

MEETING NO.1202

Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 16th April 2018 at 3.30pm
At the Parish Council Office, Market Street, Devoran

Members present: Cllr I MacDonald, Chair
Cllr P Allen, Vice Chair
Cllr B Thomas
Cllr P Lightfoot
Cllr C Blake
Cllr H Freeman

In attendance: Debbie Searle, Assistant Clerk

Public present: Mr Richard Tasic
Mr & Mrs Jobe
Mrs Beverly Bell

1. WELCOME & APOLOGIES

The Chairman welcomed those present and introduced the committee. Apologies were received from Cllr Kemp, Cllr Morgan-Lundie and County Cllr Alvey.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Blake proposed the minutes of the Planning Committee meeting held on 12th March 2018 as a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Thomas and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

Cllr MacDonald declared a personal interest in PA18/02412 and Cllr Allen agreed to take over as Chair for that part of the meeting.

4. PUBLIC PARTICIPATION

Mrs Bell spoke regarding her application PA18/02366 for amendments to her property 3 Agar Meadows, namely that she wishes to widen the property by 3ft, remove the window proposed on the west elevation which would have been facing 3 Agar Meadows to give more privacy and move the position of the flu for the wood burner. She also proposes grey cladding on the East and West elevations to mirror the house opposite and therefore make the property more in keeping with surrounding properties. She also wishes to replace the proposed patio door and window with one larger patio door. The Chairman asked for clarification and confirmation that all works mentioned are on the application. This was given. Mrs Bell confirmed that there would be no external alterations to the front elevation other than the cladding.

Mr Richard Tasic spoke regarding PA18/02662 advising that an error had been made on the existing drawings regarding the floor levels which had been drawn too low. (Cllr Freeman arrived 3:40pm) Advising that to maintain the same accommodation proposed the roof height would now be 250mm higher but that otherwise the scheme was the same as the plans submitted. He advised that he had spoken with Cornwall Council's Case Officer who advised that he should come to the meeting and advise the Parish Council of the change. The Chairman questioned whether the neighbours had been advised of the change.

Mrs Jobe spoke regarding her application PA18/ 01924 advising that she was applying to convert sheds into a dwelling at Tregoose Barton. She advised that the neighbour has put in an objection to the proposal but has previously stated that they would not mind a single storey bungalow however to provide the required accommodation they had gone to one and a half storeys. Cllr Allen asked if the owners of Tregoose Barton

were the holders of the covenant and queried the restriction. Mr Jobe confirmed the covenant was a height restriction of 11m. It was confirmed that the sheds in situ had tin roofs and were considered an eyesore.

5. STATUTORY CONSULTATION - PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1210 28 St Johns Terrace Devoran TR3 6NE PA18/01210

The Chairman summarised the application and read out the response from the Architect to the Parish Council's previous comment and summarised the neighbour's response dated 2nd April. Discussion followed in which committee members concluded that the detail of the proposal should be decided by the Planning Officers.

RESOLUTION: Cllr MacDonald proposed the consultee comment for the application as: **The Parish Council notes the response of the Architect to their initial comment which they stand by. They note that the neighbour still feels that many of their concerns have not been addressed and therefore remain unable to positively support this proposal in its current form and will defer to the Planning Officer's judgement.** This was seconded by Cllr Allen and unanimously carried by the meeting.

1219 10 St Johns Terrace Devoran TR3 6NE PA18/02040 & PA18/02041

Cllr Thomas advised that a neighbouring property did have a dormer window which was not sympathetic to the building. The Chairman read out the World Heritage Site Officer's comment and the comment of the Historic Environment Planning Officer regarding the wish for the glazing cavity to be reduced. The plans were viewed.

RESOLUTION: Cllr Macdonald proposed the consultee comment for the application as: **The Parish Council broadly supports the application but notes the comments of the World Heritage Site Officer and the Historic Environment Planning Officer.** This was seconded by Cllr Allen and unanimously carried by the meeting.

