

MEETING NO.1167

**Minutes of the meeting of FEOCK PARISH COUNCIL PLANNING COMMITTEE held on
Monday 27th February 2017 at 3.30pm
at the Parish Council Offices, Devoran TR3 6QA**

Members present: Cllr R Richards
Cllr P Allen
Cllr B Thomas
Cllr C Kemp
Cllr C Blake
Cllr K Hambly-Staite

In attendance: Debbie Searle, Assistant Clerk
Sam Edwards, Administrative Apprentice
Richard Brickell

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from County Cllr Chamberlain.

2. MINUTES OF THE PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the meeting held on Monday 16th January 2017 were a true record of the meeting and signed by the Chairman. This was seconded by Cllr Thomas and unanimously carried by the meeting. The Chairman duly signed the minutes.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. PUBLIC PARTICIPATION

No members of the public spoke.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1047 Brendon, Trevilla Road, Feock TR3 6QW PA17/00793

The Chairman summarised the application. Cllr Hambly-Staite advised that work had already started and the wall was currently being demolished. The plans were viewed.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council has no objection to the application as submitted.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1048 Ocean Key, Feock TR3 6RG PA17/01168

The Chairman advised that this was a variation on a previously agreed application. The plans of the proposed and the previously approved scheme were viewed. Members considered the new scheme to be a reduction and less intrusive to the landscape. Discussion followed in which Cllr Hambly-Staite commented on the amount of glass being used which he considered may cause a reflection issue for properties on the other side of the creek.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council has no fundamental objection to the proposal as set out but would like to see non-reflective glass used wherever possible because of issues of sunlight striking the southern elevation of the property and the**

possible effect of this on distant views. This was seconded by Cllr Thomas and unanimously carried by the meeting.

1049 Tregarthen, Penpol, Devoran TR3 6NP PA17/01197

Cllr Kemp informed members that she found the plans unclear. The plans were viewed and the location clarified. It was agreed that there were no overdevelopment issues and no overlooking of neighbours.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council has no objection to the proposals as set out in the application.** This was seconded by Cllr Allen and unanimously carried by the meeting.

1050 Dowland House, Trolver Hill, Feock TR3 6RR PA17/01210

The Chairman read out the comments from neighbours from the online planning register. Cllr Kemp noted that in the tree report it was called an enhanced summer house and questioned its use. Cllr Blake stated that it was currently a huge cedar shed used as an annexe to the main house. Cllr Kemp queried why you would build a greenhouse with a glass roof under trees. The plans were studied. Members agreed that the application was lacking in information and clarity. The plans were studied further and Cllr Kemp suggested there was an atrium over the building. Cllr Allen questioned if a site visit would be possible and discussion followed.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council consider that there would appear to be anomalies within the application as it is unclear what is existing, what is proposed and what it is proposed to amend to the existing. We would seek clarification of this before making any further comment and request a site visit.** This was seconded by Cllr Hambly-Staite and unanimously carried by the meeting.

1051 Chypraze, Point Road, Point, Devoran TR3 6NZ PA17/01298

The application was discussed and the photographs viewed.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1052 Robinswood, 11 Kelliwith, Feock TR3 6QZ PA17/01436

The photograph was viewed. Cllr Thomas queried the works being on one side and questioned the balance of the tree after works were carried out.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1053 The Hollies, 3 Wellington Plantation, Penelewey, Feock TR3 6QP PA17/01435

The Chairman read out the Tree Officer's comments and discussion followed.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Allen and unanimously carried by the meeting.

1054 Kiddleywinks, Tregye Road, Carnon Downs TR3 6JG PA17/01069

The Chairman read out sections from the design and access statement and discussion followed.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council has no objection to the proposals as set out.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1055 Longfield, Loe Beach, Feock TR3 6SH PA17/01503
The photograph was viewed and the application discussed.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1056 Pathfinder, Point Road, Point, Devoran TR3 6NZ PA17/01584
The plans were viewed. Cllr Hambly-Staite stated that he had no objection to the additional porch but questioned the finishes. The Chairman read out the description of materials to be used from the application.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council has no objection to the proposal as set out.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1057 Gwel An Dowr, Feock TR3 6SG PA17/01464
The Chairman read out the comments of the Tree Officer and the photograph showing the proposed line of crown reduction viewed.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council concurs with the Tree Officer's comments.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that a 5 day local protocol notice had been received for PA16/10680 (Quiet Quay, Devoran) and members had requested the application be taken to the Central Planning Committee. The Chairman would be attending the meeting on behalf of the Parish Council to speak in objection to the application and it was hoped that the community would be represented by a community representative. Cllr Hambly-Staite recommended that we write to Cornwall Council and question the position of conservation plans in planning terms in general and discussion followed regarding the Devoran Conservation Management Plan, the Local Plan and the Neighbourhood Plan.

7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

The following applications decided by Cornwall Council since the last meeting, were reviewed.

APPROVED

1035 Carnon Valley Garage, Carnon Valley TR3 6LG PA16/11999

The Chairman advised that a copy of a letter sent to Pellows Waste disposal from the Environmental Agency had been received and read out the letter. Discussion followed in which it was agreed that this was not a Parish council matter; it needed to be sorted out between Pellows, the Environment Agency and Cornwall Council.

1036 29 Chycoose Parc, Point, Devoran TR3 6NT PA17/00143

1037 Gwel An Dowr, Feock TR3 6SG PA17/00224

1038 Pengelly Meadows, Bissoe Road, Carnon Downs TR3 6HZ PA17/00224

1040 4 Trelawne Close, Carnon Downs TR3 6HT PA17/00523

REFUSED

939 Land off Quenchwell Road, Carnon Downs TR3 6LN PA16/05608

The Chairman advised that the application had been refused after being discussed at the Central Sub-Area Planning Committee meeting where committee members had agreed that it was development in the open countryside.

1034 Pandora Cottage, Penpol, Devoran TR3 6NN PA16/12104

The Chairman advised that after making our consultee comment, two further professional reports had been submitted contradicting each other and the application had subsequently been refused.

WITHDRAWN

1043 The Firs, Staggy Lane, Carnon Downs TR3 6HX PA17/00803

The Chairman noted that the work had been carried out.

8. PLANNING PRE-APPLICATIONS

It was noted that, prior to the planning meeting, a pre-application meeting had been held with Studio Ok Architects regarding proposals for the Tyrells site at Carnon Downs. The meeting had been attended by four neighbours of the site at the invitation of the Architects.

It was noted that the pre-application with Cornwall Council for construction of new dwellings at land adjacent to Valley Lane, Carnon Downs (PA16/03474/PREAPP) had concluded with the Case Officer stating that an application would not be supported at Officer level. This was mainly due to the comments of Affordable Housing, the ecological context about the drainage and flood risk being increased, the landscape structure and the landscape providing a natural boundary to the settlement of Carnon Downs.

9. PLANNING APPEALS AND ENFORCEMENTS

The Chairman advised that he had attended a Planning Enforcement workshop as a member of the Cornwall Planning forum and gave a summary of the information obtained. Discussion followed regarding the need for planning approval in relation to the future sale of a property.

10. MATTERS ARISING

It was noted that a request had been made to Cornwall Council for planning committee members to spend some time shadowing one of the Planning Case Officers to gain further knowledge of the planning process.

11. DATE OF NEXT MEETING

The date of the next planning meeting was agreed as Monday 20th March 2017 at 3.30pm.

There being no further business the meeting closed at 4.35pm.

Signed:

Chairman, Planning Committee

Feock Parish Council

20th March 2017