

**MEETING No.1287**  
**Minutes of the meeting of Feock Parish Council Planning Committee held on**  
**Tuesday 15<sup>th</sup> February 2022 at 4pm**  
**at the Parish Council Office, Market Street, Devoran TR3 6QA**

Members present: Cllr Colin Blake, Feock Ward, Chair  
Cllr Cathy Kemp, Carnon Downs Ward  
Cllr Sue Cooper, Devoran Ward  
Cllr Kate Gason, Carnon Downs Ward  
Cllr Richard Brickell, Carnon Downs Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Paul Bateman, Influence Planning  
Jeremy Bradley, CAD Architects  
1 member of the public

**1. WELCOME & APOLOGIES**

The Chair welcomed those present and welcomed Cllr Brickell back to the Planning Committee. Apologies were received from Cllr Bee Robson, Cllr Phil Allen and Cornwall Councillor Martyn Alvey.

**2. MINUTES OF PREVIOUS PLANNING MEETING**

**RESOLUTION:** Cllr Gason proposed the minutes of the Planning Committee meeting held on 11<sup>th</sup> January 2022 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Kemp and carried by the meeting.

Cllr Blake made the following statement:

“At the planning meeting held on 11<sup>th</sup> January 2022 in a discussion relating to Appensleigh PA21/12584 I asked for clarification from Mr Bateman about neighbours being presented with or offered a consultation document which forms part of the submitted application to replace the garages at Appensleigh with a detached house. Mr Mills had called at our house and asked my wife if he could see me. I was out at the time and phoned him and I was invited to call at Appensleigh to look at plans for replacement of the garages. I visited, saw the plans and obviously made no comments. I do not recall being offered a consultation pack and none was left at our address. I apologise if I have misled the council in any way.”

**3. DECLARATIONS OF INTEREST**

No declarations of interest were received.

**4. PUBLIC PARTICIPATION**

Paul Bateman (PB) spoke to thank the Chair for clarifying the situation regarding the public consultation on Appensleigh (PA21/12584). He further wished to address a comment made by a member of the public at the last meeting regarding “gamekeepers turned poachers” submitting applications stating that that particular member of the public’s father made an application for 19 dwellings which included the Appensleigh application site, he also made an application for a detached dwelling on exactly the location of the proposed site (PA21/12584) which was approved. Therefore, in terms of “gamekeeper turned poacher” the planning history can be looked at in two ways. He further stated that he thought it was only fair to explain to members how he was responding to the Parish’s position on the application to the Case Officer and tabled photographs which he would be asking the Case Officer to consider. Members viewed the photographs whilst PB commented on the principle of development, impact on the AONB (he quoted comments made by the Planning Inspector in a recent appeal), impact on listed buildings, impact on the Church Hall and design. He asked members to consider these points which were the main material planning considerations.  
No questions were asked.

Jeremy Bradley (JB) from CAD Architects spoke regarding the Truro City Football Club application (PA21/11725). He stated that his response to some of the points previously raised was available on the planning portal, together with the Bat Lighting assessment which stated a very limited impact. He gave details relating to the floodlighting

which his client had confirmed would not exceed 45 hours per year and would have minimal impact of wildlife and neighbouring campers. The lighting would be in the winter for a very limited amount of time. There had been some concern on the heritage due to the barrow in the woods however the minimal nature of the proposal does not encroach on this feature. Regarding match attendance, the average attendance for the TCFC reserves team matches is 30 mainly being made up of the parents of players as the team is primarily made up of junior under 18 players. Match attendance cannot be limited as the site is owned by Truro College and shared with Perranwell AFC and has a long history of holding football and rugby events. They had proposed to put in 150 seats as they were recycling seating units from Treyew Road however have now amended the proposal to 50 seats and have submitted revised plans. The general purpose building is also being recycled from Treyew Road and will be sited alongside the existing building providing toilets and a canteen space for serving refreshments, it will not be a licensed bar, it is a college site and alcohol is not permitted. With regard to Highways it is not a change of use application or an intensification but is simply for minor improvements to the ground to meet the requirements for the FA. He summarised the further comment received from Sport England which stated that they had no objection to the application.