1220 23 Chycoose Parc Point Devoran TR3 6NT PA18/02412

Cllr MacDonald took no part in the conversation and did not vote on the application. Cllr Allen summarised the application. The plans were viewed, it was noted that there was a supporting comment from the neighbour.

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

1221 Waters Edge, Quay Road, Devoran TR3 6PW PA18/01976

The Chairman read out the neighbour's comments and the applicant's response to this.

RESOLUTION: Cllr MacDonald proposed the consultee comment for the application as: **The Parish Council has no objection to the proposal but notes that the property is in Flood zone 2/3 and not 1 as stated in the application.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1222 Roseland View, Harcourt Lane, Feock TR3 6RW PA18/02117

The plans were viewed and the changes between the approved plan and as built plan were identified and discussed. The Chairman read out the neighbour's comments and discussion followed in which Cllr Freeman suggested that the size of the opening may not need to be reduced but it should have the original obscured window to mitigate overlooking.

RESOLUTION: Cllr MacDonald proposed the consultee comment as: **The Parish Council strongly objects to this proposal on the basis that it is unneighbourly and would constitute an endorsement of a failure to build in accordance with the permission that had been given.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1223 Land Adj 3 Agar Meadows **Carnon Downs** TR3 6HS **PA18/02366**

The Chairman summarised the application. The block plan was viewed and amendments clarified. Mrs Bell assisted by advising that the property would be more balanced within the plot and indicated this on the plan. Cllr Freeman suggested that this would be more aesthetically pleasing. The Chairman clarified that it would be closer to no.3 and there would be no change in distance to no.9. The location of the window and door being replaced was pointed out. The location of the flue was also indicated.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council supports these amendments.** This was seconded by Cllr Allen and unanimously carried by the meeting.

1224 Land North Of Creek End Pill Lane **Feock** TR3 6SE **PA18/02357**

The plans were viewed and Cllr Freeman described the proposal gleaned from her conversation with the workman at the site. Cllr Blake stated that he understood that should permission not be given there would be a need for 3 poles to be erected to support services and neighbours would not wish for these to be installed. It was discussed that hand digging the trenches would assist with avoiding tree roots.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council would like the trench to be hand dug to minimise damage to tree roots and would ask Cornwall Council to ensure that the Sessile Oak covered by the 2018 TPO will not be detrimentally affected by this proposal.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1225 Teal Lodge Greenbank Road **Devoran** TR3 6PQ **PA18/02662**

The Chairman read out the comments of the neighbours and suggested that they should also be given the opportunity to comment on the change in height of the proposal which was being brought before the Council at this late stage. Cllr Freeman suggested that the size of the garage was too large. Cllr Thomas stated that he had a fundamental objection to the design of the proposed garage, he felt that it was unfortunate that the ridge height of the house had to be increased and would prefer the ridge height to be kept the same as the neighbouring property. The Chairman asked Mr Tasic if the pitch of the roof could be altered he replied that he wanted to keep the pitch at 35% and suggested that it would not look as good if the pitch was lowered. Cllr Allen suggested that if the pitch was lower it would look squashed. The garage design was discussed further and the proposed materials questioned. The pitch of the garage roof was also discussed in relation to the neighbouring garage. Mr Tasic advised that they wished to put natural slate tiles on the roof of the house and suggested this could also be used on the garage instead of the proposed metal roof. Cllr Allen stated that he would like to see a hip roof to the garage. Cllr Thomas stated that in terms of the garage what is proposed would not enhance the visual amenity along Greenbank Road.

RESOLUTION: Cllr MacDonald proposed the consultee comment for the application as: **The Parish Council is not able to support the application in its current form, we don't have a strong objection to the proposed increase in ridge height of the house provided that the neighbour is informed and has the opportunity to comment. However we would like to see the garage, in terms of its height and scale and in particular in terms of its materials be more in keeping with what is already on the street scene on Greenbank Road.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1226 St Pirans **Feock** TR3 6RG **PA18/02661**

The plans were viewed.

