

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at THE COASTAL ZONE, MAIN ROAD, DOWNDERRY,
on THURSDAY 25th February 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 & Mrs. A. Thorpe
C. Cllr. J. P. Candy

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 of interest 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:

Members of the public addressed the meeting outlining concerns regarding planning application PA16/00869 Rear of The Red House, Brenton Road, Downderry – New Dwelling and Double Garage (item 4.1. on the agenda). The Committee was alerted to the fact that there was already outline permission for a dwelling to the west of the site and information was requested as to whether this would still be allowed if the new application was approved. The Clerk stated that he thought the existing planning permission would remain in place.

Concerns were expressed regarding lack of adequate parking spaces for the Red House if the application was approved, as the new dwelling would be using two spaces originally allocated to the Red House. A suggestion that the applicant would try to obtain vehicular access from a track at the back of the site was made. A request that a condition requiring parking, access and the proposed funicular railway be put in place prior to the commencement of building was made.

Because of possible disruption to neighbours the build programme would need to be planned responsibly.

Further concerns were expressed regarding possible ground erosion as a consequence of rain water run-off from the new dwelling; the large retaining walls required for the car parking area; the probable increase levels of traffic and westward overlooking issues relating to the funicular railway.

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

3. APOLOGIES:

Apologies had been received from Cllrs. Mrs. A. Ratsey (work commitments) & S. J. Parry (family commitments).

A **proposal** to accept these apologies was made by Cllr. Ms. H. M. Brockbank; **seconded** by Cllr. Mrs. A. Robinson and **agreed** unanimously by the meeting.

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4. PLANNING APPLICATIONS:

- 4.1. PA16/00869 REAR OF THE RED HOUSE, BRENTON ROAD, DOWNDERRY**
New Dwelling with Double Garage (Case Officer – Jonathan Luker)

After discussion the Vice-Chair **proposed objection** to the application on the grounds of over development & garden grabbing; parking issues (the new dwelling being allocated two car parking spaces, leaving only one car parking space for the existing property); overlooking and disturbance of the neighbouring property to the west from the proposed "all-terrain outdoor lift; concerns over normal pedestrian access to the proposed dwelling; concerns regarding development in a coastal change management area; concerns regarding erosion of the hillside by rainwater run-off from the proposed dwelling; concerns regarding building in an Area of Outstanding Natural Landscape; this was **seconded** by Cllr. Mrs. A. Thorpe and **agreed** unanimously by the Meeting.

The Committee also requested that the attention of the Planning Officer be drawn to the existing outline planning permission for a dwelling on the west side of the Red House plot and sought clarification as to whether this permission could be exercised if the current application was approved.

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:

None had been received.

6. PLANNING DECISIONS:

6.1. 09.02.2016 PA15/11477 REFUSED

Applicant: Mr G Marshall
Location: Plot 1 Off Trewall Hill Downderry Cornwall
Proposal: Outline application for the construction of a detached dwelling with garage (all matters reserved).

6.2. 09.02.2016 PA15/11488 REFUSED

Applicant: Mr. G. Marshall
Location: Plot 2 Off Trewall Hill Downderry Cornwall
Proposal: Outline application for the construction of a detached dwelling with garage (all matters reserved).

6.3. 11.02.2016 PA15/11761 APPROVED

Applicant: Ms Kara Walters
Location: Seaton House Looe Hill Seaton Cornwall PL11 3JQ
Proposal: Retrospective application as constructed incorporating the size and position of the roof mounted solar PV panels

Condition that Sedum roof be planted within one year included in decision notice

7. PLANNING APPEALS:

- 7.1. PA15/06217 Land West Of Treliddon Lane Treliddon Lane Downderry Cornwall PL11 3LA**

Appeal dismissed (20th February 2016)

The Clerk referred members to the emailed Appeal Decision Notice for details (24/02/16) and members noted the this decision.

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8. PLANNING CORRESPONDENCE:

8.1. PA15/11637 Seawards, Looe Hill, Seaton

Extension to "Seawards" and construction of a new garage with annex above.
Resubmission of this application from January 2016

The Clerk informed members that the Parish Council had already submitted comments regarding this application when the original plans for consultation were sent in January 2016. The application had not been amended but because of technical / admin reasons had been resubmitted.

The Clerk reminded members that the Parish Council's previous comments had been:-

"Deviocck Parish Council supports this application subject to a condition that the proposed annex only be used for ancillary accommodation to the main dwelling and not to be sold separately. Should the views of the planning officer be at odds with those of the Parish Council, then the Parish Council reserves the right to request that this application be "called in" for decision by committee."

In line with the previous submission the Vice-Chair **proposed support** of the application subject to a condition that the proposed annex only be used for ancillary accommodation to the main dwelling and not to be sold separately; this was seconded by Cllr. D. R. Humphreys and agreed by the Meeting (one abstention).

9. FINANCE

9.1. Accounts to be paid

	VAT	Nett	<u>TOTAL</u>
SLCC Enterprises Ltd. – Regional Roadshow 2016 Saltash – Delegate Fee	13.80	69.00	82.80
Printerland.co.uk – Office Photocopier Hi Cap Toner Cartridge	17.10	85.50	102.60
Mr. J. Bird – Downderry Public Toilets – Reimbursement for Disabled Toilet Fittings	0.00	29.29	29.29
Cornwall Council – Clerk's Salary – January 2016	0.00	1,524.86	1,524.86
Total £	30.90	1,708.65	1,739.55

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

10. URGENT BUSINESS ADMITTED BY THE CHAIR

10.1. Queen's 90th Birthday Commemorative Medals

The Chair suggested that the Parish Council could mark this event by presenting children at St. Nicolas School, Downderry, and those other children in the parish of similar age with a commemorative medal. It was agreed to bring this item back for consideration at the March Full Council Meeting.

10.2. Broads Yard Car Park, Downderry

Cllr. D. E. Foote informed members that as secretary of the Morweth View Residents Association he had been asked to attend a meeting with Cornwall Council to discuss land in the ownership of that Association at the top of Broads Yard Car Park, Downderry. Cllr. Foote asked if it would be appropriate for a representative of the Parish Council be in attendance at that meeting as matters discussed might have bearing on the issue of devolution of the car park to the Parish Council. The Chair agreed to attend on behalf of the Parish Council.

C. Cllr. J. P. Candy stated that Cornwall Council did hold certain rights to the access strip at the top of the car park that it was keen to explore options with the Morweth View Residents Association.

Cllr. Mrs. B. M. Lloyd expressed concern the Parish Council was being overlooked in this matter by Cornwall Council. It was agreed to make this an item for consideration at the March Full Council Meeting.

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10. URGENT BUSINESS ADMITTED BY THE CHAIR

**10.3. LAND ADJACENT TO MOUNT BRIONI, BRIDGE ROAD, SEATON
Notification of possible planning enforcement issue**

The Clerk reported that he had received communications from a local resident who expressed concerns that the developer of this plot had erected fencing on what was Cornwall Council Highways land.

After discussion the Clerk was instructed to notify Cornwall Council Planning Enforcement Dept.

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

- 11.1. Cllr. D. E. Foote requested that the Broads Yard Car Park, top access strip be an agenda item.
- 11.2. Cllr. D. R. Humphreys requested at Seaton Countryside Car Park be an agenda item.
- 11.3. Cllr. Mrs. A. Thorpe requested that the Hessenford Post Box be an agenda item.
- 11.4. Cllr. Ms. H. M. Brockbank requested that Affordable Housing be an agenda item.

There being no further business, the Chair closed the Meeting at 19.01 hours.

FROM THE PARISH COUNCIL