

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at THE COASTAL ZONE, MAIN ROAD, DOWNDERRY,
on THURSDAY 28th June 2018 AT 6.30PM**

PRESENT: Cllrs. Ms. M. E. Temlett (Chair), D.T. Parry (Vice-Chair), Mrs. B. M. Lloyd, Mrs. A. Robinson & Mrs. A. Thorpe.
C. Cllr. R. 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 4.3. Cllr. Mrs. B. M. Lloyd declared a personal interest, being the sister-in-law of 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:

A member of the public addressed the meeting regarding item 4.1. (PA18/04907 Land off Trierieve Estate, DOWNDERRY. A paper highlighting objections raised had been distributed to councillors. Highway access and parking were significant problems as the estate road was narrow and there was already a great deal of on-street parking on the other side of the road. Some existing properties were now being used as holiday lets creating increased levels of on-street parking. Emergency service vehicles, delivery vans and refuse lorries often had difficulty making progress because of the existing parking and this would be exacerbated by the new development.

If the new houses were set back further from the road then this would create space for additional off-street parking which would help to alleviate the situation.

If approved the new development would set a precedent for further development at the site.

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. Ms. H. M. Brockbank (family commitment); J. P. Candy (work commitment); M. Gibbons (work commitment); J. London (out of the County) and S. J. Parry (work commitment).

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

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4. PLANNING APPLICATIONS:

- 4.1. PA18/04907 Mr. Robert Keen LAND OFF TRERIEVE ESTATE, DOWDERRY**
Construction of seven dwellings with integral parking areas including associated landscaping works.
(Case Officer – James Hills)

The Clerk reminded members that this application had been deferred from the 14th June Council meeting. After discussion the Vice-Chair **proposed objection** for the following reasons: -

- 1) Access, Parking & Highway Safety. The existing estate road at this location is narrow. There is on-street parking by residents of properties on the other side of the road because of poor parking provision for modern vehicles at those properties. With various houses being used as holiday lets in multiple occupation the number of parked cars has increased. There are already access problems for delivery trucks and emergency service vehicles because of the narrowness of this highway.

The development of 7 new houses will inevitably lead to increased on-street parking thereby exacerbating the problem as there will undoubtedly be a need for more than the 2 spaces per house allowed for in the development plans.

It is suggested that if the proposed dwellings were set further back from the road then it would be possible to allow for a wider carriageway to be created and increased parking provision included at the properties.

- 2) Over-development: It is felt that the proposed dwellings are too large and that smaller properties (2 or 3 bedrooms) would be more appropriate and in line with local need (as identified in the emerging Deviock Neighbourhood Plan).
- 3) Street Scene: The proposed dwellings will multiple balconies will create a dominating feature on the hill side.
- 4) Construction Traffic Management Plan
The narrowness of the estate road right into the centre of Dowderry makes the use of large lorries very difficult. It is anticipated that a large amount of spoil will need to be removed off site. It is requested that a construction traffic management plan be required and that this should set a limit on the size and type of vehicle allowed in order to lessen the inconvenience to local residents and prevent frequent traffic jams.

This proposal was **seconded** by Cllr. Mrs. B. M. Lloyd and **agreed** unanimously by the Meeting.

- 4.2. PA18/05197 Mr. W Knight BRAEMUIR, KEVERAL LANE, SEATON. PL11 3JJ**
Demolition of existing dwelling house and rebuilding on extended footprint.
(Case Officer – Davina Pritchard)

This application had been deferred from the 14th June Council meeting.

After discussion Cllr. Mrs. B. M. Lloyd **proposed support** of this application; this was **seconded** by the Vice-Chair and **agreed** unanimously by the meeting.

Cllr. Mrs. B. M. Lloyd left the meeting.

- 4.3. PA18/05460 Mr. Gerry King GLENROY, FRONT ROAD, DOWDERRY. PL11 3LL**
Demolish outbuildings adjoined to bungalow. Bedroom extension to north of property.
Convert garage to boot room
(Case Officer – Josep Sandercock)

After discussion including agreement that this application was more in keeping with it's surroundings than the previous application as the height of the roof line was not now increased, Cllr. Mrs. A. Thorpe proposed **support** of the application; this was **seconded** by Cllr. Mrs. A. Robinson and **agreed** by the Meeting.

Cllr. Mrs. B. M. Lloyd re-joined the meeting.

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None had been received.

6. PLANNING DECISIONS:**6.1. 18.06.2018 PA18/04648 APPROVED**

Applicant: Mr M Lewis-Watson

Location: 2 Tremor Main Road Donderry Torpoint Cornwall

Proposal: Demolition of the existing first floor bathroom extension and construction of an extension at the first floor level for bathroom and bedroom.

7. PLANNING APPEALS:

None had been received.

8. PLANNING CORRESPONDENCE:**8.1. Trerose Coombe, Donderry:** To review granted planning permission relating to: - PA15/08360 Residential development for eight 4-bedroom dwellings (October 2015)

This item was at the request of Cllr. Ms. H. M. Brockbank who had expressed concerns regarding a possible lack of pavement at this development.

Councillors consulted the plans for this application on which the artists impression showed a pavement linking the driveways of the properties. As construction was currently in progress it was agreed that this matter should be flagged up if the finished development did not include this feature.

9. URGENT BUSINESS ADMITTED BY THE CHAIR

No matters were raised.

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

10.1. Cllr. Mrs. B. M. Lloyd asked that re-housing of people / families in the parish be an agenda item.

There being no further business, the Chair closed the Meeting at 19.05 hours.