

## MEETING NO.1213

Minutes of the meeting of Feock Parish Council Planning Committee held on  
Wednesday 5<sup>th</sup> September 2018 at 3.30pm  
At the Parish Council Office, Market Street, Devoran

Members present: P Allen, Chair  
C Kemp  
C Blake  
P Lightfoot  
B Thomas  
R Brickell  
H Freeman  
L Morgan-Lundie

In attendance: County Cllr Martyn Alvey  
Debbie Searle, Assistant Parish Clerk

Public present: Mr & Mrs A Mills  
Mr I Bodie  
Mr J Vessey

### 1. WELCOME & APOLOGIES

The Chairman welcomed those present. No apologies were received.

### 2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Lightfoot proposed the minutes of the Planning Committee meeting held on 24<sup>th</sup> July 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 Lundie-Morgan declared a non-pecuniary interest in PA18/07239 (Appensleigh, Pill Creek, Feock TR3 6SD) and stated that she would not participate in the discussion of the application or vote.

### 4. PUBLIC PARTICIPATION

Mr A Mills spoke in support of his application PA18/07239 (Appensleigh, Pill Creek, Feock TR3 6SD). He tabled photographs and described the proposed extension stating that they had lived there since 2005, and now need to increase the space. They have consulted neighbours and had looked at two different options and decided on the proposed as they felt it had the least impact on the look of the property and does not change the skyline. The proposal does not remove any trees or change the countryside and uses the same materials as the current property. He noted that an online comment that a montage would be useful has been made and explained that they haven't included one in the application but he has provided some photographs which he tabled. He reiterated that it is no higher than the current extension; it is slightly wider but is hidden down in the mass of buildings. The only public views of the house are from the water. All other views to the house are from private houses. No questions were asked.

Mr I Bodie spoke in support of his application PA18/07314 (Seamark, Penpol, Devoran TR3 6NW). He advised that the extension was proposed due to health reasons and declining mobility. They need enough room to have a walking aid around the bed and have an ensuite. The main complaints about the extension are that it will effect light to neighbours however his property faces South and any light from the window will run parallel to the creek and is a bedroom so would have curtains. The comment about light affecting the creek and wildlife is not appropriate. The size of the extension is about 8' wider than the current property and he doubts that it will be seen from the creek. With regard to the complaint from the neighbour regarding a retaining wall, the proposal

has a steel framework with a timber framework on top with only four holes dug in the ground and he feels it may help to reinforce the wall but a structural engineer will be consulted. Regarding blocking the light to Riverside Cottage below them the extension doesn't go back as far as Riverside. Other complaints made are not relevant to planning issues. Cllr Freeman asked if there was a structural engineers report available, Mr Bodie advised that one was not currently available but he would obtain one if planning permission were granted. Cllr Allen clarified with Mr Bodie that the need for development was to increase the size of the bedroom and provide an ensuite. Mr Bodie advised that they had kept the roof height lower than the existing and stated that the Architect had marked the area of extension on the plan to include an area already existing.

## 5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

### 1278 Land North Of Silent Waters Point Road Carnon Downs TR3 6NX PA18/07141

It was confirmed that the application had been withdrawn following a conversation between the applicant and the Planning Officer.

### 1279 Seamark Penpol Devoran TR3 6NW PA18/07314

8 Objections on online planning portal and 1 neutral (expressing concern about disturbing the fragile retaining wall near the boundary)

The Chairman read out the email from Mr Bodie requesting an amendment to the drawing to show the store being replaced with the extended carport and a gate being placed across the rear for security purposes, this was necessary following confusion between himself and the Architect. The Chairman noted that on the online planning register there were several objections and summarised the objection from Restronguet Creek Society regarding the additional massing being approximately 25% more than the existing and the ridge height being increased by .8m. Cllr Freeman felt that the information was misleading and an accurate plan needed to be made available to the public and that she would wish to see this application delayed in order that accurate plans are presented to the public and discussion followed. Cllr Thomas stated that the proposal was very close to Seamark's boundary and the properties next to it are at a lower level, he does not see that the additional glazing is going to be a particular problem but did feel that it could be considered unneighbourly being so close and high to neighbouring properties below it. Further discussion took place regarding the accuracy of the plans, neighbours' concerns, and policies and concluded with the Cllr Thomas asking if it would be possible to make the extension smaller. Mr Bodie responded that he could perhaps take it in by a couple of foot but then it couldn't be used as a carport.

