

MEETING No.1279
Minutes of the meeting of Feock Parish Council Planning Committee held on
Wednesday 1st December 2021 at 4pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Colin Blake, Meeting Chair, Feock Ward
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Kate Gason, Carnon Downs Ward
Cllr Sue Cooper, Devoran Ward
Cllr Bea Robson, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: 3 members of the public

1. WELCOME & APOLOGIES

The Chair welcomed those present. Apologies were received and accepted from Cllr Allen.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 17th November 2021 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Gason and carried by the meeting.

3. DECLARATIONS OF INTEREST

Cllr Gason declared a personal interest in PA21/10697.

4. PUBLIC PARTICIPATION

Paul Bateman (PB) spoke in support of application PA21/10702 for a single infill dwelling in Greenbank Road, Devoran. The application was not on the agenda but would be considered by the committee via email during the week commencing 6th December 2021. PB tabled plans and described the proposal. Cllr Cooper asked whether the applicant was the owner of Tregenza. PB confirmed that they were.

Mr Davey spoke as the applicant of PA21/10697 seeking permission for the conversion of a workshop to a dwelling at Tresithick Lane Carnon Downs. He advised that he had owned the site since 1964 and had used the site and buildings in relation to his business as a plumber however he was now retired. The structure on site is concrete block with a tiled roof. He confirmed that there is power, water and a septic tank on the site and there will be minimal alterations to the exterior of the building. It is going to be for let to local people and not used as a holiday home.

PB spoke again to provide information relating to permitted development rights stating that a building with B1 class usage would, in April, have been reclassified as Class E use and buildings with Class E use could now (as of September) be altered to dwellings under permitted development rights.

5. STATUTORY CONSULTATION – PLANNING APPLICATION FOR COMMENT

The following planning applications were considered, and the consultee comments agreed as follows

PA21/10697 (107) – Workshop at Tresithick Lane Carnon Downs TR3 6JW

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council consider that the application meets with NDP Policy H1 and has no objection in principle but would ask the Planning Officer to ensure that the proposal will not cause any detriment to the neighbouring property.** This was seconded by Cllr Kemp and carried by the meeting. (Cllr Gason took no part in the discussion and did not vote)

PA21/10944 (105) - Trengoveryk Feock TR3 6RG

Standing Orders were suspended to allow Andrea Lane, who had just arrived, to speak regarding the application.

Andrea Lane (AL) spoke to state that she was there to answer any questions members may have regarding the application. She stated that she believed the concerns stated by neighbours on the online portal were unfounded. Cllr Blake stated that neighbours are concerned about overlooking from the terrace. AL stated that the roof terrace height was on the same line as Timbers and there are measures that can be put in place to mitigate overlooking. She stated that all the properties are on a hill and the balconies are looking over to a beautiful view rather than into properties and there is a large amount of tree screening. Cllr Blake stated that none of the tree screening is covered by a TPO. AL commented that she would consider measures to make the proposal better.

The meeting returned to closed session.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council considers that the current proposal causes detriment to neighbouring properties and is contrary to Policy D1 of the Feock Neighbourhood Development Plan. We would ask the planning officer to work with the applicant to amend the proposal to mitigate these concerns. We would suggest that obscure glazing, a reduction in ridge height and a condition to ensure that tree screening cannot be reduced may be appropriate.** This was seconded by Cllr Robson and carried by the meeting.

PA21/11250 (108) - Taran Edhen Restronguet Point Feock TR3 6RB

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council maintain objection to this application and consider that this proposal in this visually prominent creek side context overlooking Restronguet Creek, would fail to conserve or enhance the designated landscape of the AONB due to its design incorporating an increase in the scale and extent of external glazing to the ground floor level on the west facing elevation and the associated inevitable increase in light spill, resulting in a more assertive visual presence on this site, contrary to Policies LS1, LS2, D1 and H1 of the Feock Neighbourhood Development Plan.** This was seconded by Cllr Kemp and carried by

PA21/10955 (106) - 4 Manse Road Carnon Downs TR3 6JE

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council object to this application.** This was seconded by Cllr Robson and unanimously carried by the meeting.

6. SUBMITTED CONSULTEE COMMENTS

RESOLUTION: Cllr Blake proposed the following consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting be formally ratified. This was seconded by Cllr Gason and carried by the meeting.

PA21/09176 - Trevilla Manor Trevilla Road Feock TR3 6QG

The Parish Council support the comments of the AONB Officer and object to this application. The design does not reflect local character and the increase in ridge height by 0.6m with an associated addition of a third storey and lift tower will all increase the apparent mass. The development would not minimise impact of development on the landscape and therefore is against NDP Policy D1. It is very close to a Grade II listed building and in consequence has an adverse impact on a site of national importance and is therefore also contrary to NDP Policy HE1. In reference to NDP Policy LS2, the eclectic design with tower and details of fenestration are incongruous with the surrounding properties and would not conserve and enhance the natural beauty of the area. We consider that the proposal represents an inappropriate form of development within the AONB and its proximity to a Grade II listed building.

Proposed by Cllr Blake, seconded by Cllr Cooper and agreed by Cllr Kemp and Cllr Gason and submitted to the online planning portal on Tuesday 23rd November 2021.

7. MATTERS TO REPORT

Cllr Blake reported that he had remotely attended Cornwall Council's Central Sub-Area Planning Committee meeting held on Monday 22nd November 2021 to speak on behalf of the Parish Council in objection to planning applications PA21/01046 (Little Inside Farm, Feock) and PA21/05451 (Slipways, Restronguet Point). He gave

details of the discussion and advised that the Committee had refused application PA21/01046. However application PA21/05451 had been approved despite the application being in the AONB. He expressed disappointment that Cornwall Councillors did not seek to protect and conserve this area of AONB from further inappropriate development, the cumulative effect of which was not conserving this area of AONB.

8. DATE OF NEXT MEETING

The date of the next planning committee meeting was agreed as **Tuesday 14th December 2021 at 4pm** in the Parish Council office.

There being no further business the meeting closed at 5.20pm.