Calstock Parish Council
Miss Clare Bullimore, Clerk to the Council
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PLANNING COMMITTEE, Tuesday 19 May 2026

Minutes of Calstock Parish Council's Planning Committee held on Tuesday 19 May 2026 in the Tamar Valley Centre at 1815.

Those present were:
Councillors: Cllr Boreham, Cllr Clarke, Cllr Letchford, Cllr Marley, Cllr Newton Chance, Cllr Trapp, Cllr Wakem.

Staff: Clare Bullimore, Clerk (minutes).

1. **Elect Chair**
   It was **resolved** to elect Cllr Greenwood as Chair of the Planning Committee.
   Proposed: Cllr Letchford; seconded: Cllr Boreham – unanimous.

2. **Elect Vice Chair**
   It was **resolved** to elect Cllr Trapp as Vice Chair of the Planning Committee.
   Proposed: Cllr Newton Chance, seconded: Cllr Letchford – unanimous.

3. **Review the Terms of Reference**
   It was **resolved** to recommend the Terms of Reference to the Full Council for approval.
   Proposed: Cllr Letchford, seconded: Cllr Newton Chance – unanimous.

4. **Apologies**
   Cllr Alford, Cllr Greenwood, Cllr O'Brien.

5. **Declarations & Dispensations of members' interests in agenda items**
   None received.

6. **Public participation (15 minutes maximum)**
   The applicant for PA26/02829 was present and answered questions.

7. **Approve minutes of last meeting: 21-04-2026**
   It was **resolved** to approve the minutes of the last meeting held on 21 April 2026.
   Proposed: Cllr Letchford; seconded: Cllr Boreham – approved by all those present at the last meeting.

8. **Clerk's Information –**
   - Cornwall East Sub-Area Planning Committee voted in favour of PA26/00099 – this was noted with disappointment by the Committee.
   - Information from Cornwall Council received on Neighbourhood Priority Statements had been disseminated. It was agreed to put this on the next Planning agenda and agree a way forward.
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9. **Matters Arising**: - None

10. New Correspondence

- Cornwall Council: Notice of Intention to commence Preparation of the Cornwall Local Plan – this item was noted.

11. Standing Item: 5 Day Planning Consultation/appeals –

None.

12. Planning Applications

Application PA26/02019 - CALSTOCK
Proposal Proposed farmyard manure building, laying of hardstanding and associated works.
Location East Trehill Farm, Callington, PL17 8DH
Applicant Mr James Clapperton The National Trust
It was **resolved** to support the application.
Proposed: Cllr Newton Chance; seconded: Cllr Marley – unanimous.

Application PA26/01116 HARROWBARROW
Proposal Proposed 6ft fence along the boundary bordering School Lane.
Location 9 Longacre, Harrowbarrow, Callington
Applicant Mrs Leanne Roberts
It was **resolved** to object to the application due to the environmental impact, loss of the hedgerow and biodiversity and the visual impact.
Proposed: Cllr Newton Chance; seconded: Cllr Marley – unanimous.

Application PA26/00751 HARROWBARROW
Proposal Proposed front extension, garage extension and addition of roof solar panels
Location Cleave Barn, Callington, Cornwall PL17 8BP
Applicant Mr Nick Smith
It was **resolved** to support the application.
Proposed: Cllr Letchford; seconded: Cllr Marley – 1 abstention; all others in favour.

Application PA26/02073 CALSTOCK
Proposal Listed Building Consent for the construction and reinstatement of an internal stud wall. Replacement of ceilings in upstairs bedrooms. Roof slates removed and the originals put back on in order to replace rusty slate nails.
Location Lavinia House, Providence Place, Calstock
Applicant Mrs Emma Crow
It was **resolved** to support the application.
Proposed: Cllr Newton Chance; seconded: Cllr Letchford – unanimous.

Application PA26/02353 CHILSWORTHY
Proposal General purpose shed and machinery shed
Location Glaston Barn, Latchley Plain, Gunnislake Cornwall
Applicant S D & D L Heal
It was **resolved** to support the application
Proposed: Cllr Newton Chance; seconded: Cllr Clarke – unanimous.

Application PA26/02148 CALSTOCK
Proposal Installation of roof mounted PV system comprising 10 Akio Neo Star 480W all black panels on South facing roof only
Location Railway Cottage, Sand Lane, Calstock Cornwall
Applicant Mr Jason Clark
It was **resolved** to support the application
Proposed: Cllr Marley; seconded: Cllr Wakem - unanimous

Application PA26/02829 CALSTOCK
Proposal Outline planning permission with all matters reserved for the construction of 3 eco holiday lodges
Location Land West Of Harewood Vineyard, Eric Road, Calstock PL18 9SH
Applicant Mr J Woodley
It was **resolved** to support the application with some concern about access and the designs submitted (although it was noted that these are not the final designs).
Proposed: Cllr Newton Chance; seconded: Cllr Clarke – 1 objection, 1 abstention – all others in favour.

Application PA26/02833 CALSTOCK
Proposal Proposed first floor extension, remodelling and associated works
Location 4 Johnson Park, Calstock, Cornwall PL18 9RH
Applicant Mr & Mrs D. Harding
It was **resolved** to support the application
Proposed: Cllr Newton Chance; seconded: Cllr Wakem – unanimous.

Application PA26/03113 CALSTOCK
Proposal Certificate of Lawfulness for an existing use - residential unit and workshop
Location Hale Park, Harewood Road, Calstock, Cornwall
Applicant Mr Jason Green
It was **resolved** the Parish Council has no comment to make and defers to Cornwall Council Planning Officer's decision.
Proposed: Cllr Marley; seconded: Cllr Newton Chance – unanimous.

Application PA26/02336 CHILSWORTHY
Proposal Proposed extensions and internal alterations to provide a fully accessible family home, including rear porch, front extension with sunroom above, and improved internal and external connectivity.
Location Trefagus, Coxpark, Gunnislake, Cornwall
Applicant Mr James Hawken-Jones Acting by his deputy IMTC, Irwin Mitchell LLP
It was **resolved** to support the application
Proposed: Cllr Newton Chance; seconded: Cllr Boreham – unanimous.

The meeting closed at: 1854

Signed: …… Date: ……..