

PLANNING COMMITTEE

2nd February 2016 at 6.30pm

Minutes

(Please note that following adoption of new standing orders (28 September 2010) all Councillors are now members of the Planning Committee.)

1. APOLOGIES

Cllr Dowdall

PRESENT

Cllr Harriman (Chair), Cllr Denley, Cllr Williams, Cllr Lumley, Cllr Smith, Cllr Mrs Gold, Cllr Tagg, Cllr Gist, Cllr Long, Mrs Coakley and Cllr Mrs Tolman

MEMBERS OF THE PRESS: 0

MEMBERS OF THE PUBLIC: 2

OFFICERS: Helen Dowdall

2. MINUTES

The minutes of the meeting of 19th January 2016 were approved as a correct record of the proceedings and duly signed.

3. MATTERS ARISING

NONE

4. DISCLOSURES OF INTEREST

Cllr Long explained that as a member of Cornwall Council he would not be taking part in the voting.

Cllrs Mrs Gold and Mr Harriman regarding application PA15/12044 being near neighbours, so agreed to abstain from this item.

5. PLANNING APPLICATIONS -

- a) **PA15/11878, The Grove, St Germans Road.** Erection of garage with studio above (**revised plans**). Rogers

The Chairman adjourned the meeting at 6.35pm to allow the applicant to speak and answer questions. The meeting was reopened at 6.40pm.

A member of the public then left the meeting.

Resolved. It was proposed by Cllr Gist seconded by Cllr Mrs Tolman and agreed to have no objection to the application subject to consultation with the neighbours. (9 Supported, 0 Against and 2 Abstentions).

- b) **PA15/12044, 10 Fowey Crescent.** Extensions and alterations to the dwelling, including conversion and extension of garage to ancillary living accommodation and front porch extension, Brenton

Resolved. It was proposed by Cllr Gist seconded by Cllr Denley and agreed to have no objection to the application subject to consultation with the neighbours. (7 Supported, 0 Against and 4 Abstentions).

- c) **PA16/00571, Plot D and E Tinnors Way, Callington.** Creation of storage facility including the siting of containers for self storage. Construction of WC and reception buildings and boundary security fencing with entrance gates. Creation of hardcored parking space for boats, caravans, trailers and motor homes. Pridham

Resolved. It was proposed by Cllr Gist seconded by Cllr Denley and agreed to have no objection in principle to the application providing the site remains only one storey high, and the Highways and Fire Officers are satisfied with the access provisions. (9 Supported, 0 Against and 2 Abstentions)

- d) **PA16/00573, Land at Newport, Zaggy Lane.** Non material amendment for the addition of a 1.2m wide pedestrian footpath running along the South West boundary of the site, from the Western boundary to Endalyk, Zaggy Lane to decision 07/00802/FUL, Churchill Property Group.

Resolved. It was proposed by Cllr Gist seconded by Cllr Tagg and agreed to have no objection to the applications (8 Support, 0 Against and 3 Abstentions).

- e) **PA16/00123, West Frogwell Farm, Trevigro.** Certificate of lawfulness existing use: Construction of building and use as single residential dwelling, Frier.

Resolved. It was proposed by Cllr Gist seconded by Cllr Denley and agreed to refuse the application. The location of the site in the open countryside, in a rural location, divorced from nearby services, facilities, amenities, employment and public transport, represents unsustainable new residential development for which no special justification has been adequately demonstrated.

It represents an undesirable and sporadic form of development and is contrary to the provisions of the National Planning Policy Framework 2012 and Policies HO7 and HO8 of the Caradon Local Plan First Alteration 2007. (9 Supported, 0 Against and 2 Abstentions).

- f) **PA16/00122, West Frogwell Farm, Trevigro.** Certificate of lawfulness existing use: use of wigwam cabins for residential occupation consisting of holiday use, long term letting via shorthold assured tenancy, permanent residential occupation, Frier.

Resolved. It was proposed by Cllr Denley seconded by Cllr Mrs Tolman and agreed to refuse the application. The location of the site in the open countryside, in a rural location, divorced from nearby services, facilities, amenities, employment and public transport, represent unsustainable new residential development for which no special justification has been adequately demonstrated.

The proposal therefore represents an undesirable and sporadic form of development and is contrary to the provisions of the National Planning Policy Framework 2012 and Policies HO7 and HO8 of the Caradon Local Plan First Alteration 2007.

6. DECISIONS
None

7. CONTRARY DECISIONS FOR RECONSIDERATION
None

8. FOR DECISION ON NEIGHBOURHOOD PLAN – To receive an update on progress, and to agree any necessary action.

No further updates since the last meeting.

9. CONSULTATION – CHANGES TO CORNWALL LOCAL PLAN (as distributed via email).

Cllr Long explained the current position with the Local Plan and the impact on Callington and the network area. **Noted.**

10. ANY OTHER BUSINESS

a) Cllr Mrs Tolman asked for updates on some enforcement matters, namely Butterbee House and Pearces Bakery. Cllr Long was able to respond on both matters.

b) Cllr Long explained that he has been working with Planning and Highways officers on the application at South Hill Road (175 dwellings) following the meeting on the 19th. A debate then followed on achieving the best solution for the town. Cllr Williams thanked Cllr Long for all his hard work.

There being no further business the meeting was declared closed at 19.36pm.