RESOLUTION: Cllr MacDonald proposed the consultee comment for the application as: **The Parish Council supports this application.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1227 Brambles Trolver Hill **Feock** TR3 6RR **PA18/02493**

The objection from Restronguet Creek Society was discussed. Cllr Allen stated that within the AONB we can take account of need and cumulative affect and the mass of design should be subservient to the natural beauty. The mass and design is out of keeping with the need to preserve the natural beauty of the area. Cllr

Blake read out policy D1 from the Neighbourhood Development Plan. The illustrative plan was viewed and discussion followed.

RESOLUTION: Cllr McDonald proposed a consultee comment be worded to include the following points: **Strong objections based upon concerns over light pollution, issues over AONB, size, scale, massing, unsympathetic to its woodland setting in design and materials. Endorse the opinion of the Restronguet Creek Society.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

Final comment:

The Parish Council object in the strongest terms to this application owing to the proposed dwellings size, scale and massing, concerns over potential light pollution and the design and materials proposed being unsympathetic to its woodland and AONB setting . The proposal is contrary to the aims of Objective 5 (3.5.1 and 3.5.2), policy D1 and policy LS2 of the Feock Neighbourhood Development Plan. The site lies within an Area of Outstanding Natural Beauty which provides equivalent status to National Parks and within which great weight must be given to conserving landscape and scenic beauty. Within this area mature trees and woodland provide a major natural feature which mitigates the built environment and the site lies within a wooded area which characterises its setting. The area is protected by TPO and in light of this new developments which have received planning permission in recent years have incorporated design and materials which are sympathetic to the woodland setting. These features have included restrained ridge heights and window openings together with wood cladding. The Parish Council would expect that these established characteristics would be followed in any redevelopment of this site. The Parish Council fully endorses the opinion of Restronguet Creek Society.

1228 Forth Coth **Carnon Downs** TR3 6LH **PA18/02653**

It was noted that the neighbour to the East had not commented on the application. The plans were viewed and concern was expressed that it would be very close to the neighbour.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **Subject to confirmation that the neighbour to the East has been consulted and has no objection the Parish Council have no objection.** This was seconded by Cllr MacDonald and unanimously carried by the meeting.

1229 16 Belmont Terrace **Devoran** TR3 6PX **PA18/02684**

The plans were viewed.

RESOLUTION: Cllr MacDonald proposed the consultee comment for the application as: **The Parish Council supports this application.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1230 Silver Ferns Point Road **Carnon Downs** TR3 6JN **PA18/03190**

Cllr Allen declared an interest due to the property neighbouring his own and left the meeting.

The Chairman summarised the application, the plan was viewed and the amendments identified.

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

1231 Sandpipers Quay Road **Devoran** TR3 6PW **PA18/03156**

The plans were viewed.

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

Cllr Allen returned to the meeting.

1232 Land And Buildings East Of Tregoose Barton Tresithick Carnon Downs TR3 6JW PA18/01924

The Chairman read out the neighbour's comments. The plans were viewed, and areas clarified, the distance between the proposed dwelling and neighbour discussed. The Chairman read out the response to the neighbour's objection provided by the applicants. It was clarified that the applicants are intending to use the current structures and are not knocking them down. Cllr Allen advised that he knows the site well and the buildings there currently had most recently housed a garage for repair of vehicles and prior to this had been used by a septic tanker haulage business and that element of use has long gone. He stated that the site is outside of the settlement boundary and you would not normally gain permission here unless it is the reuse of redundant buildings which this is and it is within policy to convert to a dwelling, the only issue is the extent that the building is extended in height. The issue of the covenant is a private matter between owners and is not a material planning consideration. The redundant building doesn't have the ridge height now proposed and he questioned whether the principle of using the buildings as is should be stuck to or do members feel that it can be converted. Cllr Lightfoot stated that the accommodation has to be practical for the people wishing to live in it, and that whatever is put there will be taller than the sheds. Cllr Freeman questioned the visual impact of the height. Cllr Allen expressed slight reticence about the application as he wouldn't wish to see Tresithick lane developed but concluded that this should not cause a precedent as it is conversion of an existing building. He would not wish to see the Council encouraging any development along Tresithick lane that isn't qualified by existing policy. The Chairman read out Policy 7 of the Local Plan and discussion followed. Mrs Jobe advised that she would be happy to move the window that had been highlighted as a potential overlooking concern. Cllr Blake suggested that where a proposal offers pitched roofs and fitting materials the scheme should be supported. Cllr Thomas could see no reason to object to the proposal and wished to support it. It was agreed that the window was a contentious point.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council would not object to the development of this site with the proposed building, but would have issue with the large window in the gable end which could overlook the neighbouring property.** This was seconded by Cllr Lightfoot and unanimously carried by the meeting.

