

**MINUTES of the Deviock Parish Council PLANNING COMMITTEE
MEETING at DOWNDERRY METHODIST CHURCH,
on THURSDAY 24th January 2019 AT 6.30PM**

PRESENT: Cllrs. Ms. M. E. Temlett (Chair), D.T. Parry (Vice-Chair), Ms. H. M. Brockbank, J. P. Candy (*from 18.35 hrs.*), M. Gibbons, S. J. Parry & Mrs. A. Robinson
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:

None were made.

1.2. To receive written requests for dispensations for disclosable pecuniary interests (if any):

None were requested.

1.3. To grant any requests for dispensations as appropriate:

None were granted.

2. 10 MINUTE PUBLIC PARTICIPATION PERIOD:

3.1. The agent representing the applicants of PA19/00042 Plot 45 & 46 Trerose Coombe, Downderry (item 4.1.) spoke in favour of the application stressing the fact that the proposed garage would not reduce the number of existing parking spaces.

There being no other requests to address the committee the Chair closed the public participation period.

3. APOLOGIES:

Apologies had been received from Cllrs. Mrs. B. M. Lloyd (work commitment), J. London (medical reasons) and Ms. A. Thorpe (family commitment)

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

Cllr. J. P. Candy joined the meeting.

4. PLANNING APPLICATIONS:

4.1. PA19/00042 Mr. and Mrs. Dan Loftus PLOT 45 & 46 TREROSE COOMBE, DOWNDERRY
Construction of single storey garage (Case Officer – Davina Pritchard)

After discussion Cllr. S. J. Parry **proposed support** of this application; this was **seconded** by Cllr. M. Gibbons and **agreed** by the meeting. (one abstention)

4.2. PA18/11996 Mr. Simon Bennett LAND ADJOINING BRANNYAS, LOOE HILL, SEATON
Construction of new dwelling and changes to garage roof previously approved under PA16/11208 (Case Officer – Jonathan Luker)

After discussion Cllr. M. Gibbons **proposed support** of this application; this was **seconded** by the Vice-Chair and **agreed** by the meeting. (two abstentions)

Minutes of the Planning Committee Meeting of 24th January 2019 (continued)

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA: None had been received.

6. PLANNING DECISIONS:

6.1. 08.01.2019 PA17/08935 APPROVED

Applicant: Mr Stuart Fitz-Barton

Location: The Red House Brenton Road Downderry Torpoint Cornwall

Proposal: Construction of a new infill dwelling

6.2. 10.01.2019 PA18/10849 APPROVED

Applicant: Mrs Sheila Lile

Location: Plot 41 Trerose Coombe Downderry PL11 3LA

Proposal: Construction of a two storey dwelling with detached garage.

6.3. 17.01.2019 PA18/09505 S52/S106 and discharge of condition apps

Applicant: Mr & Mrs Dennis Venn

Location: Brinkburn Barn (Mobile Home At) Treliddon Lane Downderry PL11 3DP

Proposal: Removal of Section 106 dated 01/04/2004 (E2/02/01165/VS106) to enable unrestricted use of Barns

7. PLANNING APPEALS:

None had been received.

8. PLANNING CORRESPONDENCE:

8.1. Far Horizon, Brenton Road, Downderry – 5 Day Protocol

To consider email from C. Cllr. Richard Pugh (23rd January 2019)

C. Cllr. Pugh addressed the meeting stating that he was happy to support the Parish Council in taking applications to committee when he felt that they had any chance of being successful. With regard to the Far Horizon application, he did not believe that the arguments presented would be strong enough to sway the committee and suggested that the Parish Council revise its response to the 5-day protocol by stating it would “agree to disagree”, in this instance.

After discussion Cllr. M. Gibbons **proposed** that the Parish Council revise its response to the 5-day Protocol by stating it would “agree to disagree”; this was **seconded** by Cllr. Ms. H. M. Brockbank and **agreed** by the Meeting. (one against and two abstentions)

With reference to the 5-Day protocol and subsequent committee determination of the recent Red House, Brenton Road, Downderry, application, Cllr. J. P. Candy thanked C. Cllr. R. Pugh for his support and stated that despite the strong arguments put in objection the councillors supported the application by 12 votes to one. Cllr. M. Gibbons informed members that he had been surprised by the lack of professionalism shown by some Cornwall Councillors on the Planning Committee

8.2. Avalon, Brenton Road, Downderry – Possible breach of planning regulations

The Clerk has been informed by Planning Officer Davina Pritchard that no breach of Planning Regulations had been committed. Conversion of garage area to additional accommodation or living space was within permitted development rights. The fact that the garage wall has been brought forward into what was a covered parking bay, but still under the existing roof, did not present any problem.

Any condition in the deeds of the property for use of a garage area for parking only is a legal issue on which the Planning Department had no means of knowing or enforcing.

Any change of use to commercial premises would require permission but the sign stating “Studio” did not in itself mean that this had occurred.

Minutes of the Planning Committee Meeting of 24th January 2019 (continued)

9. URGENT BUSINESS ADMITTED BY THE CHAIR

9.1. Community Governance Review – Consultation

The Clerk referred members to a forwarded email (dated 16th January 2019) and added that a response was required by 8th February 2019 if the Parish Council wanted to alter its existing boundaries or warding arrangements.

Cllr. J. P. Candy suggested that there were some anomalies regarding the parish boundary with St. Germans and that this would be a good opportunity to make sensible changes. Cllr. S. J. Parry stated that it was up to the local residents to inform the Parish Council if they were happy or not with the exiting parish boundary.

Cllr. S. J. Parry **proposed** that **no changes be made to the existing warding arrangements** and that a letter asking for views be delivered to those residents whose properties were adjacent to the existing parish boundary at locations where anomalies existed; this was **seconded** by the Vice-Chair and agreed **unanimously** by the Meeting.

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 19.25 hours.

FROM THE PARISH COUNCIL WEBSITE