



Sheviocck Parish Council

The Bill Warren Room, Sheviocck Memorial Hall, Crafthole, Torpoint, Cornwall, PL11 3DG
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Sheviocck Parish Council opposes this application for the following reasons:

- Insufficient differences made to address the objections raised to the previous application. (See insert of previous comment at bottom of sheet).
- This is a coastal erosion zone, maritime cliff and slope (with previous nearby landslips) and marked on the shoreline Management Plan.
- Concerns for the stability of the adjacent “unstable” cliff and only access to the “Nooke” due to the added weight of the new build (i.e. larch cladding) plus ground works.
- Use of soakaway and the stability of the ground/cliff. SPC agrees with the Coastal Protection authority that this is inadequate and would further undermine integrity of the cliff/area.
- Impact on surrounding area, overdevelopment of the site increasing the chalet to an 8 pax occupancy, adding strain to existing utilities/ground.
- Parking: this is shown parallel to the cliff (East to West) at the south end of site near to cliff. Concern for the effect the added pressure will have on this potentially unstable area. It appears to show potential room for two cars, although it states room for 1 Family car.
- Foundations: methods need to be addressed and assessed for impact on ground stability prior to planning permission.
- Retaining Wall: Due to building/grounds works, concerns for the stability and ongoing integrity of the 200-year retaining wall between Donkey’s Holt and the Coast Guard Cottages. Plans need to be addressed and assessed for impact by an independent structural engineer.
- Height and material of the new apex roof, as opposed to the current flat roof. It states on Page 9 of the Access Statement that it is below the height of the retaining wall, yet it shows an image next to it rising above the retaining wall. The View of Harbour will be removed both of and from the historic Coast Guard cottages detrimentally impacting on the character of the old area of Portwrinkle, and its historic value in a marked conservation Area. Use of corrugated tin roof as opposed to Slate. Concerns that this will discolour, not withstand the coastal winds, be noisy and not in keeping with adjacent properties in this Conservation Area.

- Privacy concerns regarding West Facing window, request for it to be opaque/obscured glass.
- Site delivery plan. Building materials access/delivery plan. Need for small vehicles due to size of road. Donkey Lane is listed on the Sheviock Parish Emergency Plan, as the only other access route in/out of Portwrinkle (single carriageway).
- Amount of concerns raised by neighbouring residents.
- Sheviock Parish Council does appreciate that there is a need to redevelop this chalet but not at the detriment to the structural integrity of the area/cliff and surrounding properties, or to the character of the Portwrinkle Conservation Area.

Please see comment to previous application below.

Sheviock Parish Council

Comment Date: Tue 12 Apr 2022

Sheviock Parish Council opposes this application, noting opposition and concerns also from its direct neighbours - many of whom attended the Parish Council meeting on Monday the 11th of April, or submitted written letters and emails direct to the Parish Council prior to the meeting.

Although it recognises the need to improve the current state and appearance of Donkey Halt, there are number of legitimate concerns that need to be addressed.

Areas of concerns.

' Conflicting plans. Windows. On the design and Access statement (under Design, section 11, elevation and Roofscape) it states that 'careful consideration has been given to minimise windows or openings towards neighbours.' The image 'rear elevation neighbours view' shows just two small windows on the lower section of roof north facing. However, the main external elevation plans show a further 5 windows on image 'A Plan Roof' and a further 4 windows on image 'A3 North elevation.' These are all facing the neighbours to the rear/coastguard cottages. That it a total of 11 windows to the north/rear elevation where at present there are none.

' Coastal erosion zone. Concern for landslips and subsidence - as seen in the past. Fears due to the proximity to the cliff, public beach below and neighbouring properties. The Parish Council and neighbours are concerned by the implementation of a soak away for drainage, which would further erode the land beneath. Plus the amount of land disturbance required when demolishing the bungalow and creating extra parking. Concerns were raised regarding where the spoil for the land would be placed and for the ongoing integrity of the access to the neighbouring property 'the Nooke.'

' Integrity of retaining wall between the Coastguard cottages to the rear/north of Donkeys Halt. Fear for the stability (lack of foundations) of this original and old retaining wall if digging down/disturbing the ground, placing further pressure upon it.

' Extra demand on Utilities i.e. water/sewerage /drainage system. The property has been used intermittently by the family as their holiday home, however it is believed that it will be used more - inclusive of 'occasional lettings' - once completed, placing extra pressure on old pipes/systems and infrastructure, which would need to be taken into consideration.

' Road access and erosion. Concerns for vehicles overlapping onto the narrow lane via the creation of the extra parking space. Larger delivery vehicles i.e. oil delivery tanker/ Emergency vehicles, must have room to pass. Donkey Lane is listed as an Emergency Access route on the Parish Emergency Plan, so needs to be kept clear. Any work vehicles would require a plan i.e. to prevent larger vehicles from blocking the lane or damaging it. Resurfacing work is due to take place and there is fear that the extra force placed on it from work/building delivery vehicles will then damage it once again, together with the extra use from increased visitors to the property following completion.

' The Rame Neighbourhood Development plan policies are followed, and respect given to the Conservation area.