

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE  
MEETING at THE COASTAL ZONE, MAIN ROAD, DOWNDERRY,  
on THURSDAY 16<sup>th</sup> August 2018 AT 6.30PM**

**PRESENT:** Cllrs. Ms. M. E. Temlett (Chair), D.T. Parry (Vice-Chair), Ms. H. M. Brockbank,  
M. Gibbons (from 18.35 hrs), Mrs. B. M. Lloyd, S. J. Parry (from 18.37 hrs) &  
Mrs. A. Robinson  
Tim Pullin (Parish Clerk)

**1. DECLARATION OF INTERESTS AND DISPENSATIONS IN ITEMS ON THE AGENDA:**

**1.1. To receive declarations of interest from councillors on items on the agenda:**

Referring to item 4.1. (PA18/05955) Cllr. S. J. Parry declared a pecuniary interest, as it was possible that he would be engaged by the applicant as the estate agent for the sale of the property.

**1.2. To receive written requests for dispensations for disclosable pecuniary interests (if any):**

No requests had been received.

**1.3. To grant any requests for dispensations as appropriate:**

None were made.

**2. 10 MINUTE PUBLIC PARTICIPATION PERIOD:**

2.1. A member of the public addressed the meeting regarding item 9.2. (local sea defences) stating that he had been asked by the applicant for sea defences at Carwythenack, Main Road, Downderry, to help with a reply to a letter from Cornwall Council which advised that the proposed defences were unsuitable and that erosion of the cliffs helped to maintain the amount of beach material. The member of the public disputed this statement and suggested that beach material at Downderry beach was largely supplied from further along the coast as a result of off-shore drift.

2.2. The applicant for sea defences at Threeways & Westwinds, Main Road, Downderry, stated that Cornwall Council was now taking the Shore Line Management Plan for the area more seriously in its considerations of applications for coastal defences. A revised design for sea defences at Threeways & Westwinds had been submitted. The applicant felt that this design was not as suitable as the previous one submitted but was hopefully more in line with the planning officer's requirements.

The applicant requested that the Parish Council continue its support for the application by writing a letter to Cornwall Council Planning Department pointing out that 75% of coast side properties in Downderry already had sea defences and many had been installed without the benefit of any planning permission including those at St. Nicolas School, Downderry.

2.3. The applicant for PA18/06796 Morledan, Top Road, Downderry (item 4.3.) spoke in favour of the application stating that the proposed site had always been a separate plot that had been used as extra garden for Morledan. Neighbours had been shown the application and had not objected. A path at the side of the plot would not be affected by the development. The proposed zinc roof would not be a dominant feature because of the design of the dwelling. The applicant asked the committee to support the application

There being no other members of the public wishing to address the meeting, the Chair closed the public participation period.

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### 3. APOLOGIES:

Apologies had been received from Cllrs. J. P. Candy (holiday); J. London (domestic commitments) and Mrs. A. Thorpe (domestic commitments).

Apologies were also received from C. Cllr. R. Pugh because of attendance of a meeting in Truro.

A **proposal** to accept these apologies was made by the Vice-Chair; **seconded** by Cllr. Mrs. A. Robinson and **agreed** unanimously by the meeting.

### 4. PLANNING APPLICATIONS:

Cllr. S. J. Parry left the meeting.

#### **4.1. PA18/05955 B J Chugg MBEng PLOT 32, TREROSE COOMBE, DOWNDERRY** Four bedroom dwelling (Case Officer – James Hills)

The Clerk informed members that the application was to amend plans for the end house of the row of 8 houses for which permission had already been granted.

Concern was expressed about the impact of large houses on the surrounding properties. The fact that no plans of the previous proposal had been included in the application for comparison, was seen as unsatisfactory.

After discussion Cllr. Mrs. B. M. Lloyd **proposed objection** on the grounds of overdevelopment and impact on the street scene; this was **seconded** by Cllr. Ms. H. M. Brockbank and **agreed** unanimously by the Meeting.

Cllr. S. J. Parry re-joined the meeting.

#### **4.2. PA18/06644 Mr. & Mrs. Williams 43 TRERIEVE ESTATE, DOWNDERRY. PL11 3LY** Proposed modifications and extensions to dwelling. (Case Officer – James Hills)

After discussion Cllr. S. J. Parry **proposed support** of this application subject to a satisfactory Construction Traffic Management Plan being required by condition; this was **seconded** by the Vice-Chair and **agreed** unanimously by the meeting.

