

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at the DOWNDERRY METHODIST CHURCH on
THURSDAY 25th SEPTEMBER 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, Mrs G. E. Hartland, S. J. Parry & Mrs A. Robinson

Public Participation Period

There being no members of the public wishing to speak, the Chairman waived the public participation period

1. APOLOGIES: Cllr. M. J. Crutchley and Cllr. Mrs. M. E. Temlett because of work commitments

2. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:

The Chairman declared a prejudicial interest in relation to item 3.1.
 Cllr. S.J. Parry declared a prejudicial interest in relation to item 4.2.

3. PLANNING APPLICATIONS:

**3.1. 08/01211/FUL Mr and Mrs Elliott LAND ADJACENT 40 BUTTLEGATE, DOWNDERRY
 Construction of dwelling with double garage**

The Chairman declared a prejudicial interest, handed over chairmanship to the Vice-Chairman and left the meeting.

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

The Chairman rejoined the Meeting at 18.37 hrs. and took back chairmanship of the meeting.

**3.2. 08/01305/FUL Mr and Mrs S. Keeble PROSPECT VILLA, DOWNDERRY
 Proposed alterations to existing dormer to create recessed balcony**

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

**3.3. 08/01306/FUL Ms S. V. Martin LANTHORNE HOUSE, BRENTON ROAD, DOWNDERRY
 Construction of extension with internal alterations. Rebuilding of garage.
 Formation of deck area and patio with installation of solar panels**

After discussion the Chairman **proposed** that the decision on this application should be deferred until the next Council meeting, in order to allow more time for councillors to consider the plans; this was **seconded** by the Vice-Chairman and **agreed** by the Meeting with one abstention.

**3.4. 08/01307/FUL Dr M. Dixon WYNGATE, LOWER ROAD, DOWNDERRY
 Construction of porch to link existing garage to dwelling. Replacement of two first floor patio doors with sliding door and replacement of two "Juliet" balconies with one larger balcony on south elevation**

The Chairman **proposed support** of this application; this was **seconded** by Cllr. Mrs. G.E. Hartland and **agreed** by the Meeting with one abstention.

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4. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:

4.1. 08/01275/VS52 Mr & Mrs Vaughan THE OLD SCHOOL HOUSE ANNEXE, DEVIOCK HILL

Application to discharge planning obligation pursuant to application 88/01638/F dated 23.03.1990 to allow sale of annexe

After discussion the Vice Chairman **proposed objection** to the application on the following grounds:-

- 1) As a separate dwelling the annexe would have insufficient amenity space
- 2) There was no reason why the original planning condition relating to the annexe should be discharged as nothing had changed to warrant this

The proposal was **seconded** by Cllr. Mrs. A. Robinson and **agreed** by the Meeting with three abstentions.

4.2. 08/01235/TRECON Mr N McCabe ST ANNES, HESSENFORD

Revised Description of Development: Application for works to trees within a conservation area. Works to involve removal of three trees, fell one dead tree and removal of dead wood branches of two trees and reduction in height (20-30%) to 7 trees.

Cllr. S. J. Parry declared a prejudicial interest and left the meeting.

The Clerk informed the Meeting that the application had been deferred from 11th September 2008 in order that Caradon D.C. should be asked to arrange a public site meeting with the County Forester. Planning Officer Cheryl Stansbury has declined to hold a site meeting stating that a) the Assistant County Forester has already visited the site and given his assessment and b) the time constraints in the planning process did not allow time for a site meeting to be arranged. If the application was not dealt with within the required time then it would be automatically deemed to have been approved.

The Clerk had circulated a copy of the Assistant County Forester's Report.

The Planning Officer was aware of a previous planning application for the construction of a detached dwelling at the site. Although the presence of some of the trees was one of the factors that led to the refusal of the application it was not the only one. The extra amount of light to the site, which would be gained by the removal of the trees in question, was regarded as minimal by the Assistant County Forester in his report.

After discussion **objection** to the application was proposed by Cllr. Mrs. A. Robinson on the following grounds:-

- 1) Additional information given in a letter to Caradon D.C. dated 11/09/08 from Mr. David Lock, may influence the report given by the County Assistant Tree Officer
- 2) The long term merits of "topping" trees should be considered, as it can lead to the demise of a tree.
- 3) The County Assistant Tree Officer's report states that the reduction in height of trees T8 & T15-20 would not increase the amount of daylight to the site; it is therefore better that they are not reduced in height at all.
- 4) There are no reasons stated in the County Assistant Tree Officer's report as to why the largest tree under consideration should be reduced in height by 3.5m
- 5) The Parish Council does support the removal of dead or diseased trees

The proposal was **seconded** by Cllr. Mrs. M. Y. Byles and **agreed** by the Meeting with two abstentions.

