

MINUTES of the Deviock Parish Council PLANNING COMMITTEE MEETING at the DOWNDERRY METHODIST CHURCH SCHOOLROOM on THURSDAY 24th APRIL 2008 AT 6.30PM

PRESENT: Parish Cllrs. D. L. G Elliott (Chairman), 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 were two members of the public present. One member of the public addressed his objections to planning application 08/00356/FUL to the Council, stating that the proposed parking bay would overlook his two bedrooms and garden, that the parking bay would be too small for two cars and that the height of the retaining wall would be overbearing. He also gave his own alternative plan for his neighbour's parking bay that he would find acceptable. The applicant in question, agreed to confer with his neighbour about this alternative plan. There being no other requests to address the Council, the Chairman closed the public participation period.

1. APOLOGIES: Cllrs. R.J. Daniel and G.K. Berncastle.

The Chairman reported on Cllr. Daniel's illness and the Council unanimously wished him a speedy recovery.

2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:

Cllr. S.J. Parry declared a prejudicial interest in item 3.2.

3. PLANNING APPLICATIONS

**3.1. 08/00356/FUL Mr Roger Millage UPOVER, MAIN ROAD, DOWNDERRY
Enlargement to existing parking bay**

After discussion Cllr. S.J. Parry **proposed** objection to the application on the grounds of overlooking and overbearing in terms of mass; this was **seconded** by Cllr. M. J. Crutchley and **agreed** by the Meeting with one abstention.

**3.2. 08/00351/LUCE Mr Peter Davies
BARNs AT TRELIDDON FARM, TRELIDDON LANE, DOWNDERRY
Certificate of Lawfulness for the existing conversion of barns A and C to dwelling and holiday letting unit together with construction of garage and installation of septic tank**

Discussion of the Council's view on the Certificate of Lawfulness was concluded by a proposition by the Chairman that "The Council has no relevant knowledge of this site"; this was **seconded** by Cllr. Mrs. G.E. Hartland and **agreed** by the Meeting with one abstention.

4. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA

There were no applications to be considered.

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5. PLANNING DECISIONS

5.1. PERMISSIONS FOR DEVELOPMENT:

5.1.1. 07/01802/FUL: Lanthorne House, Brenton Road, Downderry

Construction of extensions and internal alterations to dwelling. Rebuilding of garage and formation of deck area and patio area.

Caradon D.C. Permission Granted 14th February 2008

Main conditions:-

- 1) Materials used to be used for the construction of the external surfaces for the extension and garage shall match those used in the existing building
- 2) No further windows, doors or openings of any kind shall be inserted in the west elevation of the extension

5.1.2. 08/00069/FUL: Hillside, Seaton Park, Seaton

Raising of existing roof and installation of roof lights and new window on north west gable to provide additional living accommodation.

Caradon D.C. Permission Granted 20th March 2008

Main conditions:-

- 1) No further windows, doors or openings of any kind shall be inserted in the south east elevation of the extension

5.1.3. 06/00616/FUL: Higher Treyone, Hesseford

Conversion of barns to form two residential units for holiday accommodation and new parking.

Caradon D.C. Permission Granted 26th March 2008

Main conditions:-

- 1) All electricity and telephone cables to be laid underground
- 2) All windows and doors to be of timber construction
- 3) Materials used for the construction of the external surfaces shall match those used in the existing barn
- 4) The stonework shall have flush or recess pointing with a lime based mortar
- 5) Details of provision made for bat roosts, including "bat tiles" and "bat-friendly" timber treatment chemicals to be submitted
- 6) Details of parking layout to be submitted and approved
- 7) The development permitted to be used for holiday accommodation only

5.1.4. 08/00097/FUL: Trelowia Farm, Widegates

Construction of timber framed garage and store

Caradon D.C. Permission Granted 26th March 2008

Main conditions:-

- 1) Roof covering to consist of natural slate
- 2) Details of the dark red brick for construction of the walls to be submitted and approved

5.1.5. 08/00172/FUL: 27 Buttlegate, Downderry

Construction of extension to upper ground floor to provide bathroom and en-suite and construction of first floor extension to provide bathroom.

