

MINUTES of the Deviock Parish Council PLANNING COMMITTEE MEETING at the DOWNDERRY METHODIST CHURCH COMMUNITY ROOM, on THURSDAY 22nd JULY 2010 AT 6.30PM

PRESENT: Cllrs. R. J. Daniel (Chairman), Mrs. M. Y. Byles, J. P. Candy, D. L. G. Elliott, Mrs G.E. Hartland, D. T. Parry and Ms. M. E. Temlett

1. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:

Cllr. D. L. G. Elliott declared a personal and prejudicial interest in relation to item 4.1. of the agenda, being the applicant.

2. 10 MINUTE PUBLIC PARTICIPATION PERIOD:

A member of the public addressed the Committee regarding his objections to planning application PA10/03458 (Plots 1 & 2, Land Adjacent 40 Buttlegate, Downderry). He felt that this new application had not adequately addressed the issues on which the previous application had been refused, including the size and scale of the proposed dwellings. Because of the fragmented nature of the site, it was possible that permission for an additional house would be sought once the two, now under consideration, had been built. The total site area was really only suitable for two smaller dwellings. The applicant had not asked the views of neighbours before submitting the current application. There being no other members of the public wishing to address the Committee, the Chairman closed the Public Participation Period.

3. APOLOGIES: Cllrs. P. McClung, Mrs. A. Robinson, S. J. Parry & C. Cllr. R. Pugh

4. PLANNING APPLICATIONS:

4.1. PA10/03458 Mr. D. L. G. Elliott PLOTS 1 & 2 LAND ADJACENT 40 BUTTLEGATE, DOWNDERRY

Construction of two detached dwellings

Cllr. D. L. G. Elliott declared a personal and prejudicial interest and left the meeting.

After discussion the Chairman **proposed objection** of this application for the following reasons:

- 1) Overdevelopment because of the height of the proposed dwellings. Alternative designs employing a larger footprint but lower roof heights would have been more acceptable.
- 2) Concerns over access onto Buttlegate near to the junction with Main Road.
- 3) Concerns that excavations at plot 1 could create instability of ground close to the neighbouring property "the Spanish House".
- 4) Detriment to AGLV because of probably difficulties of providing adequate tree screening of the proposed dwellings;

this was **seconded** by Cllr. Mrs. M. Y. Byles and **agreed** by the Committee (one abstention).

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:

**5.1. 09/00326/FUL THE BARN, ST ANNES, HESSENFORD
Variation of condition 2 (timber windows and doors) of planning application 01/01517/FUL dated 10.04.2002 to allow use of wood effect upvc windows**

The Clerk stated that the Parish Council supported this application in April 2009. The Committee was now being asked for its opinion subsequent to a proposed 106 legal agreement by Cornwall Council which would impose a condition that if the existing upvc windows ever needed to be changed then they would have to be replaced with wooden ones. Because the then owner of the property had so far declined to enter into any negotiations on this, the planning officer was now minded to recommend refusal of this application.

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PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA (continued):

5.1. 09/00326/FUL THE BARN, ST ANNES, HESSENFORD (continued)

After discussion as to the current situation Cllr. J. P. Candy **proposed** that the Committee now **object** to the application to vary condition 2 of planning application 01/01517/FUL; this was **seconded** by Cllr. D. T. Parry and **agreed** unanimously by the Meeting.

**5.2. PA10/03639 Mr. Mark Hoskin LAND Pt Os 3226 POLBATHIC, TORPOINT
Construction of agricultural workers dwelling**

Further to concerns relating to the height of the roof ridge of the proposed dwelling in relationship to a new barn being constructed nearby it was decided that more information was required before a decision could be made. Because there were no meetings planned before the required date for a response to this application, Cllr. J. P. Candy **proposed** that Cllr. Ms. M. E. Temlett **be granted delegated authority** to make the decision on behalf of the Committee; this was **seconded** by Cllr. Mrs. M. Y. Byles and **agreed** unanimously by the Meeting.

**5.3. PA10/04100 Mr. & Mrs. Colin & Dawn Hampton
LOWER DEVIOCK FARM, DEVIOCK HILL, DOWNDERRY
Extension of time application for the conversion of redundant barn/store to holiday accommodation (application e2/07/01065/FUL approved 31.10.2007refers).**

Cllr. J.P. Candy declared a personal interest, stating that his property overlooked the barn in question. The Chairman proposed support of this application; this was seconded by Cllr. D. T. Parry and agreed unanimously by the Meeting.

6. PLANNING DECISIONS:

PA10/03414 Mr Sam Stidwell ANCHORAGE, SEATON PARK, SEATON

Construction of first floor extension to provide self contained living accommodation and formation of new vehicular and pedestrian access to highway

Notice of refusal of planning permission – Cornwall Council, 16th July 2010

Reasons: The proposed first floor extension along with the ground floor single storey extension with the balcony over, as a result of the size, scale, massing, design and positioning, would give rise to an incongruous addition to the street scene and would undermine the character and appearance of the area, and would not be subservient to the original dwelling and would destroy the simple composition of the original dwelling and would be visually unacceptable in relation to the character of the original dwelling. Contrary to saved policies.

The Chairman informed the Meeting that Cornwall Councillor Richard Pugh was unhappy with how this application had been dealt with by the Planning Department and that he would be taking the matter forward in the coming week.

7. PLANNING APPEALS (received by date of Meeting)

None had been received.

8. FINANCE:

8.1. Accounts to be paid

	VAT	Nett	TOTAL
NALC (Local Government Review Magazine Subscription)	0.00	27.00	27.00
Total £	0.00	27.00	27.00

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

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9. URGENT BUSINESS ADMITTED BY THE CHAIRMAN

9.1. Parish Survey for Affordable Housing Sites

The Chairman Stated that Mr. Chris Lunn (Cornwall Council, Affordable Housing Officer) would be happy to meet up in order to discuss how to progress this matter in Deviock Parish.

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

Cllr. Mrs. G. E. Hartland drew the attention of members to excavation works that had recently been carried out in Seaton. The Clerk was instructed to contact the Planning Enforcement Dept. about this matter.

Cllr. J. P. Candy informed members that he had recently received grant funding to allow for clearance of the permissive paths on his land and that this work would be carried out in the near future.

There being no further business, the Chairman closed the Meeting at 19.55 hrs.

FROM THE PARISH WEBSITE