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5. PLANNING DECISIONS:

5.1. PERMISSIONS FOR DEVELOPMENT:

5.1.1. 08/00926/REM: Land at Clematis Cottage, Main Road, Downderry

Reserved matters application for the construction of detached dwelling and provision of parking area
Caradon D.C. Permission Granted 15th August 2008

Main conditions:-

- 1) No extra windows, doors or openings to be inserted in the East elevations of the dwelling
- 2) None of the development to be occupied until works for sewage disposal and surface water drainage have been provided on the site
- 3) A scheme of access works to be approved before any building commences (to include a suitable parking and turning area)
- 4) Prior to occupation of the dwelling a suitable parking space within the existing garage, for use in conjunction with the dwelling to be made available. The parking space is not to be used for the storage of caravans, boats or trailers.
- 5) Details of the proposed lay-by (incorporating an adequate turning space) to be submitted and approved prior to the commencement of works

5.1.2. 08/01170/TRECOM: The Coach House, Church Hill, Hessenford

Works to Trees (Reduction in height of Leylandii & Maple trees in Conservation Area)

Caradon D.C. Permission Granted 12th September 2008

5.1.3. 08/01148/TRECOM: Claremont House, Church Hill, Hessenford

Works to Trees (Reduction in height and shape of 4 Cupressus & one Maple tree in Conservation Area)

Caradon D.C. Permission Granted 12th September 2008

5.2. REFUSALS OF PERMISSIONS FOR DEVELOPMENT:

5.2.1. 08/00797/FUL: The Cottage, Cair Farm, Deviock

Construction of extension to north east elevation and construction of porch to north west elevation

Caradon D.C. Permission Refused 8th August 2008

Main reason:-

The proposal by reason of its size, scale and design would fail to respect the scale and traditional character and detailing of the original parent building and would form dominant features harmful to the appearance of the barn conversion and the contribution it makes to the surrounding Area of Great Landscape Value.

6. PLANNING APPEALS (received by date of Meeting)

No planning appeals had been received.

7. URGENT BUSINESS ADMITTED BY THE CHAIRMAN:

7.1. Arqiva Transmitting Station, Terrieve Lane, Downderry. Letter dated 16th September 2008

The Clerk reported that he had received notification of current plans to upgrade the transmitting station for the digital television switchover project. It was requested that the Clerk write to Arqiva requesting that a mobile phone transmitter be included in the plans in order to increase reception in the area.

Minutes of the Planning Committee Meeting of 25th September 2008 Continued

7. URGENT BUSINESS ADMITTED BY THE CHAIRMAN (Continued):

7.2. St. Ive Parish Council – Consultation Meeting of Caradon District Parish Councils to debate how to proceed in discussions with the new Cornwall Unitary Authority on future planning procedures.

The Clerk reported details of the meeting for councillors to be held at Millennium House, Pensilva at 7.30pm on Monday 29th September 2008.

The Chairman stated that he would attend the meeting.

7.3 BT Proposal to Re-align Payphone Provision to meet Consumer Demand To consider whether to retain telephone kiosks at Downderry and Narkurs, in light of new information.

The Clerk reported that since the last Council Meeting the following information has emerged:-

- a) The original BT consultation regarding the closure of local telephone kiosks began in April 2008 and ran until 18th July 2008. Caradon D.C. was informed of this and passed on the information to Ward members.
- b) As no request to retain kiosks at Downderry and Narkurs has been made they were now definitely going to be removed
- c) The consultation period for requests to “Adopt a Kiosk” or “Sponsor a Kiosk” has been extended until 1st November 2008

After discussion the Clerk was instructed to write to Caradon D.C. and B.T. stating that the original consultation had been flawed and requesting that the consultation be re-opened so that the future of the telephone kiosks at Downderry and Narkurs could be properly considered.

7.4. Seaton Post Office – Official Notification of Closure – 22nd September 2008

The Clerk reported that he had received the official Notification of Closure of Seaton Post Office. The Chairman stated that all the effort put in to keep this Post Office had been to no effect and suggested that the consultation had been a sham.

7.5. One Cornwall Council Wards – proposal by the Vice-Chairman that Deviock P.C. should write in order to request that Deviock Parish is not split into different Unitary Council wards and that Deviock Parish should become a single Parish Ward

After discussion it was agreed that a letter should be sent to Malcolm Brown of Cornwall County Council on this matter.

8. FINANCE:

8.1. Accounts to be paid

	<u>VAT</u>	<u>Nett</u>	<u>TOTAL</u>
The Samaritans of Plymouth, E. Cornwall & S.W. Devon	-	50.00	50.00
Cornwall County Training Partnership (CiLCA Training)	-	150.00	150.00
Replacement cheque (excluding VAT)			
Petty Cash	-	50.00	50.00
Total £	-	250.00	250.00

Cllr. J.P. Candy **proposed** acceptance of accounts to be paid (subject to ratification of the Full Council); this was **seconded** by the Chairman and **agreed** unanimously by the Meeting.

Minutes of the Planning Committee Meeting of 25th September 2008 Continued

8. FINANCE (Continued):

8.2. The reinvestment of Council funds

The current Barclays Treasury Deposit matures on 3rd October 2008. The clerk seeks permission to re-invest the funds at that time in a Barclays 5.7% Bond for 6 months

The Clerk informed members of the above. After discussion it was **proposed** by Cllr. Mrs. M. Y. Byles that funds for reinvestment should now be split between two banks, because of the current national, financial crisis; this was **seconded** by the Chairman and **agreed** unanimously by the Meeting, subject to ratification at the next full Council meeting.

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

- 9.1. The Clerk informed the Meeting that he had not yet had a response from Mr. David Lock regarding whether he wished to become a Parish Tree Warden. Because of this the matter would be dealt with at the next full Council meeting.
- 9.2. Cllr. J.P. Candy reported that the new street lamp at Seaton was in fact a replacement for one that had previously been sited on the wall of the Pavilions building.
- 9.3. Cllr. Mrs. M. Y. Byles asked if development of the Old Garage site at Hessenford would be taking place? It was thought that work should be commencing within the next few months.

There being no further business the Chairman closed the Meeting at 19.57 hrs.