

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at THE COASTAL ZONE, MAIN ROAD, DOWNDERRY,
on THURSDAY 24th May 2018 AT 6.30PM**

PRESENT: Cllrs. Ms. M. E. Temlett (Chair), D.T. Parry (Vice-Chair), Ms. H. M. Brockbank, J. C. Candy, M. Gibbons, Mrs. B. M. Lloyd, Mrs. A. Robinson & Mrs. A. Thorpe.
C. Cllr. Richard Pugh
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 4.2. Cllr. Ms. H. M. Brockbank stated that she was employed by the applicant

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:

The agent for application PA18/03279 (Reinforcement structure to toe of cliff; Seaward, Westwinds and 1 Threeways, Main Road, Downderry) (item 8.2.) addressed the meeting stating that he did not understand why the planning officer was minded to refuse the application when other similar work had been carried out on approximately 80% of the coast line of Downderry. The proposed structure was to protect property. The Shoreline Management Plan identified coastal defences in Downderry and did not preclude new ones. C. Cllr. R. Pugh stated that the applicant was being requested to supply some specific information before a decision on the application would be made.

A neighbour to The Parlour, Deviock Farm, expressed his concerns regarding the application (PA17/08415) (item 4.1.) and read out a statement that he had also supplied in hard copy to the Committee.

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

3. APOLOGIES:

Apologies had been received from Cllrs. J. London (out of the County) and S.J. Parry (holiday).

A **proposal** to accept these apologies was made by Cllr. Mrs. A. Thorpe; **seconded** by Cllr. J. P. Candy and **agreed** unanimously by the meeting.

4. PLANNING APPLICATIONS:

4.1. PA17/08415 Mr. Berncastle THE PARLOUR, DEVIOCK FARM, DEVIOCK HILL, DEVIOCK
Proposed front porch, rear extension and retention of constructed plant room.

(Case Officer – Sarah Stevens)

The Clerk informed members that this was a re-consultation: The Parish Council had previously supported this application in September 2017. Objections to errors in the original application plans from the adjacent neighbour have resulted in this revision which now includes the “plant room”.

There were various current planning enforcement issues relating to the site which were not part of this application.

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4. PLANNING APPLICATIONS (continued):

4.1. PA17/08415 Mr. Berncastle THE PARLOUR, DEVIOCK FARM, DEVIOCK HILL, DEVIOCK (continued)

After discussion Cllr. Mrs. A. Thorpe **proposed objection** to the application for the following reasons:- The proposed structural modifications do not conform to planning policies relating to the preservation of historical agricultural barns in a rural setting.

The Parish Council also supports the statement made by Mr. Peter Edwards of Planning Progress (16th May 2018) in relation to this application.

This proposal was **seconded** by Cllr. J. P. Candy and **agreed** unanimously by the meeting.

4.2. PA18/04107 Mr And Mrs Fernbach BOAT HOUSE, DOWNDERRY LODGE, BUTTLEGATE, DOWNDERRY

Certificate of lawfulness for the use of a building (The Boathouse) as a self-contained, independent dwelling (Case Officer – Felicity Coplestone)

Cllr. Ms. H. M. Brockbank declared an interest and left the meeting.

After discussion Cllr. J.P. Candy **proposed objection** to the application for the following reason:-

The Parish Council has no evidence of existing residential use of the Boat House because of its secluded position and is therefore unable to support the application.

This proposal was **seconded** by Cllr. Mrs. A. Thorpe and **agreed** by the meeting. (one abstention)

Cllr. Ms. H. M. Brockbank re-joined the meeting.

4.3. PA18/04489 Mr James Lockyer HUNROS AN MOR, BUTTLEGATE, DOWNDERRY Installation of PV panels. (Case officer: Josep Sandercock)

The Clerk reminded members that the Parish Council had previously supported application PA18/03530 in April 2018 (Non-material amendment for PV array to roof and change from clear glass to translucent glass blocks in one rear opening (Application number PA17/06500 dated 17th November 2017 relates)). An emailed objection to the new application had been received

After discussion Cllr. J.P. Candy **proposed support** of the application; this was **seconded** by Cllr. M. Gibbons and **agreed** by the meeting.

4.4. PA18/04602 Mr And Mrs Whiting 3 TREGUNNICK LANE, SEATON

Alterations and extension to dwelling including front extension and re-cladding walls, with associated works (Case officer: George Shirley)

After discussion Cllr. M. Gibbons **proposed objection** to the application for the following reasons:-

1) Adverse impact on street scene: The proposed development will bring the front of the building forward level with the adjacent property. The design of the original row of houses created variation in positioning of the individual properties to provide an aesthetically pleasing arrangement.

