

MEETING NO.1205

Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 14th May 2018 at 4pm
At the Parish Council Office, Market Street, Devoran

Members present: Cllr P Allen, Chair
Cllr C Kemp
Cllr H Freeman
Cllr Morgan-Lundie

In attendance: Debbie Searle, Assistant Clerk

1. WELCOME & APOLOGIES

The Chairman welcomed those present and introduced the committee. Apologies were received from Cllr Thomas, Cllr Brickell, Cllr Lightfoot and County Cllr Alvey.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Freeman proposed the minutes of the Planning Committee meeting held on 16th April 2018, corrected at item no.1210, as a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Allen and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

Cllr Allen declared a personal interest in PA18/03499 and Cllr Kemp agreed to take over as Chair for that part of the meeting.

4. PUBLIC PARTICIPATION

No members of the public were present.

5. STATUTORY CONSULTATION - PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1234 Plasmarl Tregye Road Carnon Downs TR3 6JH PA18/03499

Cllr Allen took no part in the discussion. Cllr Kemp summarised the application and advised that she didn't believe there were any overlooking issues. Cllr Morgan-Lundie felt that the proposed 1m increase in ridge height was not aesthetically appropriate and discussion followed.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council do not object to the extension of the property in principle but have concerns about the 1m increase in ridge height and would prefer the height of the extension to be in line with the existing property height of 4.4m.** This was seconded by Cllr Morgan-Lundie and unanimously carried by the meeting.

1235 Chyreen Restronguet Point Feock TR3 6RB PA18/03454

The Chairman summarised the application. Cllr Kemp queried that the Architect described the project as a 'replacement dwelling' however the description of the application was an 'extension'. It was agreed that it is a large property on a large plot. Cllr Morgan-Lundie felt that the wording in the design statement that the woodlands would be looked after and become part of the garden was concerning. Discussion followed with Cllr Allen providing some history of the site's woodland and giving tree preservation order information.

RESOLUTION: Cllr Lindsey-Morgan proposed the consultee comment for the application as: **The Parish Council has raised queries with the Tree Officer over the status of the Woodland Order in the lower half of the site and would like an answer to that query in light of the statement made in the design and access statement that this is now garden rather than a woodland. We would further like clarification of the statement made by the Architect that this is to be a replacement dwelling rather than an extension, which is contradictory to the detail in the planning application form which states it is an extension. We have no**

objection in principle to the scale and design of the proposed extension but do have concerns over the large scale of glazing in the proposed building which is a large increase on the current level and is likely to cause light pollution in the AONB. The Parish Council is concerned with the proposed external finish materials and request that the planning officer ensures as far as possible that the external finish is sympathetic to the natural environment in the AONB. We would wish the building to reflect the natural environment of the AONB rather than the built environment in which it sits. The application is contradictory in some parts indicating a slate roof (EX05) and in other parts the retention of concrete tiles (PL05), of the two the Parish Council would prefer natural slate for roofing material. The Parish Council shares resident's concerns over the recent level of development along the Creekside and its effect on neighbours and would request the planning officer incorporates reasonable conditions regarding traffic management including: no parking of construction vehicles on the road, loading and unloading to be carried out on site, no weekend or public holiday working, working hours limited to 8am to 6pm, mud and debris to be cleared from the road daily, verges to be restored to their original state and the developer to provide residents with a contact number for the main contractor.

This was seconded by Cllr Kemp and unanimously carried by the meeting.

1236 23 Belmont Terrace Devoran TR3 6PX PA18/02955

The plans were viewed.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council has no objection.** This was seconded by Cllr Morgan-Lundie and unanimously carried by the meeting.

1237 Trevannick House 9 Welling Plantation Penelewey Feock TR3 6QP PA18/03708

The plans were viewed.

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

1238 Land At Creek Vean Pill Lane Feock PA18/03280

The Chairman read out the extract from the minutes of the planning meeting on 19th February noting the pre-application meeting with the applicant for this proposal. He also read out description of the building and setting from the Foster & Partners website detailing the Grade II listed Creek Vean building. The plans were viewed. Cllr Morgan-Lundie stated that the building would take up the whole width of the site. The proposed landing for boats was noted and discussed. The objection from Malcolm Blows was read out and discussed. The view of the site from the wider area and the impact of the high level of glazing was discussed.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council strongly objects to this further development within the AONB which must, through cumulative effect, detract from the natural beauty of the area. The Council sees no overriding social need which would counter the protection afforded by the AONB designation. The sub division of this plot is likely to detract from the design ethos of the listed building and the Parish Council is unhappy with further pressure on the beach and foreshore by the proposal for new staging and access which is a consequence of the subdivision of the plot. The Parish council does not believe that the trees on site are adequately protected by the design and are likely to survive the build in such close proximity to the proposed building. The Parish Council does not believe the access roads can sustain further development. The Parish Council believes that the degree of glazing is likely to cause very significant light pollution which will affect adjacent properties and does not believe that this can be sufficiently mitigated.**

This was seconded by Cllr Kemp and unanimously carried by the meeting.

