

**MINUTES of the Devoick Parish Council PLANNING COMMITTEE  
**MEETING at the DOWNDERRY METHODIST CHURCH**  
**SCHOOLROOM on THURSDAY 24<sup>th</sup> JANUARY 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, S.J. Parry, Mrs. A. Robinson, Ms. E. R. Saville & Mrs. M.E. Temlett

**Public Participation Period** There being no members of the public present, the Chairman waived the public participation period.

**1. APOLOGIES:** Cllr. Mrs. M.Y. Byles (attending a family event)

**2. PLANNING APPLICATIONS**

**2.1. 07/01802/FUL Ms S. V. Martin**  
**LANTHORN HOUSE, BRENTON ROAD, DOWNDERRY**  
**Construction of extensions and internal alterations to dwelling.**  
**Rebuilding of garage and formation of deck area and patio area.**

**Support** of this application was **proposed** by Cllr. G.K. Berncastle **seconded** by Cllr. Mrs. A. Robinson and **agreed** by the Meeting with one abstention. The Chairman requested that the clerk draw the attention of planning officers to possible problems of ground stability on the sea side of the property.

**3. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA**

**3.1. 08/000056/FUL Mr K. Boulting**  
**LAND AT 35 BUTTLEGATE, DOWNDERRY**  
**Construction of detached dwelling and formation of new vehicular/pedestrian access to highway**

The Chairman declared a prejudicial interest and handed over the chair to the Vice-Chairman for this item. After discussion Cllr. G.K. Berncastle **proposed** that consideration of this and items 3.2 & 3.3 should be deferred until the next full council meeting (14<sup>th</sup> February 2008), in order to give councillors time to visit the sites in question. This proposal was **seconded** by Cllr. Mrs. A. Robinson and **agreed** unanimously by the Meeting. The Clerk agreed to request a time extension from the Caradon D.C. planning officers concerned and to report back if this was not given, so that a site meeting could take place within the formal time period for responses on the three planning applications.

**3.2. 08/000053/FUL Mr and Mrs P. Morley**  
**LAND REAR OF 36 BUTTLEGATE, DOWNDERRY**  
**Outline application for the construction of two dwellings with integral garages and associated vehicular/pedestrian access**

Consideration of this application deferred until 14<sup>th</sup> February 2008

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### **3.3. 08/000046/FUL Mr Peter McGirr**

**LAND At 29 BUTTLEGATE, DOWNDERRY**

**Construction of two dwellings and formation of new vehicular/pedestrian access to highway**

Consideration of this application deferred until 14<sup>th</sup> February 2008

## **4. PLANNING DECISIONS**

### **4.1. PERMISSIONS FOR DEVELOPMENT:**

#### **4.1.1. 07/01394/FUL: Hillside Cottage, Hessenford**

**Construction of office and garden room (demolition of timber garage, pergola and lean to shed)**

**Caradon D.C. Permission Granted 20<sup>th</sup> November 2007**

No conditions except 3 year rule

#### **4.1.2. 07/01400/FUL: Flat 9, Dinas Court, Downderry**

**Replacement windows and door with upvc**

**Caradon D.C. Permission Granted 30<sup>th</sup> November 2007**

No conditions except 3 year rule

#### **4.1.3. 07/01255/FUL: Hessenford Garage, Hessenford**

**Construction of six dwellings**

**Caradon D.C. Permission Granted 5<sup>th</sup> December 2007**

Main conditions:-

- 1) Samples of materials for external surfaces to be submitted for approval
- 2) Stone walls bounding the parking and amenity space to be constructed prior to occupation
- 3) Detail of design of windows in north elevation of dwellings to be submitted
- 4) No works to commence on site until all existing buildings and structures have been demolished and cleared from the site
- 5) Scheme for the provision of surface water drainage to be submitted
- 6) Scheme for the provision of foul drainage works to be submitted
- 7) Walls / fences to be provided on the boundaries of the site, to be erected concurrently with the building work
- 8) Protective fencing around trees, hedges and other natural features to be erected prior to commencement of work
- 9) Bollards at road side (as approved) to be erected and retained throughout the lifetime of the development
- 10) A parking layout to be submitted. 2 of the 11 parking spaces to be restricted to use by existing dwellings in the terrace of dwellings immediately to the west of the site. The parking and turning area to be constructed prior to first occupation of any of the dwellings.
- 11) A contaminated land site investigation to be submitted and approved prior to the commencement of the development.