Caradon D.C. Permission Granted 4th April 2008

Main conditions:-

- 1) No windows of any kind shall be inserted in the upper ground floor on the west elevation of the extension

Minutes of the Planning Committee Meeting of 24th April 2008 Continued

5.1. PERMISSIONS FOR DEVELOPMENT (Continued):

5.1.6. 07/01445/OUT: Wentworthy, Downderry

Outline application for the construction of two dwellings and formation of new vehicular / pedestrian access to highway.

Caradon D.C. Permission Granted 9th April 2008

Main conditions:-

- 1) Approval of details of the layout, scale and appearance of the dwellings, the means to access thereto and the landscaping of the site, to be obtained from the Local Planning Authority in writing before any work is commenced
- 2) All planting, seeding or turfing comprised in the approved details of landscaping to be carried out in the first planting and seeding season following occupation of the buildings or the completion of the works
- 3) A parking layout, illustrating two parking bays per proposed dwelling and on-site parking provision to serve the existing dwelling (known as Wentworthy), together with a turning area to enable vehicles to leave the site in a forward gear, to be submitted and approved
- 4) Screen walls or fences to be provided on the boundaries of the site
- 5) The roof covering of the works to consist of natural slate
- 6) The details of the means of access submitted, shall illustrate the means of access being provided off the unclassified lane to the west of the site, as indicated on the submitted indicative plan. The details shall include full details of any associated engineering works (e.g. retaining walls) including materials for the proposed external surfaces of such

5.1. REFUSALS OF PERMISSIONS FOR DEVELOPMENT:

5.2.1. 07/01669/FUL: The Crag, Looe Hill, Seaton

Construction of garage and formation of parking bay

Caradon D.C. Permission Refused 12th February 2008

Main reasons:-

The proposed structure, by reason of its design and prominent siting, would be detrimental to the character of the Area of Great Landscape Value in which it would be situated

5.2.2. 08/00053/OUT: Land at 36 Buttlegate, Downderry

Outline application for the construction of two dwellings with integral garages and associated vehicular/ pedestrian access

Caradon D.C. Permission Refused 4th March 2008

Main reasons:-

- 1) The proposed development, by reason of the excavation works necessary to prepare the site to accommodate two detached dwelling houses and associated access and the resulting change in the existing topography would detract from the character and appearance of the area, and the contribution the site makes to the Area of Great Landscape Value in which the site is situated.
- 2) The site has insufficient frontage to the public highway to provide adequate visibility for safe access and the development fails to provide adequate turning and manoeuvring space to allow vehicles to enter or leave the highway in a forward direction. The proposal is detrimental to highway safety.

08/00056/FUL: Land at 35 Buttlegate, Downderry

Construction of detached dwelling and formation of new vehicular/pedestrian access to the highway

Caradon D.C. Permission Refused 14th March 2008

Main reasons:-

- 1) Access to the proposed development is located at a point where visibility due east is restricted and the resulting use of the access would result in increased hazard to road users. The development fails to provide adequate turning and manoeuvring space to allow vehicles to enter and leave the highway in a forward direction. The proposal is detrimental to highway safety.
- 2) The proposed development, by reason of its design, siting, scale and massing, and the works necessary to provide the intended access, would detract from the character of the Area of Great Landscape Value in which it would be situated.

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6. PLANNING APPEALS (received by date of Meeting)

- 6.1. Appeal by: Broadacre Property Co. Ltd.
Site at Morweth Drive, Top Road, Downderry
Conversion of existing Store to Dwelling
Representations to be made to the Planning Inspectorate by 28th April 2008**

The Clerk stated that The Council had objected to this application in September 2007 on the grounds of: dangerous access, inadequate parking, lack of amenity space, over development, inappropriate design. It was agreed that a letter reiterating these objections should be sent to the Planning Inspectorate.

7. URGENT BUSINESS ADMITTED BY THE CHAIRMAN

- 7.1. Proposed development at Beechfield, Downderry. Update by the Chairman**

The Chairman stated that he had turned down a request by Mr. Derx to address the Parish Council privately but told him that he could approach individual members with his ideas. The Chairman continued that he had suggested to Mr. Derx that he hold a public meeting where members of the public could be shown his proposals for development and that the Parish Council would then hold an independent public meeting to gather views of local residents.

