

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at THE COASTAL ZONE, MAIN ROAD, DOWNDERRY,
on THURSDAY 20th October 2016 AT 6.30PM**

PRESENT: Cllrs. D. T. Parry (Chair), Ms. M. E. Temlett (Vice-Chair) Ms. H. M. Brockbank,
D. E. Foote, D.R. Humphreys, Mrs. B. M. Lloyd & Mrs. A. Robinson

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:

No declarations were made

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:

A member of the public addressed the meeting about planning application PA16/08360 Land SW of Higher Tredis Farm, St. Winnolls (item 4.1. on the agenda) expressing support for the application as the potential occupant of the proposed dwelling, which was to be built in order to allow for close proximity to the farm work place.

The applicant for planning permission at The Moohey, Lower Trierieve Farm, Downderry (PA16/08176), (item 8.1. on the agenda), requested that, as the Parish Council had previously supported this application, it should ask for the application to be "called in" for decision by committee as the planning officer was minded to refuse it.

There being no further requests to speak the Chair closed the public participation period.

3. APOLOGIES:

Apologies had been received from Cllrs. S. J. Parry (work commitments), Mrs. A. Ratsey (work commitment) and Cllr. Mrs. A. Thorpe (illness).

C. Cllr. J. P. Candy had also registered his apologies for non-attendance.

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

4. PLANNING APPLICATIONS:

4.1. PA16/08360 D. A. & C. M. RICE LAND SW OF HIGHER TREDIS FARM, ST. WINNOLLS
Erection of a new Agricultural Dwelling House (Case Officer – James Hills)

After discussion during which it was concluded that the proposed dwelling would not adversely impact the surrounding area, Cllr. Mrs. B. M. Lloyd **proposed support** of the application; this was **seconded** by the Vice-Chair and **agreed** unanimously by the Meeting

4.2. PA16/09041 MR. CHRIS SYKES OCEAN VIEW, WEST CAMPS BAY, DOWNDERRY
Alterations to convert existing two flats into one single dwelling. (Case Officer – Sarah Stevens)

After discussion the Vice-Chair **proposed support** of the application; this was **seconded** by Cllr. Mrs. A. Robinson and **agreed** by the Meeting (two abstentions).

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4. PLANNING APPLICATIONS (continued):

**4.3. PA16/09581 MR. JUSTIN McMILLAN (Solarplicity Ltd)
LAND Pt OS 8082 BAKE FARM, BAKE LANE, TRERULEFOOT**

Non material amendment for installation of additional piles (to prevent possible movement of the frame over its operational life time) to decision PA15/04793 (Case Officer – Helen Blacklock)

After discussion Cllr. Mrs. A. Robinson proposed that the decision on this application be **deferred** to an email poll of councillors, once more information relating to the application had been provided; this was **seconded** by Cllr. Ms. H. M. Brockbank and **agreed** unanimously by the Meeting.

**4.4. PA16/00016/NDP MR. RICHARD WOODLEY (Millbrook Parish Clerk)
RAME PENINSULA, CORNWALL**

Plan proposal received for the designated Neighbourhood Plan area of Rame Peninsula (Case Officer – Emma Ball)

The Clerk informed members that this application related to the Rame Peninsula Neighbourhood Plan and was part of the public consultation process. The draft plan was available for inspection under this application number on the Cornwall Council website. Members noted this application.

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA: None had been received.

6. PLANNING DECISIONS:

None had been received.

7. PLANNING APPEALS:

7.1. Plot 1 Off Trewall Hill Downderry Cornwall

DCLG ref: APP/D0840/W/16/3152447 Cornwall Council ref: PA15/11477

Appeal start date: 19 September 2016

Proposal: Outline application for the construction of a detached dwelling with garage (all matters reserved).