#### **4.1.4. 07/01469/FUL: 7 Treliddon Terrace, Narkurs**

**Single storey rear extension and reinstate and extend existing front porch entrance**

**Caradon D.C. Permission Granted 7<sup>th</sup> December 2007**

Main condition:-

Materials used for the construction of external surfaces to match those used in the existing building

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

#### **4.2.1. 07/01488/FUL: Land at 35 Buttlegate**

**Construction of detached dwelling with new vehicular and pedestrian access to highway  
Caradon D.C. Permission Refused 18<sup>th</sup> December 2007**

Main reasons:-

- 1) The proposed dwelling, by reason of its design, siting and massing, and the work necessary to provide the intended access, would detract from the character and appearance of the area and the contribution the site makes to the Area of Great Landscape Value
- 2) The access to the proposed development is located at a point where visibility due east is severely restricted and the resulting use of the access would result in increased hazard to road users.

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

No planning appeals had been received

### **6. URGENT BUSINESS ADMITTED BY THE CHAIRMAN**

#### **6.1. Highway Structures Assessment and Strengthening Programme: Consultation**

*A request by the Clerk for the identification of weak highway structures (bridges, retaining walls etc.), for notification to Cornwall C.C. Design and Maintenance Consultancy.*

The Clerk reminded councillors that they had been asked to submit cases of potentially weak, local highway structures. The list for Deviock parish already included the following:-

- 1) Hessenford Bridge
- 2) Seaton Bridge
- 3) Bridge under the road at Carracawn Farm
- 4) Culvert on Treliddon Lane, opposite Combe Park, near St. Nicolas Church
- 5) Culvert under Treliddon Lane, near Bowithen
- 6) Road subsidence at Trewall Lane
- 7) Road subsidence at Looe Hill (opposite Mount Brioni)
- 8) Road subsidence on Hessenford Road (near old tanks?)
- 9) Road subsidence on Keveral Lane

Two additional sites were added to the list:-

- 10) Road subsidence at Triffle Hill, Donderry
- 10) Pothole on A387 at Hessenford, near the junction with Church Hill

#### **6.2. Transport Issues – an update by Cllr. Eileen Saville**

Cllr. Saville reported the following:-

- 1) She was preparing an article for publication in the Nut Tree Newsletter about the introduction of new bus passes by Cornwall C.C. in April 2008.
- 2) She was applying pressure on First Bus to instigate a service that would terminate at Liskeard train station.
- 3) The last joint Parish Councils Transport meeting, organised by Millbrook P.C., had centred on issues affecting Torpoint and the Rame peninsula, most of the parishes attending being under the Torpoint and Rame Peninsula Community Trust and also part of the Torpoint MCTI. Cllr. Saville felt that as Cllr. Candy attended these meetings and could report back to Deviock P.C. on their activities, it would be better use of her time to get involved in transport groups centred on Looe and the Looe MCTI. Cllr. Candy stated that it was important to be involved with the Millbrook, Joint Parishes Transport Group because of their links with Plymouth.

