

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at the DOWNDERRY METHODIST CHURCH
SCHOOLROOM on THURSDAY 28th FEBRUARY 2008 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, Mrs G. E. Hartland, S.J. Parry, Mrs. A. Robinson & Ms. E. R. Saville

Public Participation Period There was one member of the public present, who did not wish to address the Council. The Chairman closed the public participation period.

1. APOLOGIES: Cllr. J.P. Candy, (attending a District Council meeting), Cllr. Mrs. M.E. Temlett (work commitments).

2. PLANNING APPLICATIONS

2.1. 08/00172/FUL Mr & Mrs Pickett
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

The Chairman declared a personal interest and passed over chairmanship to the Vice-Chairman.

Support of this application was **proposed** by Cllr. Mrs. G. E. Hartland **seconded** by Cllr. M.J. Crutchley and **agreed** by the Meeting with one abstention.

The Chairman took back chairmanship of the Meeting.

3. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA

3.1. 08/00152/OUT Mr N. McCabe
LAND AT ST ANNES, CHURCH HILL, HESSENFORD
Outline application for the construction of one dwelling and garage

After discussion the Vice-Chairman **proposed** that consideration of this item should be deferred until the next full council meeting (13th March 2008), in order to give councillors time to visit the site in question. This proposal was **seconded** by the Chairman and **agreed** unanimously by the Meeting.

Cllr. G.K. Berncastle joined the Meeting at 18.36 hrs

4. PLANNING DECISIONS

4.1. PERMISSIONS FOR DEVELOPMENT:

4.1.1. 06/00562/FUL: Buttlegate Hut, Buttlegate, Downderry

Replacement of existing chalet/dwelling

Caradon D.C. Permission Granted 17th January 2008

Main conditions:-

- 1) No works relating to Development within the Curtilage of a Dwelling House or Minor Operations shall be carried out without prior written permission
- 2) Samples or exact details of materials to be used in the construction of the external surfaces to be submitted
- 3) All windows to be of timber construction
- 4) No tree to be cut down, uprooted or destroyed (can be replaced)
- 5) Landscaping scheme required
- 6) Sight lines to be provided showing details at the junction between the means of access and the highway

Minutes of the Planning Committee Meeting of 28th February 2008 Continued

4.1. PERMISSIONS FOR DEVELOPMENT (Continued):

4.1.1. 06/00562/FUL: Buttlegate Hut, Buttlegate, Downderry (Continued)

- 7) Parking spaces and turning area to be constructed as indicated on the approved plan and be kept unobstructed for car parking
- 8) Works for sewage disposal/drainage to be provided prior to occupation
- 9) Plans of site showing existing and proposed ground levels and finished floor levels to the proposed building to be submitted
- 10) All existing buildings to be demolished and the site cleared prior to construction work
- 11) All electricity and telephone cables to be laid underground
- 12) Details of retaining walls, showing means of construction and facing materials to be submitted prior to commencement of the works

4.1.2. 07/01227/FUL: Mount Brioni Holiday Apartments, Looe Hill, Seaton

Request for lifting of two tree preservation orders

Caradon D.C. Permission Granted 18th January 2008

Main conditions:-

- 1) The sycamore located in the eastern corner of the proposed car park to be protected by the construction of an exclusion zone and protective fencing
- 2) Felling is agreed on the basis that the trees are replaced within 12 months of the felling work taking place

4.1.3. 07/01609/FUL: Mount Brioni Holiday Apartments, Looe Hill, Seaton

Variation of Condition 6 (Holiday accommodation only) to allow all year holiday occupancy

Caradon D.C. Permission Granted 18th January 2008

Main conditions:-

- 1) Holiday accommodation not to be occupied as a persons sole or main place of residence
- 2) Owners/operators shall maintain an up to date register of the names of all owners/occupiers of each unit

4.1.4. 07/01738/FUL: Seaton Beach Cafe, Looe Hill, Seaton

Enclosure of existing open air seating area to provide conservatory/sun room

Caradon D.C. Permission Granted 29th January 2008

Main conditions:-

Three year rule only

4.1.5. 07/01613/FUL: Land Pt OS 3226 Polbathic, Cornwall

Construction of livestock and fodder store

Caradon D.C. Permission Granted 29th January 2008

Main conditions:-

- 1) Samples or exact details of materials to be used in the construction of the external surfaces to be submitted
- 2) Details confirming the intended level of the building in relation to the surrounding landscape to be submitted
- 3) 2m high bunds to be constructed to the north and east of the building

4.1.6. 07/01712/FUL: Land Adjacent Coastguard Cottages, Downderry

Construction of dwelling and provision of parking

Caradon D.C. Permission Granted 29th January 2008

Main conditions:-

- 1) The roof covering to be of natural slate
- 2) Detailed landscaping scheme required
- 3) Planting, seeding and turfing to be carried out in the first planting season following occupation
- 4) Parking spaces and turning area to be constructed as indicated on the approved plan and be kept unobstructed for car parking
- 5) Plans of site showing existing and proposed ground levels and finished floor levels to the proposed building to be submitted.