Appellant: Mr G Marshall Cornwall Council decision: REFUSED

7.2. Plot 2 Off Trewall Hill Downderry Cornwall

DCLG ref: APP/D0840/W/16/3152452 Cornwall Council ref: PA15/11488

Appeal start date: 19 September 2016

Proposal: Outline application for construction of detached dwelling with garage (all matters reserved)

Appellant: Brison Estates Ltd Cornwall Council decision: REFUSED

Representations to be made by 24th October 2016

Cornwall Council reasons for refusal:-

- 1) The location of the site, divorced from the village, would lead to an unsustainable pattern of development that, in turn, would increase car-based journeys to and from essential services and facilities. Trewall Hill is considered unsuitable to accommodate such car journeys based on its visibility at the junction with the B3247, its gradient, width and condition. It is therefore considered that the likely increase in vehicle movements as a result of the proposal (when taken in combination with the proposed development of the adjacent Plot 2 - PA15/11488) will be to the detriment of highway safety contrary to the aims and intentions of the National Planning Policy Framework 2012 (Section 4), Saved Policy EV11 of the Caradon Local Plan 1999 and adopted Policy ALT2 of the Caradon Local Plan First Alteration 2007.

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7. PLANNING APPEALS (continued):

7.1. & 7.2. Plots 1 & 2 Off Trewall Hill, Downderry (continued)

- 2) The proposed development together with proposals for the adjacent plot (PA15/11488) attempt to fragment a wider site in order to avoid making a contribution towards affordable housing, despite the identified housing need in the Parish of Deviock. The proposed development is therefore contrary to the provisions of Section 6 of the NPPF 2012, Saved Policy HO11 of the Caradon Local Plan First Alteration 2007 and emerging Policy 8 of the Cornwall Local Plan Strategic Policies 2010-2030 Proposed Submission (March 2014), Schedule of Focused Changes (September 2014) and Schedule of Further Significant Changes (January 2016) Combined document January 2016.

The Clerk advised the Meeting that this item had been deferred from the October Council meeting in order that councillors could be reminded of the reasons that Cornwall Council stated in its refusal of the applications. The Clerk was instructed to make the Parish Council's submission to the Planning Inspectorate based on these reasons along with other objections previously given.

8. PLANNING CORRESPONDENCE:

8.1. Planning application no. PA16/08176 - Construction of a dwelling The Moohey, Lower Tretrieve Farm, Downderry PL11 3DJ

The Clerk informed members that the planning officer (Mark Wigley) was minded to refuse this application, at odds with the Parish Council that had supported the application. The officer had therefore invoked the five day protocol. After discussion Cllr. D. R. Humphreys **proposed** that the Parish Council **maintain its support of the application** and request committee consideration by the planning committee; this was **seconded** by Cllr. Mrs. B. M. Lloyd and **agreed** by the meeting (one abstention). Cllr. Humphreys agreed to represent the Parish Council at any committee hearing.

9. FINANCE

9.1. Accounts to be paid

	VAT	Nett	TOTAL
Viridor Waste Management Ltd (Agreed contributing Third Party Payment – Deviock Innovations Group)	0.00	5,152.52	5,152.52
Victim Support, Cornwall (Agreed Grant)	0.00	50.00	50.00
Royal British Legion Poppy Appeal (2 x Chaplet Wreaths)	0.00	50.00	50.00
Cornwall Council (Planning Training Conference Delegate fee x 2)	0.00	20.00	20.00
Total £	0.00	5,272.52	5,272.52

Cllr. Mrs. B. M. Lloyd **proposed** acceptance of accounts to be paid, subject to ratification of Full Council; this was **seconded** by Cllr. Mrs. A. Robinson and **agreed** unanimously by the Meeting.

10. URGENT BUSINESS ADMITTED BY THE CHAIR

No business was raised.

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

- 11.1. Cllr. DE. Foote requested that development of land north of Tanver Yate field be an agenda item.
- 11.2. Cllr. Ms. H. M. Brockbank requested that the need for a bus shelter on Main Road, Downderry, near to St. Nicolas Church, be an agenda item.

There being no further business, the Chair closed the Meeting at 19.06 hours.