

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at THE COASTAL ZONE, MAIN ROAD, DOWNDERRY,
on THURSDAY 26th April 2018 AT 6.30PM**

PRESENT: Cllrs. Ms. M. E. Temlett (Chair), D.T. Parry (Vice-Chair), Ms. H. M. Brockbank, J. C. Candy (from 18.34 hrs.), M. Gibbons, Mrs. B. M. Lloyd, S. J. Parry & Mrs. A. Thorpe.
Tim Pullin (Parish Clerk)

The Clerk advised members that there being only four members present the meeting was not officially quorate. It was agreed to proceed with the meeting on the basis that all decisions made should be ratified at the next meeting and that absent councillors would be consulted on any advised decisions prior to their implementation.

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 4.3. Cllr. S. J. Parry stated that applicant was a client of his.

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 regarding item 4.2. (PA17/08935 The Red House, Brenton Road, Downderry) stating that he considered the process of re-consultation inadequate, the application having changed at least 60% from the original. There had been no additional advertising of the revised application. Concern was also expressed regarding ground stability; the geologist report having stated that collapse could occur. The volume of material to be excavated was vast and it was stated that true rock would need to be located.

A second member of the public also spoke about item 4.2. stating that applications for development at the site had already been objected to twice. It was hoped that the Parish Council would request that the application be "called in" for decision by committee.

A third member of the public spoke on item 4.4. (PA18/03279 Seaward, Westwinds and 1 Threeways, Main Road, Downderry). The proposed sea defences had been subject to a full geological survey; local builders would be employed; the wall would be a maximum of 3 m and of curved design, approximately 120 m long with construction from interlocking blocks. M.M.O. permission was currently being sought.

A fourth member of the public spoke regarding item 4.2. (PA17/08935 The Red House, Brenton Road, Downderry), reiterating comments about the large amount of excavation work that would be required and the number of lorry trips required to remove the waste.

A fifth member of the public also spoke regarding item 4.2. (PA17/08935 The Red House, Brenton Road, Downderry), flagging up the ambiguous details in the application concerning car parking spaces.

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

Minutes of the Planning Committee Meeting of 26th April 2018 (continued)

3. APOLOGIES:

Apologies had been received from Cllrs. D. Humphreys (family commitment) and J. London (out of the County). Cllr. J. P. Candy apologised for his late arrival.

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

C. Cllr. Richard Pugh had also sent his apologies as he was attending Pelynt Annual Parish Meeting.

4. PLANNING APPLICATIONS:

4.1. PA18/02744 Mr & Mrs King BOSPENN, KEVERAL LANE, SEATON. PL11 3JJ

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. (Case Officer - Josep Sandercock)

The Clerk reminded members that this application had been deferred from the last meeting as no plans were available on line at that time. Plans had now been added by Cornwall Council.

After discussion Cllr. S. J. Parry **proposed support** of this application, subject to conditions that suitable screening from neighbours be required and that a construction traffic management plan be submitted and approved by Cornwall Council; this was **seconded** by Cllr. Mrs. A. Thorpe and **agreed** unanimously by the meeting.

4.2. PA17/08935 Mr Stuart Fitz-Barton THE RED HOUSE, BRENTON ROAD, DOWNDERRY Construction of a new infill dwelling. (Case officer: James Hills)

The Clerk reminded members that the application had already been objected to by the Parish Council. After discussion Cllr. M. Gibbons **proposed objection** to the application for the following reasons:-, this was **seconded** by Cllr. Mrs. A. Thorpe and **agreed** unanimously by the meeting.

