

MEETING NO. 1153
Minutes of FEOCK PARISH COUNCIL PLANNING COMMITTEE held on
Monday 31st October 2016 at 3.30pm
at the Parish Council Offices, Devoran TR3 6QA

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

In attendance: Debbie Searle, Assistant Clerk
 Sue Walters, Situ8 Planning
 Ian Armstrong, Arco2 Architects

1. WELCOME & APOLOGIES

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

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. PUBLIC PARTICIPATION

Sue Walters and Ian Armstrong spoke regarding PA16/09437 Featherbeds, Come-to-Good and provided members with copies of the planning document detailing the application. They confirmed that there had been no real changes to the proposal which had been presented to the planning committee at the pre-application meeting held on 30th August 2016 and advised that they were happy to answer any questions. Cllr Kemp questioned whether there was a historic element to the ponds, Cllr Richards confirmed that the land used to be part of the Killiganoon Estate and the ponds are on the 1845 Tithe map of the Parish. It would appear the ponds were put in as an ornamental feature and are not natural. The only concern would be the possibility of the ponds and the stream causing pollution further down the creek however as there isn't that much water coming out and part of this development is going over one of the ponds there is no real issue. Cllr Allen asked if they were taking account of the water and diverting it, Ian Armstrong confirmed that it was not necessary to divert any water and they were only proposing to make one of the ponds larger. There being no further questions the Chairman thanked them for attending the meeting.

4. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Blake proposed that the minutes of the meeting held on 10th October 2016 were a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Kemp and the Chairman duly signed the minutes.

5. PLANNING APPLICATION PA16/00857

The Chairman gave details of the retrospective application by Wheal Jane to operate a hazardous waste treatment facility, advising that it was an application within Kea Parish but would have an effect on Feock Parish. He read out Kea Parish council's comment on the

application and asked members if they wished to make a comment on the application. Cllr Thomas asked for the nature of the hazardous waste. The Chairman and Cllr Allen advised that it was Hydrocarbon. Cllr Allen advised that the traffic issues caused by lorries to Wheal Jane were of concern and felt that the comments made by Kea Parish were appropriate. It was acknowledged that it was a matter raised by residents regarding another planning application along Quenchwell Road and it was definitely an issue. Discussion followed and it was agreed that it was appropriate to make a public comment to Cornwall Council on the application. Feock Parish Council agree with Kea Parish Council's comments that they would like to see more information on traffic management, would like to see the loads covered and consideration of the environmental issues as they may affect the large majority of the Parish.

6. STATUTORY CONSULTATION - PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

992 Featherbeds, Come To Good, Feock TR3 6QS PA16/09437

The Chairman thanked the agents for providing the comprehensive document and stated that at the pre-application meeting previously held there had been nothing that would lead members to a refusal of the application. It was discussed that there was an existing dwelling on the site and a site visit has confirmed that it would not be habitable currently and a replacement dwelling was suitable. Cllr Allen advised that the existing structure was originally built without consent and retrospective planning permission had then been sought and approved by Cornwall Council. He felt that this would seem to be a reasonable alternative use for what was a field years ago. The Chairman advised that a property on the other side had recently been the subject of debate due to its effect on the Quaker Chapel and had obtained planning consent on appeal. Members considered that it seems to be a well thought out and designed proposal which will hardly be visible from the road. Cllr Hambly-Staite expressed concern that material included within planning applications for illustrative purposes will not actually happen and discussion followed in which Cllr Kemp suggested that a plan with so much detail indicates a great intention to fulfil the plan as presented.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council is extremely grateful to the applicant and their agents for submitting such a detailed appraisal of the application. We can see no material planning considerations that would lead to a refusal but would like to ensure that the landscaping is carried out in line with the submitted plans.** This was seconded by Cllr Blake and unanimously carried by the meeting.

988 Parc Minys, Restronguet Point, **Feock** TR3 6RB PA16/09472

989 The Old Barn, Harcourt, **Feock** TR3 6SQ PA16/08264

991 10 Devoran Lane, **Devoran** TR3 6PA PA16/09573

997 Millridge, **Feock** TR3 6RU PA16/09715

RESOLUTION: Cllr Richards proposed the consultee comment for these applications 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 carried by a majority vote.

986 Deva, Trolver Croft, Feock TR3 6RT **PA16/08959**

The plans were viewed and it was confirmed that there was an extant permission which was quite considerably larger than the current dwelling. It was discussed that the size of the proposal was not that much different to the previously approved application. It was noted that the Case Officer had requested that the garage roof be hipped but plans were not yet available showing this change. Discussion took place regarding the windows. It was noted that the neighbour had not commented on the application.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: **Subject to the amendment as recommended by the Case Officer for a hipped roof on the garage the Parish Council have no objections to the application as set out.** This was seconded by Cllr Allen and carried by a majority vote.