Minutes of the Planning Committee Meeting of 28th February 2008 Continued

4.1. PERMISSIONS FOR DEVELOPMENT (Continued):

4.1.6. 07/01712/FUL: Land Adjacent Coastguard Cottages, Downderry (continued)

- 6) Scheme for the provision and implementation of a surface water run-off limitation scheme to be submitted.
- 7) Marked area to be kept clear at all times in order to enable emergency vehicles to access Lower Road
- 8) Screen walls / fences to be provided on the boundaries of the site

4.2. REFUSALS OF PERMISSIONS FOR DEVELOPMENT:

4.2.1. 07/01610/FUL: Rosemary, Keval Lane, Seaton

Construction of two dwellings

Caradon D.C. Permission Refused 24th January 2008

Main reasons:-

- 1) The proposal provides only one parking space per dwelling
- 2) The proposal to replace the existing dwelling with two dwellings in a tandem arrangement would result in a visually cramped development which would fail to integrate sympathetically with the existing surrounding developments and be out of character with the development pattern in the area.

4.2.2. 07/01684/FUL: The Cottage, Cair Farm, Deviock

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

Caradon D.C. Permission Refused 1st February 2008

Main reason:-

The proposed extension by reason of its size, scale, height and design would fail to respect the scale, character and detailing of the original parent building and would form a dominant feature harmful to the appearance of the dwelling, and the contribution it makes to the surrounding Area of Great Landscape Value.

5. PLANNING APPEALS (received by date of Meeting)

No planning appeals had been received

6. URGENT BUSINESS ADMITTED BY THE CHAIRMAN

6.1. Suggestions requested for the naming of the new terrace of houses at the Old Garage site, Hessenford

Cllr. G.K. Berncastle informed the Meeting that he had been approached by the developer of the site who had asked if the Parish Council had any suggestions of suitable names for the new terrace of houses. After discussion it was agreed that "St. Annes Terrace, Row or View would be appropriate. Cllr. Berncastle agreed to inform the developer of these suggestions.

6.2. Beach Clean Up – To finalise arrangements

The Clerk informed the Meeting that he had put arrangements in place with Caradon D.C. to supply the necessary equipment for the event. Cllr. Mrs. M.Y. Byles stated that she was able to donate pasties for the event.

6.3. Planning Enforcement – Report by Caradon D.C. – Transformation of Planning Enforcement Process.

The Clerk distributed of copies of this report for consideration at the next meeting of the Full Council.

Minutes of the Planning Committee Meeting of 28th February 2008 Continued**7. FINANCE****7.1. Accounts to be paid**

	<u>VAT</u>	<u>Nett</u>	<u>TOTAL</u>
Cornwall County Playing Fields Association	-	75.00	75.00
Caradon D.C. Nut Tree Newsletter – Feb '08 (50% contribution)	-	114.45	114.45
Cllr. G.K. Berncastle – Attendance Allowance (May 2007 – January 2008, 3 quarterly payments of £41.50)	-	124.50	124.50
Petty Cash	-	50.00	50.00
Total £	-	363.95	363.95

Cllr. M.J.Crutchley **proposed** acceptance of accounts to be paid, this was **seconded** by Cllr. S. J. Parry and **agreed** by the Meeting with one abstention.

8. INFORMAL CORRESPONDENCE

- 8.1. Cllr. S.J. Parry reported that the self-closer on the poor gent's door of the public toilets at Donderry was not functioning properly.
Cllr. Parry also noted that the low fence to the east side of the Seaton bridge had not yet been replaced.
- 8.2. Cllr. G.K. Berncastle reported that there had been various land slips along the Seaton Valley road. It was suggested that Cornwall C.C. Highways Dept. should be notified.
Cllr. Mrs. A. Robinson stated that a new garage had been constructed at the Barn site on Pig Lane, Hessenford. It was suggested that the Clerk should check to see if planning permission for this building had been granted.
- 8.3. The Chairman informed the Meeting that Cornwall C.C. Highways Dept. was due to start work on upgrading Footpath Six at sometime between April and July 2008.
- 8.4. Cllr. Mrs. M.Y. Byles reported that there was a deep pothole in the Narkurs Road near to the Carracawn Cross junction. The Clerk agreed to report this to Cornwall C.C. Highways Dept.

There being no further business the Chairman closed the Meeting at 18.55 hrs.