**RESOLUTION:** Cllr Kemp proposed the consultee comment for the application as: **The Parish Council notes the large number of objections from neighbours to this application however feels that this may be prompted by the inaccuracy of the plans supplied which appear to indicate an additional massing of approximately 25% however we understand from the applicant that the increase in massing is only 12.5% as the plans are inaccurate and they are waiting for the Architect to supply amended plans. We would therefore request that accurate plans are supplied for consideration and comment.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

### 1280 Creek Vean Pill Lane Feock TR3 6SE PA18/07417

It was noted that there was no objection from Tree Officer due to the obvious decline of the trees.

**RESOLUTION:** Cllr Thomas proposed the consultee comment for the application 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 Blake and unanimously carried by the meeting.

### 1281 Parkwood Hill Carnon Crease Carnon Downs TR3 6LJ PA18/07057

The plans were viewed and discussion followed which considered that it was a large house on a large site. It was agreed that in principle the extension to the house was not contentious. The plan of the tennis court was viewed and the description of the proposal read out. Discussion followed regarding the stable building and the necessity to tie this to the land.

**RESOLUTION:** Cllr Freeman proposed the consultee comment for the application as: **The Parish Council wishes to support the comments of the Countryside Access Team and would wish to see a construction management plan conditioned to any permission granted. We have no objection to the extension housing the swimming pool but would like a planning condition that no lighting can be installed to the tennis court and would also wish to see a planning condition that the stable is ancillary to the main house and tied with the grazing land that they support.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1282 Quiet Quay Quay Road Devoran TR3 6PW PA18/07009

It was confirmed that an appeal to the Planning Inspectorate was ongoing regarding the refusal of the previous application. The objection from the neighbour on the online planning register was read out, the plans were viewed and discussion followed regarding the reduction in ridge height and traffic management.

**RESOLUTION:** Cllr Lightfoot proposed the consultee comment for the application as: **The Parish Council has no objection to the plan proposed but is mindful of the neighbour's comments and the shared unadopted road and the need for a rigorous construction traffic management plan. It should be noted that the Village Hall car park is not a public car park and is therefore not available for this purpose.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1283 Peter House Trevilla Hill Feock TR3 6QG PA18/07462

The Chairman read out the description of the proposal, the plans were viewed and discussion followed. It was noted that there were no neighbour comments on the online planning register. The materials proposed were clarified and discussed.

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

1284 Penpol House Penpol Devoran TR3 6NA PA18/07660

The Chairman advised that there were four supportive comments on the online planning register.

**RESOLUTION:** Cllr Lightfoot proposed the consultee comment for the application 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 Freeman and unanimously carried by the meeting.

1285 Appensleigh Pill Creek Feock TR3 6SD PA18/07239

Cllr Morgan-Lundie took no part in the discussion.

Cllr Freeman suggested that one of the issues was the amount of glazing and potential for light pollution. The Chairman stated that there were three supportive comments on the online planning register and one neutral comment. Cllr Blake stated that the proposed works would not be visible from the sides or the road but only from the creek. Cllr Allen read out a comment received from Cllr Hambly-Staite requesting measures to mitigate the light pollution from the glazing. The Chairman stated that the cumulative effects from developments are becoming a greater issue and he would suggest that the only consideration is the element of the large amount of glazing.

**RESOLUTION:** Cllr Freeman proposed the consultee comment for the application as: **We have no objection in principle however we understand the implications that may arise from the large area of glazing and its effect**

on light pollution and we would wish to support any comment made by the AONB Officer in this respect. This was seconded by Cllr Blake and unanimously carried by the meeting.

1286 Grey Roofs Trolver Croft Feock TR3 6RT PA18/07880

It was noted that there were no comments on the online planning register.