- 7.2. Unitary Authority Electoral Review of Cornwall - Update on the response by this Council to the Draft Schedule for 130 Divisions issued on Wednesday 16th April 2008**

The Clerk stated that Mr Malcolm Brown (Senior Research & Information Officer, Chief Executive's Department, Cornwall C.C.) had informed the Council that The Chief Executive's Department, Cornwall C.C. had recommended to the Boundary Committee that the area covered by the new Unitary Authority councillor should encompass Deviock, SheviocK and St.Germans Parishes. Mr. Brown had stated that the Boundary Committee may not find 130 seats for the new Council an acceptable figure and there would be a further detailed consultation on the boundaries in July – August 2008.

Mr Brown also stated that the County Council was also recommending the de-warding of Deviock Parish in its proposals to the Boundary Committee.

- 7.3. Update on the Axe Project**

The Chairman informed the Meeting that having spoken to Mr. Derx regarding a ten year renewal of the Beechfield access agreement, Mr Derx had declined to agree to this renewal at this time. This being the case, the proposed works to create a footpath from Broads Yard car park to the Axe Field were now on hold.

8. FINANCE

- 8.1. Accounts to be paid (Subject to ratification at Full Council Meeting)**

	<u>VAT</u>	<u>Nett</u>	<u>TOTAL</u>
Caradon D.C. Downderry W.C. Cleaning Supplies	2.98	17.02	20.00
B.T. Invoice Q016W 21/04/08 Parish Office phone & Broadband	16.86	100.81	117.67
Total £	19.84	137.67	157.51

Cllr. M.J. Crutchley **proposed** acceptance of accounts to be paid, this was **seconded** by Cllr. Ms. E. R. Saville and **agreed** unanimously by the Meeting.

Minutes of the Planning Committee Meeting of 24th April 2008 Continued

8. FINANCE (continued)

8.2. Request for Funding (subject to ratification at the next Full Council Meeting) St. Nicolas C of E VA School – Request for contribution towards residential trips for children whose parents are unable to afford for them to go.

The Chairman stated that this matter had already been discussed, and an amount agreed, at the Council meeting on 10th April 2008.

8.3. SLCC Regional One Day Conference (Wednesday 14th May 2008)

The Clerk requested funding to attend this event at a cost to the Council of £45.00 (subject to ratification at the next Full Council Meeting)

The Chairman **proposed** that the Council agree to funding of **£45.00**, this was **seconded** by Cllr. J.P. Candy and **agreed** unanimously by the Meeting.

8.4. Renewal of Annual Subscription to LCR (Local Council Review)

The Clerk requested renewal of the Council's subscription to this NALC publication 2 copies per month for one year @ £13.50 per copies = £27.00 (subject to ratification at the next Full Council Meeting)

Cllr. Ms. E.R. Saville **proposed** that the Council agree to funding of **£27.00**, this was **seconded** by Cllr. Mrs. M.E. Temlett and **agreed** unanimously by the Meeting.

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

9.1. Cllr. M.J. Crutchley asked if dog bins could be provided at the tow entrances to the Millennium Wood, Deviock Hill, Downderry. The Clerk stated that he would contact Caradon D.C. with this request.

9.2. Cllr. Ms. E.R. Saville reported that the Number 281 bus that travelled between Downderry, Seaton and Looe, had been discontinued in the new timetable of bus company ERH Road Car. Cllr. Saville continued that she was thought that the bus company needed to give 56 days notice of any withdrawal of service, if it received funding from the County Council. The Clerk agreed to look into this matter.

9.3. Cllr. S.J. Parry reported that he had seen broken glass on the basket ball area at Seaton Countryside Park and that this was the result of the recycling lorry operatives dealing with glass waste at the site. Cllr. J.P. Candy stated that he would report this, as a matter of urgency, to Caradon D.C.

9.4. Cllr. Mrs. A. Robinson suggested that there should be dog bins at the Hessenford end of the Seaton Countryside Park. The Clerk stated that he would add this to his list of requests to Caradon D.C.

9.5. Cllr. Mrs. G.E. Hartland informed the Council that members of the ECHO Centre, Liskeard, had carried out a "litter pick" at Seaton. Cllr Hartland suggested that a letter of thanks should be sent. The Clerk agreed to do this.

There being no further business the Chairman closed the Meeting at 19.50 hrs.