

Deviock Parish Council

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MINUTES of the PLANNING COMMITTEE MEETING of DEVIOCK PARISH COUNCIL held at the METHODIST CHURCH, MAIN ROAD, DOWNDERRY at 6.30pm on Thursday 28th October 2021

PRESENT: Parish Cllrs. Mr. J. Candy, Seaton Ward
Mrs. A. Thorpe, Hessenford Ward
Mrs. A. Robinson, Hessenford Ward
Mr. J. Croft, Seaton Ward
Mr. M. Wiseman, Downderry Ward
Ms. H. Brockbank, Downderry Ward
Cornwall Cllr Armand Toms

In the absence of the Chair, Cllr J Candy (Vice Chair) chaired the meeting. Cllr Candy thanked Cllr A Thorpe who would be taking notes on behalf of the Clerk.

1. DECLARATIONS OF INTERESTS AND DISPENSATIONS

1.1. To receive declarations of interest from councillors on items on the agenda

None were received.

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

None were received.

1.3. To grant any requests for dispensations as appropriate

None were requested.

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

A resident spoke on PA21//08599. He had also posted an objection on the Planning site.

Firstly, he thanked the Parish Council for supporting strong local opposition to proposed development on Tregunnick Lane last year and, as nothing had changed since then, he requested support for local opposition to the new application (PA21/08599) for development on Tregunnick Lane.

The resident emphasised that all the issues of settlement boundary, highway safety, overlooking neighbouring homes, drainage issues, net environmental loss and negative impact on AGLV still existed and that Tregunnick Lane was wholly unsuitable for development. Finally, he requested that a moratorium be instigated on any future applications to develop Tregunnick Lane, as such applications could be considered to be vexatious and time-wasting.

3. TO ACCEPT APOLOGIES FOR ABSENCE

Apologies had been received from the Chair (work commitment).

Acceptance for apologies for absence was **proposed** by Cllr A Thorpe, **seconded** by Cllr J Candy and **agreed unanimously** by the meeting.

4. NEIGHBOURHOOD DEVELOPMENT PLAN - update

No further updates had been received.

5. PLANNING APPLICATIONS: Received by the date of the meeting:

5.1. PA21/08599 Mr Ross Winmil Land North East of Shalom, Seaton Park, Seaton PL11 3JF
Proposed new dwelling within land to the rear of Shalom, Seaton Park, Seaton, PL11 3JF, accessed from Tregunnick Lane.

(Planning Officer: George Shirley)

Thirteen objections had been posted on the Planning site. Highways had also consulted (citing 'not suitable for development').

After a detailed discussion, Cllr A Robinson **proposed to object** to the application on a number of grounds. This was **seconded** by Cllr A Thorpe and **agreed unanimously** by the meeting.

The reasons for objection were:

Tregunnick Lane is narrow, with limited sight-lines and unsuitable for access/egress to the proposed property.

Problems were already experienced with existing sewer capacity in Seaton Park and Seaton. The addition of further surface water and potential swimming pool discharge would only exacerbate the situation.

Inappropriate for development as the site is neither Infill nor Rounding-off.

Overlooking and loss of privacy for properties in Seaton Park.

Screening plan – the existing trees identified as restricting views of the house in the D&A Statement are not in the ownership of the applicant.

Impact on AGLV.

Doesn't comply with the emerging Neighbourhood Development Plan.

Goes against Policy 12 of Cornwall Local Plan: 'incongruous to the existing pattern of development within the surroundings and would potentially harm the overall quality of the area'.

Coastal change management plan.

5.2. PA21/08786 Mrs J Ball Treloar Warren, Looe Hill, Seaton PL11 3JQ

Alterations and extension to domestic garage to form annexe. Extension to car parking area.

(Planning Officer: Ellen Lawrence)

After viewing the drawings, Cllr M Wiseman **proposed to support** the application on condition the annexe is ancillary accommodation. This was **seconded** by Cllr J Croft and **agreed** by the meeting. There was one against.

5.3. PA21/08658 Mr and Mrs R Keeling 4 Beechfield, Main Road, Downderry PL11 3JX

Proposed conversion and extension of dwelling to form 2no. 2-bedroom self-contained units.

(Planning Officer: George Shirley)

One objection had been posted on the Planning site.

Further to discussion, Cllr J Croft **proposed to support** the application. This was **seconded** by Cllr A Robinson and **agreed** by the meeting. There was one abstention.

5.4. PA21/10224 Mr Ross Winmil The Beach House, Bridge Road, Seaton PL11 3JD

Non-material amendment (NMA1) in relation to decision PA20/10578 for internal 2nd floor layout revisions and additional dormer windows.

(Planning Officer: George Shirley)

Cllr A Thorpe **proposed to support** the application. This was **seconded** by Cllr J Croft and **agreed unanimously** by the meeting.

6. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA

6.1. PA21/09966 Mr and Mrs Gavan Mount Brioni, Looe Hill, Seaton PL11 3JN

Application for works to trees within TPO area - 2 x Monterey Cypress

(Planning Officer: Ellen Lawrence)

Cllr J Croft **proposed to support** the application. This was **seconded** by Cllr A Robinson and **agreed unanimously** by the meeting.

7. PLANNING DECISIONS

06.10.2021 PA21/05268 APPROVED

Applicant: Mr Jonathan Sims

Location: 35 Trerose Coombe Downderry Torpoint Cornwall PL11 3LA

Proposal: Addition of first floor level balcony and addition of bi fold doors in place of existing window.

07.10.2021 PA21/06736 APPROVED

Applicant: Mr and Mrs S McInnes

Location: 6 West End Hessenford Torpoint Cornwall PL11 3HL

Proposal: Extension and garage.

14.10.2021 PA21/08498 APPROVED

Applicant: Mr and Mrs Lowey

Location: 34 Trierieve Estate Downderry Torpoint Cornwall PL11 3LY

Proposal: Full house renovation and extension works to existing dwelling.

Noted.

8. PLANNING APPEALS

None.

9. PLANNING CORRESPONDENCE

9.1. Pre-commencement conditions

Correspondence had been received by Cornwall Cllr A Toms from a resident regarding pre-commencement conditions and a request for consistency from Cornwall Council officers.

10. URGENT BUSINESS ADMITTED BY THE CHAIR

None admitted.

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

No matters were raised.

There being no further business, the Meeting closed at 7.30pm.