**RESOLUTION:** Cllr Thomas proposed that consultee comment for the application 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 Freeman and unanimously carried by the meeting.

1287 The Wrigglers, Restronguet Point, Feock TR3 6RB PA18/07932

The reasons for the works were read out and discussed and the photographs viewed.

**RESOLUTION:** Cllr Brickell proposed the consultee comment for the application as: **The Parish Council will defer to the professional advice of Cornwall Council's Tree Officer for this application however we would only wish to see works carried out that are absolutely necessary as we view trees as an important visual landscape feature in this AONB.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

## 6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that a 5 day protocol had been received for PA18/02493 (Brambles, Trolver Hill, Feock) and that the committee had maintained their objection to the application and requested committee consideration and it was expected that this may be on the agenda for the Central Sub-Area Planning Committee meeting on 1<sup>st</sup> October.

The Chairman advised that communication had been received from the Case Officer for PA18/00507 (Penpol Boatyard) that the boathouse building element of the application had been withdrawn. The proposal was now for the extension of the boatshed and the quay. Discussion followed. The Chairman proposed (seconded by Cllr Freeman) that a reply be submitted as follows: The Parish Council has no objection to the restoration of the existing quay and no objection to the extension of the existing boatshed subject to a traffic management and parking plan to ensure that there is adequate parking for the business's employees and visitors as well as during the construction works to the site. The hours of construction works should also be limited in line with the existing hours conditioned to the business. We do however object to the proposed new quay which is development of foreshore and against NDP policy. This was agreed unanimously.

The Chairman reported that he had spoken with the Case Officer for PA18/05758 (Lambrook Farm) and had outlined the Parish Council's concerns about the development as discussed at the planning committee meeting on 24<sup>th</sup> July 2018.

## 7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

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

### APPROVED

- 1205 Land West Of Point Road Carnon Downs PA18/00698
- 1252 Land South Of Gorseways Quenchwell Road Carnon Downs TR3 6LW PA18/04627
- 1253 25 Chycoose Parc Point Devoran PA18/04917
- 1257 Tregew Farm Old Kea Truro TR3 6AX PA18/04490
- 1258 Trevean Harcourt Feock TR3 6SQ PA18/05033
- 1259 10 St Johns Terrace Devoran TR3 6NE PA18/05400
- 1266 Arbennek Restronguet Point Feock TR3 6RB PA18/05981
- 1270 The Moorings 6 Trevallion Park Feock TR3 6RS PA18/05925

### REFUSED

The Dene Churchtown Feock TR3 6SA PA18/04121 Proposed alterations to dwelling

**8. PLANNING PRE-APPLICATIONS**

No Pre-application meetings had been held since the last meeting. Dates and times for three future meetings were confirmed.

**9. PLANNING ENFORCEMENT**

Due to time constraints this item was deferred to the next planning committee meeting.

**10. COMMUNITY INFRASTRUCTURE LEVY CONSULTATION**

Copies of the CIL consultation questionnaire was circulated to the committee for consideration and discussion and completion at the full Parish Council meeting scheduled for Tuesday 11<sup>th</sup> September 2018.

**11. NEIGHBOURHOOD DEVELOPMENT PLAN**

Due to time constraints this item was deferred to the next planning committee meeting.

**12. MATTERS TO REPORT**

Cllr Blake reported that he attended the Central Sub-Area Planning Committee meeting on Monday 6<sup>th</sup> August 2018 and spoke in objection to PA18/04121 (The Dene) and the application had been refused by the Committee.

It was noted that an appeal has been made against the refusal of PA17/00688 (Quiet Quay) even though a new application has been submitted.

The Chairman reported that a statement had been submitted to the Planning Inspectorate on 8<sup>th</sup> August regarding the appeal of Stamps Hill quoting the NDP policies relevant to the refusal of the application.

**13. DATE OF NEXT MEETING**

The date of the next Planning Committee meeting was agreed as Wednesday 3<sup>rd</sup> October 2018.

**Signed:** .....

**Chair, Feock Parish Council Planning Committee**

**3<sup>rd</sup> October 2018**