1239 3 Edwards Road Devoran TR3 6PP PA18/03989

The plans were viewed.

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

1240 Little Tregew Old Kea TR3 6AU PA18/03949

The Chairman described the location and setting and the plans were viewed.

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

The following application arrived too late to be on the agenda for the meeting but was also considered:

1241 Cliff Cottage Pill Creek Feock TR3 6SD PA18/03991

The location plan, aerial view and photographs were viewed.

RESOLUTION: Cllr Allen proposed the consultee comment as: **The Parish Council is concerned about the loss of trees within the TPO area in recent years which means that all trees now have a significance that they may previously not have had. We would refer these trees to the Tree Officer in light of this and would expect if any trees were removed, replacements of a suitable nature be conditioned as a replacement.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

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:

PA18/01924 Land And Buildings East Of Tregoose Barton

Committee members had agreed with the Case Officer's decision for refusal.

PA18/02117 Roseland View Harcourt Lane Feock TR3 6RW

Committee members had agreed to disagree with the Case Officer's decision for approval.

7. CORNWALL COUNCIL PLANNING DECISIONS - AGENDA REPORT 2

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

APPROVED

1192 Carnon Wollas Bungalow Old Carnon Hill Carnon Downs TR3 6LF PA17/11796
1210 28 St Johns Terrace Devoran TR3 6NE PA18/01211
1216 36 Devoran Lane Devoran TR3 6PD PA18/01663
1219 10 St Johns Terrace Devoran TR3 6NE PA18/02040
1220 23 Chycoose Parc Point Devoran TR3 6NT PA18/02412
1226 St Pirans Feock TR3 6RG PA18/02661
1228 Forth Coth Carnon Downs TR3 6LH PA18/02653
1230 Silver Ferns Point Road Carnon Downs TR3 6JN PA18/03190
1231 Sandpipers Quay Road Devoran TR3 6PW PA18/03156

8. PLANNING POLICY INFORMATION DOCUMENT

It was discussed that the committee would work together in updating comments on construction traffic management plans and also that the Restranguet Point policies needed to extend into Pill Creek and further round towards Penpol but these policies should be kept within the AONB area.

9. PLANNING PRE-APPLICATIONS

Cllr Freeman reported that a pre-application meeting had been held with CSA Architects regarding a proposal for the redevelopment of a site in Feock and updated committee members with details. Cllr Freeman, Cllr Kemp, Cllr Brickell and Cllr Thomas had attended the meeting and considered that whilst the proposal was quite sympathetic, due to its location within the AONB, concerns about overdevelopment of the site and it being outside of the settlement boundary it would be against NDP policies and therefore would not support the development.

10. PLANNING APPEALS AND ENFORCEMENTS

A report detailing Cornwall Council's opened and closed enforcement cases since the last planning meeting was noted. The Chairman also reported that Cornwall Council had advised that information on enforcement cases would not now be provided due to changes in data protection law (GDPR) and only details of enforcement cases where an enforcement notice is issued after the investigation will be available on the online planning register.

It was also noted that the appeal for Valley Lane and for land next to The Stables Penny Lane had not yet been commenced by the Planning Inspectorate.

11. MATTERS TO REPORT

Cllr Allen reported that a consultation response to the consultation on proposed amendments to the National Planning Policy Framework had been submitted and read out the comments made which the committee wholly supported.

Cllr Allen reported that application PA18/00688 for Quiet Quay had been unanimously refused by Central Sub Planning Committee today; thanks were expressed to Iain MacDonald for representing the Parish Council at the meeting.

12. DATE OF NEXT MEETING

It was agreed that the date of the next meeting would be agreed via email.

There being no further business the meeting closed at 5.45pm

Signed.....
Chair, Feock Parish Council Planning Committee
21st May 2018