

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at the **DOWNDERRY METHODIST CHURCH**
SCHOOLROOM on **THURSDAY 26th JULY 2007 AT 6.30PM****

PRESENT: Parish Cllrs. D. L. G Elliott (Chairman), R.J. Daniel (Vice Chairman), G.K. Berncastle, Mrs. M.Y. Byles, M.J. Crutchley, J.P. Candy, Mrs G. E. Hartland, Ms. E. R. Saville & Mrs. M. E. Temlett (arrived at 18.40 hrs)

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

1. APOLOGIES: Cllr. S.J. Parry & Cllr. Mrs. A. Robinson

2. PLANNING APPLICATIONS

2.1. 07/00827/FUL Mr. & Mrs. R. Stamp **MOUNT BRIONI HOLIDAY APARTMENTS
LOOE HILL, SEATON**

Demolition of 11 existing holiday apartments and replace with 11 new holiday apartments and parking area.

Acceptance of this application was **proposed** by Cllr. G.K. Berncastle, **seconded** by Cllr. Ms. E. R. Saville and **agreed** by the Meeting with one abstention. The Clerk was asked to request that the Planning Officer allocated to this application check that the roof ridge height of the proposed development is no higher than that previously approved under an earlier application for pitched roofs.

2.2. 07/00920/FUL Mr. & Mrs. A. J. Rogers **SWN – Y – DON, BRENTON ROAD, DOWNDERRY
Construction of garage with storage shed above**

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

- 1) Adverse impact on street scene,
 - 2) A precedent would be set for second floor building on the road side,
- this was **seconded** by Cllr. Mrs. G. E. Hartland and **agreed** by the Meeting with one abstention.

**2.3. 07/00985/CON Parochial Church Council of St. Annes, Hessenford
HESSFORD CHURCH HALL, HESSFORD
Conservation area consent for the demolition of single storey lean to on south elevation of church hall**

Cllr. Mrs. M.Y. Byles declared an interest and Cllr. G.K. Berncastle declared a prejudicial interest.

The Vice-Chairman **proposed refusal** of this application for the following reasons:-

- 1) No designated parking indicated on the plans
- 2) No designated amenity space indicated on the plans
- 3) Highway safety concerns because of poor access

this was **seconded** by the Chairman and **agreed** by the Meeting with three abstentions.

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2.4. 07/00873/FUL Mr. & Mrs. Powell TRELOWIA FARM, WIDEGATES Construction of timber garage and store

Cllr. Mrs. M.Y. Byles stated that she had visited the site and was satisfied that the proposed development was acceptable.

Acceptance of this application was **proposed** by the Chairman, **seconded** by Cllr. G.K. Berncastle and **agreed** by the Meeting with one abstention.

2.5. 07/00813/FUL Mr. & Mrs. Rees BLUE HAVEN, LOOE HILL, SEATON Extension to existing dormer and formation of balcony. Demolition and reconstruction of existing single storey extension

Councillors were satisfied that the proposed work was in keeping with the street scene and would not impact on neighbouring properties.

Support of this application was **proposed** by Cllr. Mrs. G. E. Hartland, **seconded** by Cllr. Ms. E. R. Saville and **agreed** by the Meeting with one abstention.

2.6. 07/00297/FUL Alex De Rijke Plot 3b FINTAMARA, BRENTON ROAD, DOWNDERRY Construction of two storey dwelling with new vehicular and pedestrian access

After discussion Cllr. Mrs. G.E. Hartland **proposed refusal** of this application for the following reasons:-

- 1) Over development
- 2) Inadequate car parking for the size of development
- 3) Highway safety issues

this was **seconded** by Cllr. Mrs. M. E. Temlett and **agreed** by the Meeting with one abstention.

3. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA

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

4. PLANNING DECISIONS

There had been no planning decisions received by the date of the Meeting.

5. PLANNING APPEALS

5.1. Appeal by Kearn Estate-Industrial Holdings Ltd Site at Land Off Keval Gardens, Seaton

The Clerk reported that the Planning Inspectorate had upheld this appeal and issued a Lawful Development Certificate dated 10th July 2007

6. URGENT BUSINESS ADMITTED BY THE CHAIRMAN

6.1. Proposed Football Pitch at Seaton Countryside Park, Seaton

The Chairman reported that he had spoken to Mr. Steve Blatchford at Caradon D.C. who had informed him that he was still waiting on the Environment Agency to give its report on the suitability of the site for the proposed football pitch. It was felt that if too much pressure was applied on the Agency a negative response might result. Cllr. J.P. Candy added that Mr. Blatchford had a good relationship with the officer concerned at the Environment Agency and that their mutual interest in football could only help to favour the outcome that the Council desired.

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6.2. Parish Plan

The Vice-Chairman distributed digital copies, on CD's of the latest version of the Parish Plan to Councillors and requested Council funding for the printing of 50 hard copies at a cost of up to £200.00. The Chairman **proposed** the above expenditure, subject to ratification at the next Full Council meeting; this was **seconded** by Cllr. J.P. Candy and **agreed** unanimously by the Meeting.

Cllr. J.P. Candy thanked the Vice-Chairman for all his work in preparing the plan and suggested the early adoption of the plan by Caradon D.C. would be advisable. The timing, in order to gain adoption by the District Council, was tight, as the plan would need to be adopted by the Parish Council and then be ready for consideration at a pre-meeting of the Caradon Planning and Local Economy Panel in early September.

Councillors requested time to study the final document in order to check for any errors or omissions. The Vice-Chairman asked that all amendments should be submitted to him within a week.

The Chairman suggested that approval of the plan by the Council could be made at the next Planning Committee meeting on 16th August 2007, there being no full Council meeting in August; this was agreed by members.

6.3. Parish Project – The Axe

The Chairman reported that now three tenders for the proposed work at The Axe had been received, it was possible to move the project on to its next phase. Mr. Bill Knight would be calling a site meeting with the Deviock Projects Group to run through the tender specification on site in order to determine if any changes were required and to decide on the need for certain elements within the tender e.g. hard-core paths.

Cllr. J.P. Candy declared a prejudicial interest.

Cllr. G.K. Berncastle expressed concerns over spending in excess of £40,000.00 on the project.

The Chairman suggested that councillors may wish to attend the site meeting and that he would liaise with Bill Knight to agree a date for the meeting.

7. FINANCE

7.1. Accounts to be paid

	<u>VAT</u>	<u>Nett</u>	<u>TOTAL</u>
BT – Call charges April – July 2007 + Service and Broadband charges July – September 2007	15.80	94.78	110.58
Caradon D.C. - Clerks Salary – July 2007	0.88	934.48	935.36
Caradon D.C. – Nut Tree August 2007 Issue (50% contribution)	-	114.45	114.45
Total £	16.68	1,143.71	1,160.39

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

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8. INFORMAL CORRESPONDENCE

8.1. The Vice-Chairman directed members to a Planning Design Guide regarding new developments. The guide indicated that the minimum desirable area for a garden of a new house should be 66 square metres (comprising approx. 50 square metres of garden and 10 square metres of permitted development area). The Vice-Chairman made the comparison between this guidance and the small amount of garden that was often proposed on the planning applications that came before the Planning Committee.

8.2. Cllr. J.P. Candy stated that there was a need for additional play equipment for under five year olds at the play area in the Seaton Countryside Park.

Cllr. G.K. Berncastle **proposed** that the Clerk write to Mr. Brian Runnalls at Caradon D.C. requesting that additional equipment be installed at the play area, this was **seconded** by Cllr. Mrs. M.Y. Byles and **agreed** unanimously by the Meeting.

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

FROM THE PARISH WEBSITE