

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at the DOWNDERRY METHODIST CHURCH
SCHOOLROOM on THURSDAY 25th OCTOBER 2007 AT 6.30PM**

PRESENT: Parish Cllrs. D. L. G Elliott (Chairman), G.K. Berncastle, Mrs G. E. Hartland, S.J. Parry, Mrs. A. Robinson and Mrs. M.E. Temlett

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

1. APOLOGIES: Cllrs. Mrs. M.Y. Byles (on holiday), J.P. Candy (attending another meeting), M. J. Crutchley (at work), R.J. Daniel (visiting family) & Ms. E. R. Saville (on holiday).

2. PLANNING APPLICATIONS

2.1. 07/01274/FUL Mr. & Mrs. James
DEVIOCK HOUSE, DEVIOCK HILL, DEVIOCK
Construction of extension

Support of this application was **proposed** by the Chairman, **seconded** by Cllr. G.K. Berncastle and **agreed** unanimously by the Meeting.

2.2. 07/01394/FUL Mr. & Mrs. D. Jarvis
HILLSIDE COTTAGE, HESSENFORD
Construction of office and garden room
(demolition of timber garage, pergola and lean-to shed)

Support of this application was **proposed** by Cllr. Mrs. A. Robinson, **seconded** by Cllr. M. E. Temlett and **agreed** unanimously by the Meeting.

2.3. 07/01469/FUL Mr. M. Lerrin
7 TRELIDDON TERRACE, NARKURS
Single storey rear extension and reinstate and extend existing front porch entrance

After discussion **objection** to this application was **proposed** by the Chairman on the grounds of inappropriate design and a lack of clear information regarding the layout of the first floor of the development; this was **seconded** by Cllr. Mrs. G. E. Hartland and **agreed** unanimously by the Meeting.

3. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA

There had been no planning applications received after publication of the agenda

4. PLANNING DECISIONS

4.1. PERMISSIONS FOR DEVELOPMENT:

4.1.1. 07/00218/FUL: Babylonia, Brenton Road, Downderry
Construction of extension at first floor level over existing terrace
Caradon D.C. Permission Granted 2nd July 2007

Main Conditions:-

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

Minutes of the Planning Committee Meeting of 25th October 2007 Continued

4.1. PERMISSIONS FOR DEVELOPMENT (Continued):

4.1.2. 07/00378/FUL: Treskyber, St. Winnolls Construction of stable for three horses Caradon D.C. Permission Granted 19th July 2007

Main Conditions:-

- 1) Any field manure heap shall not be located near drains, within 10 metres of a watercourse or 50 metres of a spring, well or borehole that supplied water for human consumption.
- 1) Materials used for the construction of the external surfaces to match those used in the existing dwelling building on the site.
- 2) A management plan to include details of waste management, odour control, fly control and manure storage to be supplied.

4.1.3. 07/00047/FUL: Struddicks Farm, Looe Hill, Seaton Extension and alterations to farm house Caradon D.C. Permission Granted 9th August 2007

Main Conditions:-

- 1) No works shall take place until samples of exact details of the materials to be used in the construction of the external surfaces have been submitted and approved.

4.1.4. 07/00911/FUL: Claremont House, Church Hill, Hessenford Construction of first floor extension over existing garage Caradon D.C. Permission Granted 13th August 2007

Main Conditions:-

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

4.1.5. 07/00873/FUL: Trelowia Farm, Widegates Construction of timber garage and store Caradon D.C. Permission Granted 22nd August 2007

Main Conditions:-

- 1) Roof covering of the works shall consist of natural slate
- 2) Exact details of the roof lights to be supplied and approved.

4.1.6. 07/00985/FUL: Hessenford Church Hall, Hessenford Conservation area consent for the demolition of single storey lean to on south elevation of church hall

Caradon D.C. Permission Granted 24th August 2007

Main Conditions:-

- 1) To be begun before the expiration of three years

Minutes of the Planning Committee Meeting of 25th October 2007 Continued

4.1. PERMISSIONS FOR DEVELOPMENT (Continued):

4.1.7. 07/01050/FUL: Bali Hai, Top Road, Downderry

Construction of single storey extension to front elevation with balcony at first floor level and two storey extension to rear elevation (removal of existing conservatory), and revised parking area

Caradon D.C. Permission Granted 12th September 2007

Main Conditions:-

- 1) before the first occupation of the extension, the proposed first floor bedroom in the east (side) elevation of the extension shall be permanently glazed with obscure glass, which is to be fixed shut.
- 2) Materials used for the construction of the external surfaces to match those used in the existing building.
- 3) No windows, doors or openings of any kind to be inserted in the first floor of the east and west (side) elevations of the extension.
- 4) A privacy screen of a minimum height of 1.8 metres shall be provided on the west elevation of the balcony

4.1.8. 07/01125/FUL: 14 Terrievie Estate, Downderry

Replacement of flat roof to pitched roof with natural slate

Caradon D.C. Permission Granted 20th September 2007

Main Conditions:-

- 1) The roof shall consist of grey natural slate or grey or blue/black textured slate substitutes.