1233 Trelassick Mansion Trelassick Feock TR3 6QL PA18/02852

RESOLUTION: Cllr MacDonald proposed the consultee comment for the application as: **The Parish Council has no comment to make on this application.** This was seconded by Cllr Blake and unanimously carried by the meeting.

Cllr Blake left the meeting (5.18pm)

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that the following applications had been subject to the Local Council Protocol Procedure since the last planning meeting:

PA18/00609 Carrick Court, Restronguet Point, Feock TR3 6RB

Committee members had agreed that with the addition of a condition relating to landscaping being attached to the approval they would agree to disagree with the Planning Officer.

PA17/11796 Carnon Wollas Bungalow, Old Carnon Hill, Carnon Downs TR3 6LF

Committee members had agreed with the recommendation of the Planning Officer to approve the application.

PA18/00688 Quiet Quay, Quay Road, Devoran TR3 6PW

Committee members had maintained their objection to the application and requested committee consideration by Cornwall Council's Planning Committee.

7. CORNWALL COUNCIL PLANNING DECISIONS - AGENDA REPORT 2

The following planning decisions made by Cornwall Council since the last meeting were noted.

APPROVED

- 1197 Carrick Court Restronguet Point Feock TR3 6RB PA18/00609
- 1199 Land To Rear Of Camelia House Trevilla Hill Feock TR3 6QG PA18/00492
- 1200 Trelissick Mansion Trelissick Feock TR3 6QL PA18/00540
- 1209 Field Off Harcourt Lane Harcourt Lane Feock PA18/01286
- 1211 Loe Wall Loe Beach Feock TR3 6SH PA18/01590
- 1212 7 Porthgwidden Feock TR3 6SG PA18/01194
- 1213 Pencoose 11 Wellington Plantation Penelewey Feock TR3 6QP PA18/01324
- 1217 Silver Ferns Point Road Carnon Downs TR3 6JN PA18/02062

DECIDED NOT TO TPO

- 1214 1 Market Street Devoran TR3 6QA PA18/01907

WITHDRAWN

- 1218 Creek House Pill Creek Feock TR3 6SD PA18/01684

8. PLANNING POLICY INFORMATION DOCUMENT

It was noted that Policy H4 needed to be removed from the document.

9. PLANNING PRE-APPLICATIONS

It was noted that Cornwall Council had held a pre-app with The Poplars, Devoran and the Chairman read out the summary from the pre-app report for information.

10. PLANNING APPEALS AND ENFORCEMENTS

A report detailing Cornwall Council's opened and closed enforcement cases since the last planning meeting was noted. It was also noted that the appeal for Valley Lane had not yet been commenced by the Planning Inspectorate.

11. MATTERS TO REPORT

It was noted that a meeting had been held on 10th April with, and at the request of, the applicants and planning agent of The Dene, Feock to discuss the Parish Council's view on the design of the amended proposal. Cllrs MacDonald, Allen, Thomas, Kemp and Freeman attended the meeting.

Cllr Allen advised that he had attended the Restronguet Point Residents Association meeting.

Cllr MacDonald advised that this would be his last meeting and will be resigning from the Parish Council in May.

12. DATE OF NEXT MEETING

The date of the next meeting was agreed as Monday 14th May at 4pm. Cllr Thomas gave his apologies in advance and Cllr Allen confirmed that he would Chair the meeting.

There being no further business the meeting closed at 5:37pm.

Signed:.....
Chair, Feock Parish Council Planning Committee
14th May 2018