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### 7. FINANCE

#### **7.1. Accounts to be paid**

	<u>VAT</u>	<u>Nett</u>	<u>TOTAL</u>
Caradon Citizens Advice Bureau	-	100.00	100.00
Caradon D.C. Nut Tree Newsletter – Dec '07 (50% contribution)	-	114.45	114.45
Caradon D.C. Nut Tree Newsletter – Jan '08 (50% contribution)	-	114.45	114.45
South West Water – Downderry Toilets 27/10/07 – 14/01/08 *	-	325.51	325.51
BT 20/10/07 – 16/01/08 + Broadband rental until 31/03/08	16.18	96.92	113.10
<b>Total £</b>	<b>16.18</b>	<b>751.33</b>	<b>767.51</b>

The Clerk reported that the SW Water invoice was normally under £100.00. Problems with the sensor for the latrine back in September 2007 resulted in water flowing continually for a few days. Because the previous invoice, covering that period was taken from an estimated reading the true extent of water usage had not come to light until now. The Chairman requested that the Clerk should query this bill and that it should not be authorised for payment at this time.

Cllr. J.P. Candy **proposed** acceptance of accounts to be paid excluding the invoice from S.W. Water this was **seconded** by Cllr. Mrs. M. E. Temlett and **agreed** unanimously by the Meeting.

#### **7.2. To consider recommendations and decide on the re-investment of Parish Council funds**

The Clerk stated that having consulted various business banking comparison websites the best option for the reinvestment of Council funds between £50,000 & £249,999 was the Alliance and Leicester Business 30 Day Notice Account (Issue 4) offering a gross rate of 5.4% (AER 5.47%). The Clerk continued that this rate was not fixed and, considering the current climate, it was probable that the rate of return would be reduced in the next few weeks. Transferring funds to the Alliance & Leicester would involve the process of setting up a new account, including the appointment of signatories etc. The Council's bankers Barclays were currently offering a Fixed Rate Bond 4<sup>th</sup> March – 13<sup>th</sup> July 2008, offering 5.25% Gross. Application for this bond needed to be notified by 14<sup>th</sup> February 2008.

The amount for re-investment from the previously matured Treasury Deposit was £111,339.89.

After discussion Cllr. Candy **proposed** that the Clerk re-invest this amount in the Barclays Fixed Rate Bond, unless better terms on a longer term investment could be obtained. This was **seconded** by the Chairman and **agreed** by the Meeting.

### 8. INFORMAL CORRESPONDENCE

8.1. Cllr. G.K. Berncastle informed the Meeting of an attempted break in at his home, suggesting that local people need to be alert to this kind of crime; he suggested that this should be highlighted in the Nut Tree Newsletter.

Cllr. Berncastle stated that the "sea safety" noticeboard at Seaton was in a bad state of repair and the Chairman added that the board at the Slipway, Beach Hill, Downderry, should also be repaired.

8.2. Cllr. S.J. Parry reported on the poor state of the public toilets at Seaton. Cllr. J.P. Candy stated that Caradon D.C. had recently allocated funds for the refurbishment of these toilets.

8.3. Cllr. J.P. Candy asked for an initial response by the Council to a proposal requiring the Council to be responsible for the maintenance of a new children's play area, to be constructed as part of a possible development plan at Treliddon Lane, Downderry. Members were positive about this proposal, in principle, but would need to know more details before giving it their full support.

Cllr. Candy asked that a letter, formally requesting the provision of a football pitch at Seaton by Caradon D.C., be sent by the Clerk and that the football pitch be made an agenda item for the next full council meeting.

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**8. INFORMAL CORRESPONDENCE (continued)**

- 8.4. *Cllr. Mrs. M.E. Temlett stated that there were some residents who were in favour of the introduction of street lighting on Trierieve, Downderry. The Chairman suggested that a petition of residents who were either in favour or against this proposal would be the best way forward.*
- 8.5. *The Vice Chairman informed the Meeting of the following:-*
- a) the slipway gate at Beach Hill, Downderry was not locked*
  - b) that the One Cornwall, Joint Interim Committee was currently inviting stakeholders to help with drawing up terms of reference for the new Unitary Council and that NALC and CALC were being involved in this process.*
  - c) that there was to be a boundary review of wards in Cornwall and that this should take into account the new network areas, but that town and parish boundaries would remain static.*

There being no further business the Chairman closed the Meeting at 19.47 hrs.

From the Parish Website