990 Chy-An-Vre, **Feock** TR3 6RG **PA16/09237**

The plans were viewed and members considered that it was a large site with a modest addition proposed to a large dwelling which would not be intrusive to neighbours.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: **The Parish Council can see no material planning considerations that would lead to a refusal of this application.** This was seconded by Cllr Allen and unanimously carried by the meeting.

993 9 St Johns Terrace, **Devoran** TR3 6NE **PA16/08377**

The Chairman read out the comment from the Historic Environment Planning Officer. Cllr Kemp stated that she felt the applicants were showing the necessary deference to the historic element of their property whilst trying to update it for a growing family. Cllr Allen felt that it was for householders to make their own decisions internally and should be allowed to do what is reasonable within their property. The Chairman read out parts of the applications detail and discussion followed in which Cllr Thomas stated that he felt the proposal was entirely reasonable.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council can see no material planning considerations that would lead to a refusal of this application.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

994 A39 Skewberries Roundabout, **Carnon Downs** TR3 6JJ **PA16/09341**

The application site was clarified followed by discussion in which Cllr Blake questioned the height of the new column, it was noted that it was as high as the adjacent lamp post, 1m higher than the existing column and 6m lower than the trees.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council can see no material planning considerations that would lead to a refusal of this application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

995 Devoran Methodist Chapel, Chapel Hill, **Devoran** TR3 6NY **PA16/08027**

The Chairman read out the details of the application and the plans were viewed. The online comment from Mr Wood was read out and discussed. Cllr Kemp advised that the wall by the chapel was not listed. Cllr Allen felt that in order to make the chapel more viable we should

support the application. Discussion followed in which it was agreed that members had no concerns over the application but would like to see a condition imposed that the contractors are responsible for making good any damage to the existing wall or the nearby listed wall.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **Subject to an undertaking that the wall will be replaced and repaired if damaged during the construction phase the Parish Council has no objection to this application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

996 Westward, Bissoe Road, Carnon Downs TR3 6JB PA16/09292

The Chairman advised members that the property was the subject of a pre-application with Cornwall Council in 2014 and read out the conclusion from the pre-application response. The plan was viewed and the proposal discussed. It was considered that the proposed single storey dwelling was substantial and dwarfed neighbouring properties at Parc-an-Gwarry. It was noted that there was a yellow notice on the lamp post and assumed that Cornwall Council would have notified neighbours at 1-5 Parc-An-Gwarry and Wenduynne but no neighbours had made a comment on the application. The Chairman suggested that for the reasons as set out in the pre-application response that whilst the parish council would generally support the idea of sub-division of suitable plots that within this particular case issues over access, the cramped size of the proposed site, the adjacent tree and overlooking of neighbours would lead us to conclude that this is not a viable proposal. It was noted that there were other tandem properties further down the road but taking each case on its merits members could not realistically give support to this proposal. Cllr Allen suggested that it was not that dissimilar to the development opposite the shop, which was given approval despite objection from the neighbours and the Parish Council, so to some extent there does not seem to be a lot of consistency and possibly another planning officer may have given a different view. The Chairman stated that at least those properties had been side by side and not tandem as proposed with this application. Cllr Hambly-Staite advised that he had discussed issues regarding important trees with Alan Rowe and discussion followed in which it was suggested that the tree mentioned in the pre-application appeared to have been removed. Cllr Thomas and Cllr Hambly-Staite asked that the Case Officer be consulted regarding the protection of the tree if still there and further discussion took place. The Chairman stated that he didn't feel the tree was the main issue with the application; the proposal is inappropriate for the setting and would overcrowd the plot. The proposed dwelling is too large for the site and dwarfs all other surrounding dwellings. It was unanimously agreed that members objected to the proposal, that the comments of the Case Officer in the pre-application response were still relevant and would form the basis of the consultee comment for the application.

