

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at THE COASTAL ZONE, MAIN ROAD, DOWNDERRY,
on THURSDAY 26th October 2017 AT 6.30PM**

PRESENT: Cllrs. Ms. M. E. Temlett (Chair) (from 18.38 hrs.), H.M. Brockbank (from 18.50 hrs) J. P. Candy, M. Gibbons, Mrs. B. M. Lloyd, J. London, S.J. Parry (from 18.43 hrs) & Mrs. A. Thorpe
Tim Pullin (Parish Clerk)

ELECTION OF CHAIR FOR THE MEETING:

The Chair and Vice-Chair both being absent at 19.30 hrs Cllr. J.P. Candy nominated Cllr. Mrs. B. M. Lloyd as Chair for the meeting until such time as the Chair arrived; this was seconded by Cllr. Mrs. A. Thorpe. There being no other nominations, this was agreed unanimously by the meeting.

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.

Cllr. Ms. M. E. Temlett (Chair) joined the meeting at 18.38 hrs and took over chairmanship of the meeting.

2. 10 MINUTE PUBLIC PARTICIPATION PERIOD:

2.1. The agent for planning application PA17/08935 The Red House (item 4.1.) stated that he was happy to answer questions regarding the application.

2.2. A member of the public spoke in objection to PA17/08935 (item 4.1.) citing traffic, access and over provision for parking; large size of the development; amount of ground removal required; concerns over water run-off; not in line with the existing pattern of development.

2.3. A second member of the public also spoke in objection to PA17/08935 (item 4.1.) stating that the development would be a large house on a small plot; that it would be at odds with the current Shoreline Management Plan policy regarding coastal development; concerns regarding coastal erosion at the location; problems of overlooking to the west; concerns regarding the required large garden retaining wall and that the proposal was not the type of dwelling currently needed in Downderry.

2.4. A third member of the public stated that the proposed development was larger than that previously approved and that the plot size allocated was smaller than before.

2.5. A fourth member of the public expressed support for PA17/09543 Seawinds (item 4.2.).

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

Cllr. S. J. Parry joined the meeting at 18.43 hrs

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3. APOLOGIES:

Apologies had been received from Cllr. D. T. Parry (travelling away).

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

4. PLANNING APPLICATIONS:

4.1. PA17/08935 Mr Stuart Fitz-Barton – THE RED HOUSE, BRENTON ROAD, DOWNDERRY

Construction of a new infill dwelling (*Planning officer: James Hills*)

After discussion Cllr. M. Gibbons **proposed objection** to this application because of 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 Deviock 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.

This proposal was **seconded** by Cllr. Mrs. B. M. Lloyd and **agreed** by the Meeting (one against).

4.2. PA17/09543 Mrs Janet Stuart-White – SEAWINDS, TRERIEVE ESTATE, DOWNDERRY

Three story extension to the rear elevation of an existing dwelling situated on a on a steep slope. Other works include new rear conservatory below the existing balcony which is to be extended along the length of the new extension; and an altered stepped access at the front of the property from the parking area down to the front door level.

(*Planning officer: George Shirley*)

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

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:

5.1. PA17/07845 Mr and Mrs S. R. Carr LAND BETWEEN MOUNT ARTHUR AND HILLCROFT, KEVERAL LANE, SEATON

Proposal Erection of 1 no three bedroom house

Cllr. J. P. Candy **proposed** that consideration of the application be **deferred** until the next full Council meeting in order to allow adequate time for public comments to be submitted; this was **seconded** by Cllr. Ms. H. M. Brockbank and **agreed** unanimously by the Meeting.

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5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA (continued):

- 5.2. PA17/9604 Mr and Mrs D. L. G. Elliott CHY-AN-GOV, NARKURS**
Renewal / replacement of windows on the North East, North West and South West elevations
Cllr. S. J. Parry **proposed support** of this application; this was **seconded** by Cllr. Mrs. A. Thorpe and **agreed** unanimously by the meeting.

6. PLANNING DECISIONS:

- 6.1. PA17/08082 APPROVED 13.10.2017**
Applicant: Mr and Mrs D Lock
Location: 1 Greenbank Cottages Hessenford Torpoint Cornwall PL11 3HH
Proposal: Proposed extension.
- 6.2. PA17/08215 APPROVED 17.10.2017**
Applicant: Mr J Stacey
Location: Land At Summerleaze Widegates Cornwall
Proposal: Construction of an agricultural building.

7. PLANNING APPEALS:

- 7.1. EN16/01065: Land East Of Lower Deviock Farm Deviock Hill**
DCLG Ref:APP/D0840/C/17/3182311 Breach of Planning Control: Appeal against Enforcement Notice
Without planning permission, the change of the use of the land from agricultural to residential through the stationing of two shipping containers and a caravan for the purposes of independent human habitation with several wooden structures surrounding the caravan.
Cllr. J. P. Candy **proposed** that the Parish Council write in support of the decision taken by Cornwall Council and against the appeal; this was **seconded** by Cllr. Mrs. B. M. Lloyd and **agreed** unanimously by the Meeting.

8. PLANNING CORRESPONDENCE:

- 8.1. Letter from Ms. Davina Pritchard** (dated 26th October 2017) regarding a local Planning Process Review.
The Clerk had previously circulated this letter to members
After discussion it was agreed that Ms. Davina Pritchard and her new team be invited to attend the next Planning Committee meeting on 23rd November 2017.

9. URGENT BUSINESS ADMITTED BY THE CHAIR

- 9.1.** Cllr. J. P. Candy requested that the implementation of the planning requirement for a sedum roof to be installed at Seaton House, Seaton, be checked.

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

No matters were raised.

There being no further business, the Chair closed the Meeting at 19.11 hours.