

**MEETING NO.1085**  
**Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on**  
**Thursday 4<sup>th</sup> December 2014**  
**at the Parish Office, Devoran at 6.30pm**

**Members Present:**

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	B Richards	C Carter	D Kiernander (on behalf of C Blake)
	C Kemp		
	Iain MacDonald		

**In Attendance:** Debbie Searle, Assistant Parish Clerk (APC)  
5 members of the public  
2 Planning Agents

**PLANNING COMMITTEE CHAIRMAN: Councillor B Richards**

**1. WELCOME & APOLOGIES**

The Chairman welcomed those present; apologies were received from Cllr Blake.

**2. PUBLIC PARTICIPATION**

Two members of the public spoke regarding planning application PA14/10716 expressing concerns that the application should have been a full application and not a householder application, the significant loss of hedgerow and privacy to neighbours and the front garden being used as a car park. Also that the application is not a true reflection of the work proposed and that work already appears to have been started.

One member of the public spoke in objection to planning application PA14/11057 providing history of the development in that the estate was designed to ensure all properties had a view. The proposed alterations would raise the roof of the east to west element resulting in obscure views and loss of privacy to neighbours and result in overdevelopment of the site which is against the principles of the Neighbourhood Development Plan. Cllr Kemp asked if there were any covenants in place to protect the properties, this was not known.

A Planning Agent spoke regarding planning application PA14/10251 advising that it was a remodelling of an existing 4 bedroomed house to incorporate a further 51sq m of accommodation. They advised that the property owner was mindful that it was within an area of outstanding natural beauty and advised that no objections to the proposal had been received to date. Cllr McDonald asked if there were any access issues and it was confirmed that there were none and that parking already existed for 6/7 cars.

A Planning Agent and two members of the public spoke regarding planning application PA14/10443 advising that the issue of trees, as raised by the County Tree Officer, had now been resolved. Cllr MacDonald asked if the dimensions of the building had been discussed at Pre-Application stage. A section of the Pre-Application letter was read out and the size of the dwelling in relation to the plot and the power cables was discussed. The Planning Agent confirmed that the width of the front of the house remained the same whilst the depth of the house and size of the garage had increased and that the roof eaves had been raised by 400mm.

The Chairman thanked those present for attending the meeting and advised that their comments would be taken into consideration when considering the planning applications.

**3. DECLARATIONS OF INTEREST**

No declarations were received.

**4. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 3<sup>rd</sup> November 2014 were agreed as correct, proposed by Cllr Kemp and seconded by Cllr Richards.

**5. STATUTORY CONSULTATION-PLANNING APPLICATIONS**

The following applications were considered and decided as detailed.

**714 Dunvegan, Quenchwell, Carnon Downs TR3 6LN PA14/10716**

The application and plans were studied and discussion followed. The Chairman advised that the plot was outside of the Carnon Downs development boundary but that it did not contravene the Parish Council's policies. Cllr Carter questioned the material planning considerations that could be considered for this application and discussion followed. Comment to the Case Officer agreed as "Whilst we can see no material planning conditions which would lead to an outright refusal of this application we are concerned with the potential overlooking of neighbours. The unneighbourliness of increased vehicular traffic on site and further concerned that some work may have already been carried out which does not comply with current planning approvals. Should permission be granted we would request a suitable landscaping scheme to mitigate the effects of overlooking and unneighbourliness and to soften the general landscaping of the plot. Concerns have been raised regarding the multiple occupancy of the existing dwelling and whilst this is not a material planning consideration relevant to the current application we would like this matter taken up as a separate issue which may require a change of use planning application."

