



### *Sheviok Parish Council*

The Bill Warren Room, Sheviok Memorial Hall, Craffhole, Torpoint, Cornwall, PL11 3DG  
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## **The Minutes of the Special Planning Meeting of Sheviok Parish Council held on Monday 3<sup>rd</sup> August 2015 in the Methodist Church Schoolroom, Craffhole, commencing at 6.30pm.**

**Present:** Councillors C Kennedy, Chairman, S Medway, Vice Chairman, P McLaren, Mrs Jenny Bushrod, M Snowling, and Mrs D Mathias

**In Attendance:** L Coles, Parish Clerk.

There were 3 members of the public present.

**Item 1. APOLOGIES:** Apologies had been received from Councillor J Isaac.

### **Item 2. DECLARATIONS of INTEREST.**

- a) **AGENDA ITEMS.** None were declared.
- b) **GIFTS** (All gifts and hospitality offered or received that could be seen by the public as likely to influence a Councillor's judgement). None were declared.

**Item 3. CONSIDERATION OF WRITTEN REQUESTS FOR DISPENSATIONS.** None received.

### **Item 4. PLANNING**

a) **To discuss and RESOLVE the Parish Council's response to the following planning application:**

**PA15/06234** G W Earle Hotels Limited, Whitsand Bay Hotel, Finnygook Lane, Portwrinkle, Torpoint, Cornwall. Change of use of 2 flat roof areas to terraces with the installation of exterior staircases (Units 20 and 21) Grid Reference: 235867/53930. Councillor McLaren gave details of the changes to the original planning application and read out two letters of objection received from neighbouring residents. The Chairman invited the members of the public present to comment on the application. There was much discussion about the addition of the roof terraces to the development including the potential noise pollution, impact on privacy of neighbouring properties, and the overall impact of the development on the character of Portwrinkle. Relevant sections of the Caradon Local Plan (First Alteration 2007) and the NPPF were quoted. It was concluded that the character of Portwrinkle must be preserved or it will change the area completely and a precedent for future development must not be set. It was **RESOLVED** that Sheviok Parish Council objected to PA15/06234. **Councillor Mathias proposed and Councillor Medway seconded and all were in favour of the following Resolution:**

- 1) It is adding a third storey living space that is out of character for the village of Portwrinkle and is not in compliance with Policy Alt2 (ii) (Caradon Local Plan First Alteration 2007) .....*make a material contribution to the character of the area*. It will in particular increase noise levels, introduce light pollution and will change the whole nature of the development, and the village of Portwrinkle.
- 2) On the basis that the third storey living space will harm the setting of the Grade II Listed Whitsand Bay Hotel. *There is no public benefit from this proposal and the existing approved planning application continues to secure its viable use*, paragraph 134 of the NPPF refers.
- 3) On the basis of the impact on neighbouring properties of the noise that will be generated, and the Parish Council refers to the conditions placed on planning approval for the nearby Gook Café, PA12/06505, which restricts its opening hours to 8pm, specifically to limit noise pollution in the area.
- 4) On the basis of the additional intrusion on the privacy of neighbouring properties, with proposed terraces at third floor level that would have the potential to hold large gatherings.

The Clerk read the Resolution back to the Members and will circulate the typed response to all before submitting to Cornwall Council.

There being no further business the Chairman closed the meeting at 7.20 pm.

Signed..... Date.....  
Chairman, SheviocK Parish Council

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