Cllr Blake asked whether moving into a different league would increase the number of spectators and therefore lead to an increase in traffic movement. JB stated that it is being used by the Truro City's reserves team which is primarily an under 18s club and will not be used by the firsts team.

Cllr Cooper questioned the Sport England response and JB read out the emailed consultee comment which had been sent to the Planning Officer but was not currently available on the online planning portal.

Cllr Cooper questioned the boundary situation regarding the caravan club. JB confirmed that the plan had been amended and accepted by the Planning Officer.

Cllr Brickell questioned if there was enough capacity within the football ground so that off-site parking was not increased. JB confirmed that the application seeks to improve the parking situation on site (without affecting the trees) and should alleviate any off-site parking.

Cllr Cooper questioned the affect on the Rugby pitch. JB confirmed that they were not touching the Rugby Pitch,

Mr Harris, applicant for PA21/10138 (The Owls House) spoke to state that he was attending to listen to the discussion of his planning application.

#### **5. ADDITIONAL COMMENT FOR PA21/12584 (124) - Appensleigh Pill Creek Feock TR3 6SD**

To resolve a further comment to add to the Parish Council's previously submitted consultee comment

**RESOLUTION:** Cllr Blake proposed the additional consultee comment as:

**The site for the proposed building is clearly visible from many public vantage points on land and from the Creek. The proposal is located within an area of outstanding natural beauty at the edge of a tranquil and essentially unspoilt Creekside setting which is enjoyed by both residents in the area and many visitors. The AONB is a designated landscape afforded the highest level of protection and should be protected from harm. Due to the prominence, scale, design, and amount of glazing within the waterfront landscape, the proposal would harmfully add further to the cumulative erosion of the tranquillity of the shoreline, especially from light spill in the nocturnal landscape. The Parish Council consider that this proposal is contrary to FNDP Policy D1 as it does not respect and reflect local character and identity through sensitive siting, design, scale, and use of materials. We acknowledge that there are parts of Pill Creek that have modern striking buildings, however the juxtaposition of this site with the neighbouring Grade II listed property Ferncliffe, whose curtilage we understand goes up to the lane, and the adjoining listed mid-18th century Shipwright's cottages, which have a very distinctive character and design and are situated in this very unspoilt stretch of Pill Creek, should be a main consideration and such development would be contrary to Policy HE1 of the FNDP.**

**The proposed development would not conserve and enhance the beauty of the AONB landscape, which should be given great weight. It conflicts with policies 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and Policies LS1, LS2 and D1 of the FNDP 2017-2030. Amongst other aspects, these: seek to protect and enhance the seascape and landscape; and require a sensitively designed development which minimises landscape impact and which ensures Cornwall's enduring distinctiveness, sustains local character, and conserves and enhances the character and natural beauty of the AONB. The proposal is inconsistent with the quest to respond to local character and address and respond to landscape sensitivity, capacity, and the historic environment.**

**We also have concerns over the impact of the proposal on the enjoyment of the very valuable local community asset the neighbouring Church Community Hall.**

This was seconded by Cllr Cooper and carried by the meeting.

## **6. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT**

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

**PA21/10138 (093) - The Owls House Pill Lane Feock TR3 6SE**

**RESOLUTION:** Cllr Blake proposed the consultee comment for the application as:

**The Parish Council recognise that the amended plans are a considerable improvement on the previous proposal and understand the desire to extend the property, however, has concerns over the visual impact and scale of the increase in footprint proposed and asks the Planning Officer to consult with the Historic Environment Planning Officer and wishes to consider their response before submitting a further consultee comment.**

This was seconded by Cllr Gason and carried by the meeting.