Devioc Parish Council reiterates its objection to this application for the following reasons:-

- 1) Over development
- 2) Negative impact on street scene, being an infill development that would create an overcrowded effect.
- 3) The proposed development can be seen in the category of "garden grabbing".
- 4) Out of character with surrounding properties
- 5) Negative impact on AGLV as the area is enhanced by houses with adequate amenity space / surrounding gardens.
- 6) Negative impact on view from the sea.
- 7) Overlooking of bedroom and balcony of Seahouse (adjacent to the west)
- 8) Loss of light to Seahouse.
- 9) At odds with the Shoreline Management Plan and the emerging Devioc Neighbourhood Plan which recommends no new development of the coastal strip area (including north of Brenton Road) because of the issue of coastal erosion.
- 10) Problems of increased traffic on Brenton Road, difficult access for the proposed 7 parking spaces.
- 11) Concern regarding this large development on a plot that is much smaller than the originally approved scheme.
- 12) Concern regarding the high retaining walls required to support the rear bank being close to the neighbouring property Seahouse.
- 13) The proposed management of surface water run-off via an attenuation tank into the S.W. Water sewer is considered inappropriate. Local knowledge indicates that the present sewerage infrastructure cannot cope with the volume of surface water already being channelled into the system as evidenced by overflowing road drains in Brenton Road and at Seaton. Additional volumes of surface water will only exacerbate this problem.

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

Minutes of the Planning Committee Meeting of 26th April 2018 (continued)

4. PLANNING APPLICATIONS (continued):

- 4.3. PA18/03530 Mr James Lockyer HUNROS AN MOR, BUTTLEGATE, DOWNDERRY**
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)
(Case officer: Josep Sandercock)

After discussion Cllr. Mrs. B. M. Lloyd **proposed support** of this application; this was **seconded** by Cllr. Mrs. H. M. Brockbank and **agreed** by the meeting (one abstention).

- 4.4. PA18/03279 Mr. Barnes SEAWARD, WESTWINDS AND 1 THREEWAYS, MAIN ROAD, DOWNDERRY. PL11 3JX**

Reinforcement structure to toe of cliff (Case officer: James Hills)

Cllr. Mrs. A. Thorpe **proposed support** of this application; this was **seconded** by Cllr. M. Gibbons and **agreed** unanimously by the meeting.

- 4.5. PA18/03600 Mr Cox AN PALMEK, LOOE HILL, SEATON. PL11 3JQ**

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.
(Case officer: Davina Pritchard)

The Vice-Chair **proposed support** of this application; this was **seconded** by Cllr. Ms. H. M. Brockbank and **agreed** unanimously by the meeting.

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:

- 5.1. PA18/03296 Mr. & Mrs. Hocking YARDLEY HOUSE, MAIN ROAD, DOWNDERRY. PL11 3JX**
Outline application for residential development of 4 dwellings and associated works with some matters reserved (access approval being sought).
The Vice-Chair **proposed that the application be deferred** to the May 2018 Council Meeting; this was **seconded** by Cllr. Mrs. A. Thorpe and **agreed** unanimously by the meeting.

6. PLANNING DECISIONS: None had been received.

7. PLANNING APPEALS: None had been received.

8. PLANNING CORRESPONDENCE:

- 8.1.** None had been received. Cllr. J.P. Candy reminded members that the Council has never received a reply from Planning Enforcement Dept. regarding the issue compliance to install a Sedum roof at Seaton House, Seaton. Cllr. Candy also requested that Planning Enforcement be contacted regarding a new entrance to the Hessenford Layby site.

9. URGENT BUSINESS ADMITTED BY THE CHAIR

- 9.1.** The Vice-Chair asked for clarification regarding work done to repair the Millennium benches. Cllr. J. P. Candy responded that the feet and lugs of the benches had been repaired by welding on new pieces. Members were asked to consider where the repairs benches should be located.

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

- 10.1.** Cllr. S. J. Parry requested that parking at Seaton Beach be an agenda item.
10.2. The Vice-Chair requested that the Millennium Benches be an agenda item.
10.3. Cllr. Mrs. A. Thorpe requested that Cornwall Council "pop up" businesses consultation be an agenda item.

There being no further business, the Chair closed the Meeting at 19.28 hours.