**723 24 Chycoose Parc, Point, Devoran TR3 6NT PA14/11057**

The Chairman advised that meeting that permission was already passed in 2011 for alterations and that part of this work had already been started and that it was new owners looking to do further works. The application and the plans were studied in comparison to those originally submitted under PA10/07809 with the Chairman advising that the original plan submitted had not been acceptable to the Parish Council and a revised plan had then been submitted which had been approved. This original plan was compared to the current application. Discussion followed with the Chairman advising that under the principles of the Neighbourhood Development Plan the proposal was overdevelopment. Cllr Kiernander stated that properties in that area were too large and overdevelopment was becoming an issue. Further discussion followed regarding overdevelopment, the property being too large in the street scene and out of context with other properties on the estate affecting their amenity and therefore being unneighbourly. Comment to the Case Officer agreed as "This application appears to be an almost carbon copy of an application made for this property by the previous owner late in 2010 which was rejected at Parish Council level as being overbearing, unneighbourly and intrusive into the general street scheme of this estate. Subsequent to that, alterations were made to those proposals which went some way to allaying the concerns of the Parish Council and which were found acceptable to Cornwall Council. This renewed application raises the same concerns and these concerns are added to by the recent development of the Feock Parish Neighbourhood Development Plan and its associated Parish Design Guide. Chycoose Parc was highly commended when it was built as an exemplar of good design, allowing each property a degree of privacy as well as allowing extensive views over the adjacent creek and countryside beyond and whilst it is accepted that there are no restrictive covenants in force restricting future development and also that the right to a view is not a material planning consideration, there remains the question of unneighbourly alteration, overlooking of neighbours and inappropriate design which are strong considerations in any development. There is also the question of the viewing of this proposal from the creek and surrounding areas which forms part of the AONB with the associated national and internationally recognised restrictions and considerations for development. There is already an extant permission to extend this property and although this is, in the opinion of the Parish Council, not ideal,

we consider that this present scheme represents a totally unsuitable and unacceptable alternative and as such it should be rejected in favour of the extant permission.”

**711 The Orchard, Feock TR3 6SA PA14/10251**

The Chairman asked the members for comments on the application. The plans were viewed and the Tree Officer’s comments read out. The proposal in relation to the size of the plot was discussed. The Planning Agent was questioned and confirmed that the property could only be seen from the Churchyard. Comment to the Case Officer agreed as “The Parish Council can see no material planning considerations to object to this proposal but would agree with the observations of the Church Warden regarding any damage caused to stone hedges and roadways.”

**712 Carnon Gate, Devoran TR3 6PC PA14/10443**

It was noted that several comments of support were on the on-line planning register and the Chairman read out some of the neighbour’s comments. The question of overdevelopment of the plot was questioned and dismissed. Discussion followed regarding the history of the gate and it was confirmed that the issue regarding trees had been resolved with the Tree Officer. It was agreed that the comment be “The Parish Council can see no material planning considerations to refuse this application.”

**719 Sunset, Quay Road, Devoran TR3 6PW PA14/10799**

The Chairman summarised the application and the plans of existing and proposal were studied. It was noted that provision had been made to waterproof the building as part of its flood defences. Cllr McDonald stated that it was quite a small structure and could not be used as additional accommodation. Cllr Kiernander questioned the height increase and discussion followed in which it was concluded that the height increase would not affect anyone else. The comment to the Case Officer was decided as “The Parish Council can see no material planning considerations to refuse this application.”

**708 Alverne Hay, Trolver Croft, Feock TR3 6RT PA14/10114**

The Chairman read out the Tree Officer’s comments and discussion followed. It was agreed that the comment to the Case Officer be “Feock Parish Council will agree with the Tree Officer’s comments.”

**709 Adams Cottage, 5 Killigarth Villas, Devoran TR3 6PR PA14/09836**

The Chairman summarised the application. The photographs were viewed and the materials to be used clarified. It was agreed that the comment to the Case Officer be “Although this work is within the Devoran Conservation Area the windows in question are at the rear of the property and as such the replacement will have no significant impact on the Conservation Area and we can see no justifiable for refusal.”

**710 Tanglewood, Penelewey, Feock TR3 6QU PA14/10421**

The Chairman read out the Tree Officer’s comments, discussion followed regarding Tree Preservation Orders. The comment to the Case Officer was agreed as “Feock Parish Council would be happy to accept the Tree Officer’s assessment and respect his decision.”

**713 Galvanick, West Pill Road, Feock TR3 6SD PA14/10510**

The plans were viewed. It was noted that there were no comments from neighbours lodged on the Cornwall Council website. After discussion it was agreed that the comment be “The Parish Council can see no material planning considerations to refuse this application.”

**715 Carnon Yard, Trolver Croft, Feock TR3 6RT PA14/10803**

The Chairman read out the Tree Officer’s comments. It was agreed that the comment to the Case Officer be “As the trees are already showing recent signs of failure the Parish Council agree with the Tree Officer’s comment that they should be felled and replaced with suitable native species.”