The proposed development will diminish this.

2) The new position and size of the proposed balconies will create issues of overlooking the adjacent properties.

This proposal was **seconded** by Cllr. Ms. H. M. Brockbank and **agreed** by the meeting. (one abstention)

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:

5.1. PA18/04648 Mr M Lewis-Watson 2 TREMOR COTTAGE, MAIN ROAD, DOWNDERRY

Demolition of the existing first floor bathroom extension and construction of an extension at the first floor level for bathroom and bedroom. (Case officer: George Shirley)

Cllr. J. P. Candy **proposed support of the application**, but that the official response submitted by the Council be delayed for two weeks so that any comments made by members of the public could be assessed; this was **seconded** by Cllr. M. Gibbons and **agreed** unanimously by the meeting.

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6. PLANNING DECISIONS:

6.1. 10.05.2018 PA18/02582 APPROVED

Applicant: Cox

Location: St Martins Looe Hill Seaton Torpoint Cornwall

Proposal: Works to pine tree covered by a Tree Preservation Order, namely reduce 2 no small lower limbs back by 2 metres to suitable growth points, leaving approximately 4 metres in length on reduced branches

6.2. 11.05.2018 PA18/01691 APPROVED

Applicant: Mr And Mrs David White

Location: Tre Pol Pen Looe Hill Seaton Torpoint Cornwall Proposal: Extension and refurbishment

6.3. 16.05.2018 PA18/02737 APPROVED

Applicant: Mr P McSherry And Ms M Noyce

Location: Land Adjoining The Moohey Lower Trierieve Farm Torpoint Cornwall

Proposal: Reserved matters following Outline Approval (PA17/03361) for one residential dwelling to be developed on existing residential land (access, appearance, landscaping, layout and scale)

6.4. 17.05.2018 PA18/02744 APPROVED

Applicant: Mr & Mrs King

Location: Bosprenn Keveral Lane Seaton Cornwall PL11 3JJ

Proposal: Minor extension to the lower ground floor on the east elevation. Balcony added to the upper ground floor on the east elevation. New dormer on the west elevation.

6.5. 11.05.2018 PA18/03530 Not acceptable as amendment

Applicant: Mr James Lockyer

Location: Hunros An Mor Buttlegate Donderry PL11 3NQ

Proposal: Non material amendment for PV array to roof and change from clear glass to translucent glass blocks in one rear opening (Application number PA17/06500 dated 17th November 2017 relates)

6.6. 14.05.2018 PA18/03600 APPROVED

Applicant: Mr Tom Cox

Location: An Palmek Looe Hill Seaton PL11 3JQ

Proposal: Works to T1 Pine tree covered by a Tree Preservation Order, namely reduce overhanging branches back to 2 metres from main stem, removing approximately 2 metres back to suitable growth points.

7. PLANNING APPEALS: None had been received.

8. PLANNING CORRESPONDENCE:

8.1. PA18/02553 - 5 day protocol – Planning Officer: James Hills – 16th May 2018

Construction of an Agricultural building Long Down Farm Tregunnick Lane Seaton

After discussion Cllr. J. P. Candy **proposed that the Parish Council maintain its objections** and request that the application be “called in” for decision by committee.

This proposal was **seconded** by Cllr. Mrs. A. Thorpe and **agreed** unanimously by the meeting.

Cllr. Candy offered to represent the Parish Council at any committee hearing.

8.2. PA18/03279 - 5 day protocol – Planning Officer: James Hills – 18th May 2018

Reinforcement structure to toe of cliff | Seaward, Westwinds and 1 Threeways Main Road Donderry

C. Cllr. R. Pugh stated that the planning officer had requested additional information from the applicant before making any decision. After discussion Cllr. Mrs. B. M. Lloyd **proposed that the Parish Council maintain its support of the application** and request that the application be “called in” for decision by committee if the Planning Officer was not minded to grant any extension to the 5 Day Protocol.

This proposal was **seconded** by Cllr. J. P. Candy and **agreed** unanimously by the meeting.

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9. URGENT BUSINESS ADMITTED BY THE CHAIR

No urgent business had been received.

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

No matters were requested.

There being no further business, the Chair closed the Meeting at 19.30 hours.

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