

MEETING NO.1071

Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on Thursday 19th June 2014 at the Parish Office, Devoran at 6.00pm

Members Present:

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	B Richards	D Kiernander (in part)	E West
	C Kemp	C Carter (in part)	C Johnson

In Attendance: Debbie Searle, Assistant Parish Clerk
Cllr S Chamberlain

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. WELCOME & APOLOGIES

The Chairman welcomed those present, apologies were received from Cllr Carter and Cllr Blake.

2. PUBLIC PARTICIPATION

No members of the public attended the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were declared.

4. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 24th April 2014 were agreed as correct, proposed by Cllr Kemp and seconded by Cllr Richards.

5. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

641 Loe Wall, Loe Beach, Feock TR3 6SH PA14/04817

The application was discussed and the Tree Officer's comments read out and considered. The Chairman commented that the Tree Officer's views were consistent in relation to a previous application that the tree's amenity value took precedence over risk to life. Cllr Kiernander commented that the trees were attractive from the water and Cllr Johnson agreed. Cllr Chamberlain stated that he would not comment on this application but gave general information on the species of tree in relation to suitability and size of gardens. He gave details of the proposed policy for risk assessing trees. Cllr Johnson commented on the historic value of the trees in the area and expressed concern at setting a precedent with the decision. The Chairman advised that work had already been carried out to the trees using emergency powers and further information supplied within the application was read out. Discussion followed and it was agreed as a majority that the comment to the Case Officer be "Feock Parish Council recognise the prominent amenity value but also recognise the potential for serious harm if one should suddenly fail and are therefore undecided. Should the application be approved the Parish Council would like to see the trees replaced with suitable substantial native species."

642 Malojo, Restronguet Point, Feock TR3 6RB PA14/04598

The application was considered and the visual impact of the material to be used discussed. It was agreed that the comment to the Case Officer be "Feock Parish Council have no objection in principle but would like to see the new part constructed in such a way as to blend with the existing preferably with some colouration to the concrete in order to limit the visual impact of the slipway."

643 7 Dozmere, Feock TR3 6QA **PA14/04821**

The application and the Tree Officer's comments were discussed. It was agreed that the comment be "Feock Parish Council are in agreement with the views of the Tree Officer that the application is incomplete and will reconsider if and when it is submitted in its completed form."

644 Stoneybrooke (Overstrand), Restronguet Point, Feock TR3 6RB **PA14/04687**

The details of the application together with the comments of the Tree Officer were discussed. It was agreed that the comment to the Case Officer be "Feock Parish Council have no objection to the removal of T93 but would need further justification for approval of the felling of T92."

645 Linden Hay, Penelewey, Feock TR3 QU **PA14/04841**

The application and the Tree Officer's comments were read out and discussed. It was agreed that the comment to the Case Officer be "Feock Parish Council would like to see the tree replaced with a suitable native species and not a Monterey Cypress."

646 Ashleigh, Tregye Road, Carnon Downs TR3 6JH **PA14/04731**

The application was discussed and it was generally agreed by all Councillors present that the extension would generally improve the property. Cllr Kiernander confirmed that he had no objection to the application. The Chairman advised those present that he had spoken with Cllr Allen who owned a neighbouring property who had viewed the plans who also had no objection. Cllr Johnson commented that a precedent for this type of extension had already been set. It was agreed that the comment to the Case Officer be "Feock Parish Council can see no material planning considerations that would lead to a refusal of this application."

647 7 St Johns Terrace, Devoran TR3 6NE **PA14/05219 & PA14/05259** (Listed Building Consent)

The neighbours comments were read out and discussed and the photographs accompanying the application viewed. Discussion followed regarding the architectural features and the conservation area. It was agreed that the comment to the Case Officer be "Feock Parish Council has reservations and would suggest input from the Conservation Officer and would like to see a scheme which reflects the historical relevance and satisfies the neighbour's concerns."

648 Ros Carnon, Tregye Road, Carnon Downs TR3 6JH **PA14/04819**

It was discussed that this was a modest extension on the back of the property which would not affect the neighbours and there was no reason to object. It was agreed that the comment to the Case Officer be "Feock Parish Council can see no material planning considerations that would lead to a refusal of this application."

649 Glen-Clarus, Quay Road, Devoran TR3 6PW **PA14/04666**

Details of the application were discussed and it was noted by Cllr West that they were seeking to use PVC sash windows in a Conservation area, it was discussed that this was acceptable due to the windows that were being replaced were PVC sash windows. It was agreed that the comment to the Case Officer be "Feock Parish Council is unhappy with the use of uPVC windows within the Devoran Conservation Area and would prefer all replacements to be of wooden construction and to match the original windows of the dwellings. However, in this instance it is recognised that the windows being replaced are already uPVC and not of original material or design. The proposed replacements are of a design likely to be more in keeping with the original window design of the dwelling and do represent an improvement on the existing design. In the circumstances we would reluctantly accept replacement uPVC in this case, unless the Case Officer is willing to insist on the replacements being of timber construction. We would also emphasise that the reluctant acceptance of uPVC in this case should not be seen as a precedent for window replacement in other properties within the Devoran Conservation Area."