998 Chyreen, Restronguet Point, Feock TR3 6RB PA16/09279

The Chairman advised that an extension had been agreed with the Case Officer and this application would now be on the agenda for the next planning meeting scheduled for 14th November. He advised that the Tree Officer had referred to a 1955 TPO in his consultee comment however it is believed that there is a 2003 TPO in place on the site which he had not mentioned and this needed to be questioned and clarified. He also advised that he had written to Alan Rowe and Jeremy Content regarding the application and had received a response from Jeremy Content which has been given on the basis of the Tree Officer's response, it was suggested that the Tree Officer may need to revise his comments in regard

to the 2003 order. The Chairman advised members that he had been in communication with David Watson of Porthgwidden regarding the application who is asking for a wildlife survey to be carried out on the site. He acknowledged that there is no compulsion for the applicant to carry out a wildlife survey as part of his application and read out the email received from Jeremy Content but noted that the response had been given on the basis of the Tree Officer's comment which may need to be revised. The Chairman confirmed that he would advise David Watson that the Parish Council's comment on the application has been deferred until the date of the TPO has been clarified. Members unanimously agreed that should it be confirmed that it is only the 1955 order that is in place on the site the Chairman should request Cornwall Council to place an immediate area order on the site to give six months grace to consider the works.

7. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

The Chairman noted that a five day protocol had been received regarding PA16/07231 Teag Eth, Restronguet Point, Feock and committee members had agreed by majority to accept the Forestry Officer's recommendations.

8. CORNWALL COUNCIL PLANNING DECISIONS

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

APPROVED

961 Carn View House, Quenchwell Road, Carnon Downs TR3 6CD PA16/07099

964 Harbour Light, Restronguet Point, Feock TR3 6RB PA16/07355

965 41 Devoran Lane, Devoran TR3 6PD PA16/07807

972 The Old School House, Wellington Place, Carnon Downs TR3 6LF PA16/08151

975 Tremanor, Restronguet Point, Feock TR3 6RB PA16/08162

976 Cherry Trees, Mount George Road, Penelewey, Feock TR3 6QX PA16/08214

977 Land below Swiss Cottage, Restronguet Point, Feock TR3 6RB PA16/08208

978 Corning, Point Road, Carnon Downs TR3 6JN PA16/08407

982 Ardevora (formerly Mesilah), Greenbank Road, Devoran TR3 6PQ PA16/08431

REFUSED

969 Brookside Cottage, Feock TR3 6RU PA16/06888

9. PLANNING PRE-APPLICATIONS

Two requests for pre-application meetings had been received. The first for a dwelling at Four Turnings which had already been the subject of a pre-application with Cornwall Council. The second for works to a dwelling at Harcourt, Feock. Members confirmed that they would be able to attend the meetings scheduled for Friday 4th November and Monday 7th November.

10. PLANNING APPEALS AND ENFORCEMENTS

It was noted that an appeal had been lodged for PA16/02242 for land west of Tregytreath, Restronguet Point. Members agreed that it was not necessary for any further comment to be made to the Planning Inspectorate.

A planning enforcement case had been opened regarding the site office at Ancora, Old Tram Road and the Chairman gave details of the opened and closed enforcement case regarding the roof height at Bowood, Ropewalk. The Chairman advised that the Pellows Yard case is

still ongoing and he had been in contact with the applicant and advised them that they need to submit a planning application with an ecological report to Cornwall Council as soon as possible.

11. MATTERS ARISING

The Chairman reported that he and Sam Edwards had attended the Central Planning Committee last Monday regarding PA16/07179 Land adjacent to Dunvegan, Quenchwell Road, Carnon Downs. The Chairman had prepared detailed information showing that 18 affordable housing properties would fit in the 110m gap and therefore the application for one single infill dwelling was not appropriate development in line with policy. The Central Planning Committee decided that Quenchwell was a hamlet and that the size of the gap fitted the current emerging policy within the Cornwall Local Plan and approved the application. The matter has been taken up with the Planning Advisory Committee which Cllr Chamberlain sits on and is chaired by Cllr Cole who also happened to be at the meeting. The Chairman informed members that the thing he found most upsetting about the committee meeting was the inappropriate comments made by Cllr John Dyer relating to the adjacent Quenchwell Chapel which he was formally asked to withdraw by the Chairman of the meeting.

The Chairman advised that there is currently a pre-application in with Cornwall Council for the demolition of existing buildings and the erection of a small residential development at Nancassick Barn on the King Harry Ferry Road which members may wish to have a look at.

12. DATE OF NEXT MEETING

The date of the next meeting was confirmed as Monday 14th November at 3.30pm.

It was noted that there were 8 applications already on the agenda for the next meeting, 6 of which related to trees. It was discussed that members would look at the tree applications and consider whether the comment 'The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.' and advise the Assistant Clerk accordingly.

There being no further business the meeting closed at 4.50pm.

Signed,
Chairman, Feock Parish Council Planning Committee
14th November 2016