**PA22/00306 (133) - 3 West Corner Carnon Downs TR3 6LX**

**RESOLUTION:** Cllr Blake proposed the consultee comment for the application as:

**The Parish Council object to this application. The design of the proposal does not reflect the character of adjacent buildings due to it being two storeys. We consider the size of the building to be overdevelopment of the plot and would not provide adequate private amenity space. Access to the parking space conflicts with users of the bridleway and compromises the only the turning area in this narrow lane. It will also potentially lead to on street parking. The development has the potential to increase flood risk, an acknowledged problem in this vicinity contrary to policy CC3 of the Climate Change DPD. We also have concerns about the potential overlooking of neighbours. Therefore, the proposal is contrary to NDP policies D1, GA2 and GA3.**

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

## **7. 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 Kemp and carried by the meeting.

**PA21/12816 (126) - 24 Chycoose Parc Point Devoran TR3 6NT**

The Parish Council agree to the pruning of the Hawthorn; however, we believe the proposed all over pruning proposed for the Oak tree, which is a visually significant tree approaching Point Green in either direction, is excessive and not in the long term interests of the tree. We would prefer to see moderate crown thinning of the Oak and ask the Tree Officer to reconsider his advice regarding this.

**Proposed by Cllr Cooper, seconded by Cllr Blake and agreed by Cllr Kemp and Cllr Robson and submitted to the online planning register on Wednesday 19<sup>th</sup> January 2022.**

**PA21/11799 (127) - Carnon Downs Caravan Camping Park Carnon Downs TR3 6JJ**

The Parish Council accept the need to demolish an existing machinery store and rebuild in a more appropriate site however the proposed position of the new compound and building is within the root protection zone of trees subject to a TPO and therefore we must object to this development in its current form.

**Proposed by Cllr Cooper, seconded by Cllr Blake and agreed by Cllr Kemp and Cllr Robson and submitted to the online planning register on Wednesday 19<sup>th</sup> January 2022.**

**PA21/12753 (128) - 6 Tremayne Close Devoran TR3 6Q**

The Parish Council object to the proposed works to T1 however agree to the felling and replacement of T4.

**Proposed by Cllr Gason, seconded by Cllr Blake (verbally) and agreed by Cllr Kemp and Cllr Cooper and submitted to the online planning register on Wednesday 26<sup>th</sup> January 2022.**

**PA22/00009 (129) - 35 St Johns Terrace Devoran TR3 6ND**

The Parish Council has no objection to this application.

**Proposed by Cllr Gason, seconded by Cllr Blake (verbally) and agreed by Cllr Kemp and Cllr Cooper and submitted to the online planning register on Wednesday 26<sup>th</sup> January 2022.**

**PA21/11587 (130) - Gunfield Lodge Loe Hill Feock TR3 6SH**

The Parish Council has no objection to this proposal and thank the applicants for such a detailed application.

**Proposed by Cllr Gason, seconded by Cllr Blake (verbally) and agreed by Cllr Kemp and Cllr Cooper and submitted to the online planning register on Wednesday 26<sup>th</sup> January 2022.**

**PA21/11583 (117) - Carnon Downs Caravan Camping Park Gig Lane Carnon Downs TR3 6JJ**

The Parish Council have no objection to a revised proposal, with conditions to replant attached to the approval, as agreed with the Tree Officer.

**Proposed by Cllr Cooper, seconded by Cllr Blake and agreed by Cllr Gason and Cllr Kemp and submitted to the online planning register on Monday 31<sup>st</sup> January 2022.**

**PA22/00317 (132) – The Glen Trolver Croft Feock TR3 6RT**

The Parish Council agree to the work on the Monterey Pine T1 and the Ash T2 however consider the pollarding of the Holly T3 excessive and would like to see it more sympathetically treated.