**716 Trefelyn, Penelewey, Feock TR3 6QU PA14/10597**

The Tree Officer’s comments were discussed with it being agreed that the comment to the Case Officer be “Feock Parish Council would like to see this application resubmitted in correct form. As the

Tree Officer has pointed out the application and photographs appear to refer to totally different trees and as such we are unable to make a judgement.”

**717** Waterside, Penpol, Devoran TR3 6NW **PA14/10932**

The Chairman read out the Tree Officer’s comments and it was agreed that the comment to the Case Officer be “Feock Parish Council has no objection to this work provided that it is limited to the extent as shown in the photograph accompanying the application.”

**718** Creek End, Pill Lane, Feock TR3 6SE **PA14/10922**

The location was clarified and the plans studied. Discussion followed regarding the history of the plot and its outline planning consent. It was considered that the proposed property appears to be in keeping with properties in the vicinity and that it was within the settlement of Feock so there were no issues contrary to the Neighbourhood Development Plan. It was agreed that the comment to the Case Officer be “The Parish Council can see no material planning considerations why this proposal should be refused but have concerns about flooding issues, ground stability and drainage due to the location.”

**720** Swiss Cottage, Feock TR3 6SG **PA14/10307**

The Tree Officer’s comments were read out and discussed. The comment to the Case Officer was agreed as “Feock Parish Council would be happy to accept the Tree Officer’s assessment and respect his decision.”

**721** 21 St Johns Terrace, Devoran TR3 6NE **PA14/11177**

Cllr MacDonald commented that the application stated that no one could see the tree, this was questioned and the plan studied. Discussion followed in which it was agreed that there was nothing in the application to suggest that the trees were failing. The comment to the Case Officer was agreed as “The Parish Council considers that precedent has been set by previous decisions which would suggest that these trees should not be felled as they do not currently show any signs of disease or failing.”

**722** Creek Vean, Pill Lane, Feock TR3 6SE **PA14/10917**

The Chairman summarised the application and discussion followed. It was agreed that the comment to the Case Officer be “The Parish Council can see no material planning considerations that should cause this application to be refused.”

## **6. PLANNING DECISIONS**

The following applications had been made since the last meeting on 3<sup>rd</sup> November 2014.

### **APPROVED**

- 682** Point Quay, Penpol, Devoran TR3 6NL **PA14/07068 & PA14/07069**
- 683** Mount Agar Farm, Old Carnon Hill, Carnon Downs TR3 6LE **PA14/08173**
- 688** Glenrosa, Trolver Croft, Feock TR3 6RT **PA14/09029**
- 689** Parkwood Hill, Carnon Crease, Carnon Downs TR3 6LJ **PA14/08848**
- 690** Devoran House, 1 Devoran Lane, Devoran TR3 6PA **PA14/09195**
- 691** 11 Market Street Devoran Truro TR3 6QA **PA14/09040**
- 692** 36 St. Johns Terrace, Devoran TR3 6ND **PA14/09188**
- 694** Headlands, Penpol, Devoran TR3 6NP **PA14/08741**
- 696** 6 Elm Meadow, Feock TR3 6RN **PA14/09391**
- 697** Shipway, Penelewey, Feock TR3 6QY **PA14/09435**
- 698** Devoran House, 1 Devoran Lane, Devoran TR3 6PA **PA14/09433**
- 699** Zamelek, Tregye Road, Carnon Downs TR3 6JQ **PA14/09725**
- 700** 45 Devoran Lane, Devoran TR3 6PD **PA14/09820**
- 705** Devoran House, 1 Devoran Lane, Devoran TR3 6PA **PA14/09879**
- 706** Little Trevilla, Trevilla, Feock TR3 6QG **PA14/10336**

**REFUSED**

- 680** Tregye Meadow, Tregye Road, Carnon Downs TR3 6JH **PA14/08172**  
**685** Land Rear Of Ashleigh, Tregye Road, Carnon Downs TR3 6JH **PA14/06409**  
**704** Field Off Harcourt Lane, Harcourt Lane, Feock TR3 6RJ **PA14/08673**

**7. PLANNING APPEALS AND ENFORCEMENTS**

There were no planning appeals or enforcement cases to discuss.

**8. ANY OTHER BUSINESS**

The Chairman confirmed that Cllr Johnson had left the Planning Committee to take on the Chair of the new Access & Amenities Committee. He thanked Cllr MacDonald for joining the Planning Committee in her place.

**9. DATE OF NEXT & FUTURE MEETINGS**

The date of the next meeting will be decided when further planning applications for comment have been received.