

Deviock Parish Council

The Vestry, St Nicolas Church,
Main Road, Dowderry, Torpoint, Cornwall PL11 3LE
Tel: 01503 250052
E-mail: clerk.deviockpc@btinternet.com

MINUTES of the PLANNING COMMITTEE MEETING of DEVIOCK PARISH COUNCIL held virtually at 6.30pm on Thursday 28th JANUARY 2021

PRESENT: Parish Cllrs. Ms. M.E. Temlett (Chair), Dowderry Ward
Mr. J. Candy, Seaton Ward
Mr. D. Parry, Hessenford Ward
Mrs. A. Thorpe, Hessenford Ward
Mrs. A. Robinson, Hessenford Ward
Mr. J. Croft, Seaton Ward
Mr. M. Gibbons, Dowderry Ward
Ms. H. Brockbank, Dowderry Ward
Karen Pugh (Parish Clerk)

1. DECLARATIONS OF INTERESTS AND DISPENSATIONS

1.1. To receive declarations of interest from councillors on items on the agenda
Cllr J Candy declared an interest in planning application PA20/11552 (item 4.2) due to a neighbouring family connection.

1.2. To receive written requests for dispensations for disclosable pecuniary interests (if any)
None received.

1.3. To grant any requests for dispensations as appropriate
None requested.

2. 10 MINUTE PUBLIC PARTICIPATION PERIOD, for Public comment on the items below.

Two Seaton Park residents spoke in strong objection to planning application PA20/10937 (item 4.1).

The first resident has had family living in Seaton since 1948. He raised a number of concerns: that the application falls outside the building line of the parish, which follows the rear of the properties in Seaton Park; the dangerous aspect of Tregunnick Lane, a narrow lane with high hedging and a poor sight line; the need to preserve Tregunnick Lane, which would be threatened by the application (and given there had already been damage caused to the hedgerow by the owners of Shalom) and protect it from forced access from the lane; and water run-off and lack of facilities. The resident asked the Parish Council to object to any development and to push for the damaged hedgerow to be repaired.

The second resident supported these points, especially the danger aspect of Tregunnick Lane. He stated there was already significant traffic posing a danger at that location, and many families living in Seaton Park had young children. Since the forced gap in the hedgerow, the resident feared another application would be submitted, which would set a precedent for building off an ancient lane. He urged the Parish Council to deny planning permission and to request the owners of Shalom to desist from any further damage to the hedgerow and to repair the hole made.

3. TO ACCEPT APOLOGIES FOR ABSENCE

Apologies had been received from Cornwall Cllr R Pugh, who had another meeting to attend. Cllr H Brockbank was not yet present, but no apologies had been received.

A **proposal to accept** apologies was made by Cllr A Thorpe, **seconded** by Cllr A Robinson and **agreed unanimously** by the meeting.

4. PLANNING APPLICATIONS: Received by the date of the meeting:**4.1. PA20/10937 Mr D Carroll Land North East of Spring Bank, Seaton Park, Seaton PL11 3JF**
Proposed new dwelling.

(Planning Officer: Josep Sandercock)

There had been 11 public objections and one comment in support (on condition of a construction management plan) on the Planning site as at the day of the meeting.

[Cllr H Brockbank joined the meeting during the discussion.]

Councillors looked at the planning drawings and discussed the application at length, raising a number of issues, including highway safety, impact on street scene, the overlooking of Seaton Park properties and the environmental impact on an ancient hedgerow. A serious concern was also raised that a precedent would be set should the application go ahead.

After further discussion, Cllr M Gibbons **proposed to object** to the application on a number of grounds. This was **seconded** by Cllr D Parry and **agreed unanimously** by the meeting.

The grounds given were:

Highway safety – a narrow lane with high hedging and a concern that increasing traffic would pose a danger to residents.

Environmental impact.

Impact on AGLV.

Destruction of Cornish hedgerow.

Overlooking Seaton Park properties.

Known South West Water and infrastructure issues.

Surface water run-off.

Existing Tregunnick Lane gate historically not used as vehicular access.

Such a development would set a precedent.

Contrary to emerging Neighbourhood Development Plan.

Outside of development boundary.

4.2. PA20/11552 Mr M Spencer-Harper 7 Hillside Terrace, Treliddon Lane, Downderry PL11 3LT

Proposed bedroom in the roof with balcony. Garden shed for office and storage.

(Planning Officer: Josep Sandercock)

[Cllr H Brockbank declared an interest in this application as a neighbour of the applicant.]

It was noted that there was already a balcony on the middle level at the back. The proposed new balcony would be roof level at the front.

Cllr A Thorpe **proposed to support** the application, which was **seconded** by Cllr A Robinson and **agreed** by the meeting.

4.3. PA20/11466 Downderry Const Ltd Land Pt Os 8720 Treliddon Lane, Downderry Cornwall

Residential development for eight, 3-bedroom semi-detached dwellings.

(Planning Officer: George Shirley)

There had been no public comments on the Planning site as at the day of the meeting.

Councillors discussed the strained infrastructure along this road and lack of amenities. There were many young families living on the road and parking and traffic was hazardous. It was also noted that 106 payments had not been made.

Cllr D Parry **proposed to object** to the application on the above grounds and overdevelopment. This was **seconded** by Cllr H Brockbank and **agreed** by the meeting.

4.4. PA21/00239 Mr Timothy Pullin Jasione, Front Road, Downderry, PL11 3JY

Addition of balcony to rear of property.

(Planning Officer: Josep Sandercock)

After a short discussion, Cllr J Candy **proposed to support** the application, **seconded** by Cllr A Thorpe and **agreed unanimously** by the meeting.

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA

None received.

6. PLANNING DECISIONS**07.01.2021 PA20/08969 APPROVED**

Applicant: Mr Mathew Neville

Location: Mount Arthur Keveral Lane Seaton PL11 3JJ

Proposal: Formation of car parking space

13.01.2021 PA20/09768 APPROVED

Applicant: Ms Heidi Johns

Location: Summink Different Trierieve Estate Donderry Torpoint Cornwall

Proposal: Replace single-glazed cafe window with two double glazed units and central door to allow disabled customer access.

11.01.2021 PA20/11005 APPROVED

Applicant: Ms Angela Lea

Location: Mount House Main Road Donderry Torpoint Cornwall

Proposal: Fell a Cypressus Macrocarpa

07.01.2021 PA20/11084 Not acceptable as amendment

Applicant: Mr Timothy Pullin

Location: Jasionne Front Road Donderry Torpoint Cornwall

Proposal: Application for non-material amendment (1) to PA20/02070 dated 06.05.2020. Amendment sought addition of balcony to rear of bungalow instead of extension.

Noted.

7. PLANNING APPEALS

None.

8. PLANNING CORRESPONDENCE**8.1. Damage to ancient hedgerow, Tregunnick Lane, behind Seaton Park**

The Parish Council had twice requested an Enforcement update, but no response had been received.

9. URGENT BUSINESS ADMITTED BY THE CHAIR

There was agreement for two non-planning items brought forward by the Clerk to defer to the next Agenda: the LMP contract for 2021/22 (PROW cuts) and virtual/physical meetings further to recent NALC guidance.

While Councillors expressed willingness to continue with virtual meetings, a longer discussion would be needed in the next meeting.

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

LMP contract 2021/22 (PROW cuts)

Virtual/physical meetings (May onwards)

There being no further business, the Meeting closed at 7.23pm.