

**DRAFT**  
**MINUTES of the Deviock Parish Council PLANNING COMMITTEE**  
**MEETING at DOWNDERRY METHODIST CHURCH,**  
**on THURSDAY 25<sup>th</sup> April 2019 AT 6.30PM**

**PRESENT:** Cllrs. Ms. M. E. Temlett (Chair), D.T. Parry (Vice-Chair), J. P. Candy M. Gibbons, Mrs. B. M. Lloyd (*from 18.33 hrs.*), S. J. Parry (*from 18.34 hrs.*) & Mrs. A. Thorpe  
 Tim Pullin (Acting 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:**

2.1. A member of the public spoke in objection to PA19/02195 Land rear of 33 Buttlegate, Downderry. PL11 3NQ (item 4.1.) and also requested that the Parish Council reverse its decision of support relating to PA19/02559 (Land south of 34 Buttlegate, Downderry. PL11 3NQ)  
 There being no other requests to address the committee the Chair closed the public participation period.

**3. APOLOGIES:**

Apologies had been received from Cllrs. Ms. H. M. Brockbank (work commitment), and Mrs. A. Robinson (illness)

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

**4. PLANNING APPLICATIONS:**

**4.1. PA19/02195 Mr And Mrs Dan Wall LAND REAR OF 33 BUTTLEGATE, DOWNDERRY.**  
 4 storey 4-bedroom detached house PL11 3NQ (*Planning Officer: George Shirley*)

After discussion Cllr. Mrs. B. M. Lloyd **proposed objection** to the application for the following reasons:-  
 1) Poor access and highway safety. The junction of Trewall Lane and Main Road, Downderry is dangerous. A planning inspector cited the unsuitability of Trewall Lane for any more traffic in his dismissal of a previous application for similar access. The lane is very narrow and unsuitable for larger vehicles.

2) Trewall Lane is subject to subsidence and therefore no additional traffic should be added to the present usage.

3) Over development. The foot print of the proposed dwelling uses a large proportion of the site area with little left as amenity land.

4) The size, scale and massing of the proposed dwelling would create a dominating feature.

5) Design. The large expanse of glass on all levels will be detrimental to the locality. Existing similarly designed developments in the locality have not blended with the natural hillside and are blighting the character of the village.

6) Overlooking: Possible overlooking of Briar Cottage, Trewall Lane.

## **Minutes of the Planning Committee Meeting of 25<sup>th</sup> April 2019 (continued)**

### **4.1. PA19/02195 Mr And Mrs Dan Wall**

#### **LAND REAR OF 33 BUTTLEGATE, DOWNDERRY. PL11 3NQ (Continued)**

7) Concerns are raised regarding rain water run-off from the proposed dwelling and how this will be managed without causing flooding on Trewall Lane, which has increased in recent times since the development of other properties accessing the lane.

8) A construction traffic management plan should be required by condition.

this was **seconded** by Cllr. Mrs. A. Thorpe and **agreed** by the meeting. (one abstention)

## **5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:**

### **5.1. PA19/02980 Mr. Tom Burns ORESTON, DOWNDERRY, PL11 3JU**

Extensions and alterations to dwelling

(Case Officer – Jonathan Luker)

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

## **6. PLANNING DECISIONS:**

### **6.1. 08.04.2019 PA19/00738 APPROVED**

Applicant: Mr Dennis Venn

Location: The Piggery Brinkburn Barn Treliddon Lane Downderry Torpoint

Proposal: Change of use from barn to dwelling with extension and construction of a car port with solar panels

## **7. PLANNING APPEALS:**

None had been received.

## **8. PLANNING CORRESPONDENCE:**

### **8.1. Yardley House, Main Road, Downderry –** Emails from Mr. David Gatland 24<sup>th</sup> April 2019

The Clerk referred members to the forwarded emails from Mr. Gatland, requesting that construction work being carried out be checked in order to determine if it came within permitted development rights.

After discussion Cllr. J. P. Candy **proposed** that the Parish Council instruct the Clerk to contact Cornwall Council Planning Enforcement Dept. to request that the site be inspected; this was **seconded** by the Vice-Chair and **agreed** unanimously by the Meeting.

## **9. URGENT BUSINESS ADMITTED BY THE CHAIR**

### **9.1. Twinning Visit – Parish Council Civic Gift to Plouguerneau**

The Vice-Chair displayed a framed picture of a local Downderry sea view, painted by a local artist, and a framed certificate, to councillors. Total cost £114.99. These items would be presented to the Mayor of Plouguerneau on the forthcoming Twinning visit.

## **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 19.06 hours.