650 Timbers, Vague Lane, Feock TR3 6RG **PA14/05148**

The application and the photograph accompanying the application were viewed. Discussion followed resulting in the comment to the Case Officer being agreed as "Feock Parish Council have no objection but would like to see the tree replaced with a suitable native species that would not impact on the septic tank."

6. PLANNING DECISIONS

The Chairman advised the meeting that planning determinations for the following applications had been made since the last meeting on 24th April 2014 and the decisions made by County Planning were considered and discussed in relation to the comments made by the Planning Committee.

592 1 Devoran Lane, Devoran TR3 6PA **PA13/11427** – Conditional approval

623 Dunvegan, Quenchwell, Carnon Downs TR3 6LN **PA14/02182** – Conditional approval

625 The Meadow, Pill Lane, Feock TR3 6SE **PA14/02450** – Split decision

626 9 Dozmere, Feock TR3 6RJ **PA14/02763** – Conditional approval

629 7 Aspley Lodge, Wellington Plantation, Feock TR3 6QP **PA14/02991** – Conditional approval

631/2 Killiganoon Manor, Carnon Downs, TR3 6JT **PA14/03158** & **PA14/03159** – Conditional approval

633 9 Valley Lane, Carnon Downs TR3 6LP **PA14/03597** – Conditional approval

634 17 St Johns Terrace, Devoran TR3 6NE **PA14/03448** – Conditional approval

635 Trelawney, Feock TR3 6SA **PA14/03539** – Consent granted

637 1 Tremayne Close, Devoran TR3 6QE **PA14/03837** – Conditional approval

The Chairman advised that in addition to the above, PA14/02953 Bowood, Ropewalk, Penpol TR3 6NS had also been granted conditional approval despite the Parish Council's and neighbours objections and that two emails had been sent to the Planning Officer asking if these objections were taken into consideration when making their determination but to date no reply had been received. The Chairman asked that the Planning Officer be written to again asking for this information as the Committee need to be sure that they are considering relevant information and making appropriate comments that are taken into consideration by Cornwall County Planning.

7. PLANNING APPEALS AND ENFORCEMENTS

The Chairman advised that the appeal for Stamps Hill was in progress.

The Enforcement officer had advised that in case EN14/00834 Chy-An-Dour, Ropewalk, Penpol the chimney/flue would be permitted under Class G Of the Town and country Planning (General Permitted Development) Order 1995, as amended, and therefore planning permission was not required.

The Enforcement officer had advised that in case EN14/00824 Access off Harcourt Lane, the Landowner had been contacted, he advised that he wished to discuss a resolution with the parish council, the Enforcement Officer has responded that the condition still stands as such it needs to be adhered to in the meantime and is awaiting his reply.

The Enforcement Officer had advised that in case EN14/00243 Cartref, Old Carnon Hill, Carnon Downs agreement had been reached with an interested party that some minor works to the property had been carried out and that further works were scheduled for July.

Cllr Carter joined that meeting at this point and Cllr Kiernander left the meeting.

8. TREE POLICY

The Chairman advised that the Tree Officer, Alan Rowe, had confirmed that he will speak to Planning/Enforcement to see how best to proceed with the Parish Council Tree Volunteer scheme and advised that he is happy to work with the Volunteer to get the scheme going.

A copy of the briefing note provided by Cllr Chamberlain was circulated and discussed. The Chairman asked Cllr Chamberlain if there was any point in implementing a Tree Volunteer scheme in relation to cataloguing trees of significant amenity value and checking that trees are replaced when a condition of a planning application. Discussion followed, Cllr Johnson advised that a member of the public at one of the surgeries held before Council meetings had mentioned the scheme and that the scheme would set a good precedent and suggested that an advert for a Volunteer be placed in the local Parish magazine. It was agreed that all were unhappy that no Tree Policy had been forthcoming from

County, 8 months on, and that we would seek the services of a Volunteer. The Chairman agreed to undertake to write to the Tree Officer asking for the current situation on the Tree Policy.

9. PLANNING PRE-APPLICATION PA14/01981/PREAPP

The Pre-application for an extension to the Carnon Inn was discussed and it was agreed that Cllrs would look at the details online and send comments to DS to be collated. A decision would then be made as to whether a letter should be sent to County (bearing in mind that it was a pre-app at this stage).

10. ANY OTHER BUSINESS

The Chairman advised that he had met with a resident regarding the proposed landscaping and works to the quay at Quay House. He advised that no formal planning application had been submitted to Cornwall County but that upon receiving notification of a validated application the Parish Council along with several neighbours would be submitting objections to the proposal in its current form. The Parish Council will continue to monitor the situation closely.

11. DATE OF NEXT MEETING

It was proposed and agreed that the date of the next Planning Meeting be Monday 14th July to commence at 6pm.