**Proposed by Cllr Blake, seconded by Cllr Gason and agreed by Cllr Kemp and Cllr Cooper and submitted to the online planning register on Monday 31<sup>st</sup> January 2022.**

**PA22/00210 (131) - Fiddlers Roost 34 Chycoose Parc Point Devoran TR3 6NT**

We do not consider that this revised application has addressed our concerns and again reiterate our previous comment:

The Parish Council must object to the current proposal as we consider the mass, height and incongruous design of the proposed building to be unacceptable. The design does not reflect the local character of the area and thus is against Policy D1 of the Feock Neighbourhood Development Plan. This proposal creates significant overlooking issues to neighbouring properties, and we are concerned at the reduced parking area within the boundary of the property. We hope the Planning Officer can address these concerns and a revised proposal can be presented.

D1 - The incongruous, eclectic design and scale does not respect and reflect the local character and identity of the area. It does not minimise development on the landscape and the visual impact of the proportion of built development to space is excessive in this modest plot.

LS2 - It does not protect and enhance the landscape.

BIO1 - The building is in the buffer zone of the AONB and would impact the AONB.

As with the previous application, the detailed and relevant comments demonstrate the concerns the PC has with the potential impact on neighbours. We do not consider that amendments made to address the concerns made in the previous application have been addressed. It would seem that the amendments have appeared to make matters worse such as the proximity to the boundary and quality of design.

**Proposed by Cllr Blake, seconded by Cllr Gason and agreed by Cllr Kemp and Cllr Robson and submitted to the online planning register on Thursday 3<sup>rd</sup> February 2022.**

**PA22/00399 (134) - Camelot House Penpol Devoran TR3 6NA**

The Parish Council consider that due to the climate crisis every tree is essential and from the application these trees are not acknowledged as being diseased or a danger to property or people, therefore we must object to this application. If, however the Tree Officer is minded to approve we would ask that the stumps are not dug out so as to avoid soil disturbance.

**Proposed by Cllr Blake, seconded by Cllr Robson and agreed by Cllr Kemp and Cllr Gason (Cllr Cooper abstained) and submitted to the online planning register on Wednesday 9th February 2022.**

**PA22/00433 (135) - Saqqara Restronguet Point Feock TR3 6RB**

The Parish Council has no objection to this application.

**Proposed by Cllr Blake, seconded by Cllr Robson and agreed by Cllr Kemp and Cllr Gason (Cllr Cooper abstained) and submitted to the online planning register on Wednesday 9th February 2022.**

**PA22/00316 (136) - 2 Porthgwidden Feock TR3 6SG**

The Parish Council has no objection subject to approval by the Heritage Officer which we consider may be necessary due to the siting close to the Grade II listed Porthgwidden Clock house, courtyard and garden walls.

**Proposed by Cllr Blake, seconded by Cllr Robson and agreed by Cllr Kemp and Cllr Cooper (Cllr Gason objected) and submitted to the online planning register on Wednesday 9th February 2022.**

**PA22/00253 (137) - Avallen Goonpiper Feock TR3 6RA**

Subject to the Planning Officer being satisfied that the proposal will cause no detrimental impact to the neighbouring property, the Parish Council has no objection

**Proposed by Cllr Blake, seconded by Cllr Robson and agreed by Cllr Kemp, Cllr Cooper and Cllr Gason and submitted to the online planning register on Wednesday 9th February 2022.**

## **8. MATTERS TO REPORT**

Email communication from a resident regarding a withdrawn planning application at Feock was discussed. The wording of an emailed response was agreed as 'At the meeting of the planning committee on 15<sup>th</sup> February 2022 members discussed your request and whilst happy to investigate further the definition of a settlement there are no immediate plans to review the NDP. '.

It was agreed that the Parish Council's previous consultee comment would be submitted, to reiterate the Parish's position, to the Planning Inspector regarding the appeal for PA20/05406.

Cllr Kemp brought the consultee comment from the Highways Officer regarding the Valley Lane application PA21/09830 to the notice of members for their information.

Cllr Cooper raised the issue of Dark Skies status, it was discussed and agreed that this would be an agenda item for the next full Parish Council meeting and a working party for the subject would be organised if possible.

## **9. DATE OF NEXT MEETING**

The date of the next meeting was proposed as Tuesday 8<sup>th</sup> March at 4pm.

There being no further business the meeting closed at 6.10pm.