#### **4.3. PA18/06796 Mr. Robert Mann MORLEDAN, TOP ROAD, DOWNDERRY. PL11 3LZ** New dwelling (Case Officer – Davina Pritchard)

After discussion the Vice-Chair **proposed support** of this application subject to a satisfactory Construction Traffic Management Plan being required by condition; this was **seconded** by Cllr. Mrs. B. M. Lloyd and **agreed** unanimously by the meeting.

### 5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:

#### **5.1. PA18/07294 Mr. Webber LAND ADJACENT BRIDGE HOUSE, BRIDGE ROAD, SEATON**

Non Material Amendment 2 to make changes to the north and south elevations and on plot 2 to move the garage/annexe slightly in respect of decision notice PA13/08875 Construction of two 3 storey dwellings with attached studio annexe over garages, parking, accesses off highway and site works (Case Officer – Davina Pritchard)

After discussion the Vice-Chair **proposed support** of this application subject to previously requested conditions being imposed; this was **seconded** by Cllr. S. J. Parry and **agreed** by the meeting (one abstention).

The Clerk was also asked to bring the planning officer's attention to the discrepancy on the plans of PA13/08875 the eastern boundary of the site that appeared to show ownership of part of the public pavement and verge.

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### **6. PLANNING DECISIONS:**

#### **6.1. 06.07.2018 PA18/04489 APPROVED**

Applicant: Mr James Lockyer  
Location: Hunros An Mor 7 Buttlegate Donderry PL11 3NQ  
Proposal: Installation of PV panels.

#### **6.2. PA18/03296 WITHDRAWN**

Applicant: Mr And Mrs Hocking  
Location: Yardley House Main Road Donderry Torpoint Cornwall  
Proposal: Outline application for residential development of 4 dwellings and associated works with some matters reserved (access approval being sought) .

#### **6.3. 17.07.2018 PA18/05197 APPROVED**

Applicant: Mr W Knight  
Location: Braemuir Keveral Lane Seaton PL11 3JJ  
Proposal: Demolition of existing dwelling house and rebuilding on extended footprint.

#### **6.4. 20.07.2018 PA18/05460 APPROVED**

Applicant: Mr Gerry King  
Location: Glenroy Front Road Donderry Torpoint Cornwall  
Proposal: Demolish outbuildings adjoined to bungalow. Bedroom extension to north of property.  
Convert garage to boot room

#### **6.5. 07.08.2018 PA18/05960 APPROVED**

Applicant: Mr P McSherry And Ms M Noyce  
Location: Land Adjoining The Moohey Lower Trelieve Farm Torpoint Cornwall  
Proposal: Construction of a garage and store together with an increase in the curtilage.

### **7. PLANNING APPEALS:**

None had been received.

### **8. PLANNING CORRESPONDENCE:**

None had been received.

### **9. URGENT BUSINESS ADMITTED BY THE CHAIR**

#### **9.1. Consultation on use of Community Infrastructure Levy by Cornwall Council.**

To decide as response.

The Clerk referred members to a forwarded email (9<sup>th</sup> August 2018)

Councillors made suggestions that the funds levied by Cornwall Council should be put towards improving local amenity spaces, providing affordable housing and improving local infrastructure including a new access road to Donderry and Seaton.

#### **9.2. Planning Applications relating to local sea defences**

To consider requesting clarification of current policy from Cornwall Council

The Clerk had reported that recent applications for sea defences appeared to be on hold as Cornwall Council decided its position.

Cllr S. J. Parry queried whether the existing Shoreline Management Plan was reliable. Discussion took place regarding the apparent inconsistency of Cornwall Council policy and enforcement on this issue. Cllr. A. Robinson suggested that Mr. M. Davidson who had given an A.P.M. talk on local coastal erosion should be consulted.

It was agreed that Cllrs. M. Gibbons and S. J. Parry would draft a letter to be sent to Cornwall Council on this matter.

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

10.1. Cllr. Ms. H. M. Brockbank requested that “a way of securing land at Treliddon Lane, Downderry, for affordable Housing” be an agenda item.

10.2. Cllr. S. J. Parry requested that the issue of speeding traffic at Seaton be an agenda item.

There being no further business, the Chair closed the Meeting at 19.35 hours.

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