

## PLANNING COMMITTEE

7<sup>th</sup> February 2017 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.)

A PART II meeting had been held prior at 6pm.

**1. APOLOGIES**

**CLLR LONG**

**PRESENT: CLLRS HARRIMAN (CHAIR), GIST, MRS GOLD, MRS COAKLEY, MR SMITH (PORTREEVE & MAYOR), TAGG, DENLEY, WILLIAMS, MRS TOLMAN, DOWDALL & LUMLEY**

**MEMBERS OF THE PUBLIC: 3**

**OFFICER: HELEN DOWDALL (CLERK) & GEORGE DU PLESSIS (F&M MANAGER)**

**2. MINUTES**

The minutes of the meeting of 17<sup>th</sup> January 2017 were approved as a correct record of the proceedings and duly signed.

**3. MATTERS ARISING**

**None**

**4. DISCLOSURES OF INTEREST**

To receive any disclosure(s) of interest by a Councillor or an officer in matters to be considered at this meeting, in accordance with provisions of Sections 94 or 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

**None**

**5. PLANNING DECISIONS**

- a) **PA17/00382 Former WI, Stoke Road, Kelly Bray.** Re-application for the demolition of an existing institute building in disrepair and the construction of two new residential dwellings. ARC Build.

**Meeting was closed to take questions from the applicant at 6.38pm and reopened at 6.47pm.**

A brief discussion then followed on the ownership of the land.

**Resolved:** It was proposed by Cllr Tagg seconded by Cllr Mrs Tolman and agreed to support the application subject to consultation with the neighbours. (8 Support, 2 Against and 1 Abstention)

- b) **PA16/12141 Holiday Cabin, Lendra Lane**, Callington. Off-grid timber holiday cabin. Caley.

**Resolved.** It was proposed by Cllr Smith seconded by Cllr Mrs Gold to defer the application pending a site visit.

An amendment was then put forward by Cllr Gist seconded by Cllr Mrs Tolman to refuse the application, due to poor access, narrow lanes and for the same reasons as those given for the application received last year (PA16/00122, West Frogwell Farm, Trevigro) to provide consistency with our decisions.

Whilst this is a smaller site the impact would be the same on the local area. It is also not sustainable and not compliant with the Local Plan and the National Policy Framework.

The reasons for refusal for application PA16/00122 were:

*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.*

Those in favour of the amendment were 6 Support, 5 Against and 0 Abstentions.

**Resolved.** It was proposed by Cllr Gist seconded by Cllr Tolman to refuse the application (6 Support, 5 Against and 0 Abstentions) as per the above amendment.

## 6. **PLANNING DECISIONS**

### 7. **CONTRARY DECISIONS FOR RECONSIDERATION**

To consider any comments from the relevant case officers of the Planning Authority for applications that are due to be determined which are likely to result in a decision that is contrary to that of this Planning Committee. **None.**

### 8. **NEIGHBOURHOOD PLAN UPDATE**

The Steering Group are meeting tomorrow. **Noted.**

### 9. **ANY OTHER BUSINESS** - Nothing.

There being no further business the meeting was declared closed at 7.13pm.