4.2. REFUSALS OF PERMISSION FOR DEVELOPMENT:

4.2.1. 07/00294/FUL: Mount Brioni, Looe Hill, Seaton

Application to discharge planning condition 6 (occupation restriction) of planning consent 77/0741/9 dated 03.04.1978 to allow use of holiday accommodation throughout the year

Caradon D.C. Permission Refused 21st June 2007

Main Reasons for Refusal:-

- 1) The current application fails to demonstrate that the construction, design and layout is suitable for extended occupancy in the winter months or suitable to meet the needs of disabled persons

4.2.2. 07/00813/FUL: Blue Haven, Looe Hill, Seaton

Extension to existing dormer and formation of balcony. Demolition and reconstruction of existing single storey extension

Caradon D.C. Permission Refused 24th August 2007

Main Reasons for Refusal:-

- 1) The proposed balcony enclosure would give rise to overlooking of the adjoining property, St. Michaels.
- 2) The proposed dormer extension by reason of its scale and height and the size and design of the balcony enclosure would form a dominant and unsympathetic addition which would harm the character and appearance of the parent building and wider area. The proposal would therefore cause significant harm to the visual amenity of the street scene.

Minutes of the Planning Committee Meeting of 25th October 2007 Continued

4.2. REFUSALS OF PERMISSION FOR DEVELOPMENT (Continued):

4.2.3. 07/01165/FUL: Land at 35 Buttlegate, Downderry

Construction of detached dwelling with new vehicular/pedestrian access to highway
Caradon D.C. Permission Refused 5th October 2007

Main Reasons for Refusal:-

- 1) The proposed dwelling, by reason of its design, siting, scale and massing, and the works necessary to provide the intended access, would detract from the character and appearance of the area.
- 2) The proposed development fails to provide adequate visibility for safe egress for traffic emerging from the site and the use of the proposed access. The driveway gradient of 1:4 is considered excessive and would create a sub-standard form of access.

4.2.4. 07/01211/FUL: Hillside, Seaton Park, Seaton

Construction of split level dwelling
Caradon D.C. Permission Refused 10th October 2007

Main Reasons for Refusal:-

- 1) The proposal constitutes a form of backland development (being development in depth on a plot without proper road frontage), necessitating a driveway access to the estate road that abuts the existing dwelling and would require the removal of a large tree. The resultant siting of a new dwelling on the private amenity space that currently serves the existing residential property would result in an unacceptable form and layout of residential development that would fail to achieve an appropriate degree of privacy, private amenity space and general amenity to both the retained and proposed dwellings.
- 2) The edge of settlement location for the proposed development is a prominent and elevated hillside location in a designated Area of Great Landscape Value, open to public view from central sections of the coastal village, its main car park and access areas to the Seaton Countryside Park and Nature Reserve, such that the construction of the proposed split level dwelling would extend the areas of built form into elevated sections of the hillside that have no other precedent for the development of a second line of housing on the eastern side of Seaton Park.

4.2.5. 07/00965/FUL: Hessenford Church Hall, Hessenford

Alterations and extensions to church hall to include creation of self-contained flat at first floor level

Caradon D.C. Permission Refused 10th October 2007

Main Reasons for Refusal:-

- 1) The proposed extension and alterations, by reason of their inappropriate design and form, are considered to harm both the character and fabric of the existing building and the character of the Conservation area.

5. PLANNING APPEALS (received by date of Meeting)

5.1. 07/00294/FUL Mr. Davies MOUNT BRIONI, LOOE HILL, SEATON

Application to discharge planning condition 6 (occupation restriction) of planning consent 77/0741/9 dated 03.04.1978 to allow use of holiday accommodation throughout the year.

Appeal received by the Department of the Environment on 1st October 2007 to be dealt with at a Public Inquiry, the date of which is not yet known. Further representations to be submitted by 12th November 2007

6. URGENT BUSINESS ADMITTED BY THE CHAIRMAN

6.1. The Axe – Grant application for construction of a wildlife pond

The Clerk reported that the Vice-Chairman was in the process of putting together a specification for the proposed pond. Mr. Steve Crummay of Cornwall County Council had informed the Clerk that the grant application did not have to be in by the end of October, but was part of a rolling grant scheme that reviews applications at regular meetings. It would be best to apply quickly, before grant funds have all been allocated.

6.2. Beach Clear Up – Saturday 27th October 2007

The Clerk reported that Caradon D.C. has promised to supply gloves, sacks and litter pickers; There had been problems in obtaining tractor and trailer for the event but that the Chairman would bring his 4x4 vehicle to collect the full rubbish sacs.

The Chairman would be collecting 100 pasties, donated by Ginsters.

7. FINANCE

7.1. Accounts to be paid

	<u>VAT</u>	<u>Nett</u>	<u>TOTAL</u>
Caradon D.C. <i>Adoption of the Revised Code of Conduct Contribution Towards Joint Public Notice</i>	-	20.78	20.78
Caradon D.C. <i>Clerk's Salary – September 2007</i>	0.88	969.99	970.87
Caradon D.C. <i>Nut Tree News Letter – October '07 50% Contribution</i>	-	114.45	114.45
Royal British Legion Poppy Appeal <i>(2 x Chaplets @ £15.00)</i>	-	30.00	30.00
Running Imp Ltd. <i>Deviock Bounder, Medals</i>	11.20	64.00	75.20
B.T. <i>Call charges 25/07-18/10/07 + Broadband charge Oct-Dec '07</i>	16.74	100.11	116.85
Total £	28.82	1,278.55	1,307.37

Cllr. S. J. Parry **proposed** acceptance of accounts to be paid, this was **seconded** by Cllr. Mrs. G.E. Hartland and **agreed** unanimously by the Meeting.

8. INFORMAL CORRESPONDENCE

There being no informal correspondence, the Chairman closed the Meeting at 18.50 hrs.