proposal had included Deviock Parish in the proposed "Pelynt Ward" and this had appeared to be acceptable. Mr. Malcolm Brown, Electoral Officer for Cornwall County Council, had submitted an alternative proposal that Deviock P.C. should be linked to Menheniot P.C. in order to create a combined County Ward that would also include Quithiock. The Vice-Chairman suggested that this would not provide Deviock with the best form of representation. A preferred third option for a combined St. Germans, Deviock, Morval and St. Martins Ward was favoured by the Chairman and Vice-Chairman. Although this option had not been officially offered as an alternative by the Boundary Committee or Cornwall County Council, it was seen as a most acceptable grouping for the interests of Deviock Parish and the surrounding parishes. It had been indicated that St. Germans P.C. would be in favour of this option, but it was necessary to solicit the views of the other Parish Councils involved. The Vice-Chairman asked that the Chairman, Vice-Chairman and District Councillor J. P. Candy be given joint delegated authority to respond to the Boundary Committee consultation. Cllr. G. K. Berncastle **proposed** that delegated authority be granted to the Chairman, Vice-Chairman and District Councillor J. P. Candy in this matter, subject to ratification at the next full Council meeting; this was **seconded** by Cllr. Mrs. M.Y. Byles and **agreed** by the Meeting.

The Clerk asked for an official response to the question posed by CALC regarding the continuing County Authority after 1<sup>st</sup> April 2009. The Vice-Chairman responded that the arrangements for the Joint Implementation Committee to become the continuing County Authority had already been agreed under the terms of the Unitary legislation and therefore the question was irrelevant.

The Vice-Chairman left the Meeting at 19.25 hrs.

#### **7.2. Enforcement Training Sessions. Notification of training events by Caradon Planning Team.**

The Clerk reported that the Council had been asked to respond by the end of this month, as to whether members would be interested in training on Planning Enforcement issues. After discussion the Clerk was instructed to request that a training session be conducted on a suitable Planning Committee meeting day.

### **8. FINANCE:**

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

	<b><u>VAT</u></b>	<b><u>Nett</u></b>	<b><u>TOTAL</u></b>
Ruralnet / UK – Cornwall ExtraNet Membership Subscription	7.50	50.00	57.50
Caradon D.C. – Clerk's Salary December 2008	0.75	1,033.61	1,034.36
Bowderry Methodist Church – Hire of Hall 2008	-	130.00	130.00
Hessenford Church Hall – Hire of Hall 2008	-	97.50	97.50
<b>Total £</b>	<b>8.25</b>	<b>1,311.11</b>	<b>1,319.36</b>

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

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

- 9.1. The Clerk drew the attention of members to a Standards Board Satisfaction Survey that required completion before the 16<sup>th</sup> February 2009. The Chairman agreed to complete the questionnaire and return it as requested. reported that overgrown vegetation on Brenton and Main Roads, Downderry was causing obstruction to traffic. The Clerk agreed to inform Cornwall County Council Highways Dept. and ask that landowners be requested to arrange for vegetation to be removed.
- 9.2. Cllr. C. J. Hazel asked if the Council had been notified of the proposed road closure for resurfacing work of Seaton Valley Road to take place in April 2009? The Clerk stated that he had not been notified of this. Cllr. Hazel had previously been assured that any future closure of this road would occur only at night in order ensure daytime access to local businesses. The notice that he had been recently sent appeared to ignore this qualification. Cllr. Hazel offered to provide the Clerk with a copy of his notice of road closure so that this matter could be followed up.
- 9.3. Cllr. G. K. Berncastle asked if any action had been taken against residences who had not carried out the removal of vegetation from the roadside as officially requested by the County Highways Dept. The Chairman stated that there was normally a period of grace given for the work to be carried out and that it would be up to the County Highways Dept. to instigate any enforcement procedure. Cllr. Berncastle also drew the attention of members to the recent removal of mature trees on the Hessenford / Castle Motors road.
- 9.4. Cllr. Mrs. M.Y. Byles stated that potholes were developing on the Seaton Valley Road.
- 9.5. Cllr. Mrs. A. Robinson informed the Committee of illegal motorbike scrambling events in Bake Woods. The Clerk was asked to inform the police and Duchy of Cornwall.

There being no further business the Chairman closed the Meeting at 19.35 hrs.