

MEETING No.1327
Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 13th November 2023 at 7pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Richard Brickell, Feock Ward, Chair
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Anne Allen, Devoran Ward
Cllr Sue Cooper, Devoran Ward
Cllr Beverley Johnson, Feock Ward

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

Public present: Dan Mitchell, Influence Planning
Mr & Mrs Chart

1. WELCOME & APOLOGIES

The Chair welcomed those present. Apologies were received and accepted from Cllr Mike Steel, Cllr Phil Allen, Cllr Jan Allen, Cllr Keith Hambly-Staite, Cllr Rick Bowers and Cllr Mark Woolcock.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 16th October 2023 as a true record of the meeting. This was seconded by Cllr Brickell and carried by the meeting.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. PUBLIC PARTICIPATION

Dan Mitchell (DM) of Influence Planning, spoke regarding planning application PA23/08537 (Spindrift, Trolver Croft) stating that the applicants live at the property, and the existing bungalow is tired and lacks architectural merit and they now wish to pursue a replacement dwelling. The previous application was refused mainly on design reasons, and they have now reviewed the design. In summary the siting of the dwelling has been amended to pull it back closer to the footprint of the existing property. The scale of the dwelling has been reduced, the height reduced, and the amount of glazing lessened, and they have taken guidance from the AONB Officer and the Planning Officer as to what they would find more palatable in terms of design. They have employed landscape architects to produce a structural planting scheme to help the development mitigate into the landscape. They are now delivering a net zero dwelling inline with the Climate Emergency DPD and consider it to be a great development in a great location. They have worked hard to get the right scheme appropriate for the AONB landscape and they hope the Parish can support this new build which will enhance the area rather than detract from it which the current property does.

Cllr Cooper acknowledged that the glazing on the building had been reduced and asked the applicants to make the glazing on the balcony bird friendly to reduce the risk of bird strike due to the level of migratory birds in this area. She further asked that they reuse as much material on the site as possible. Mr Chart confirmed that this was their intention.

Cllr Brickell stated that there have been areas where construction vehicles have caused considerable traffic issues in locations around the parish and asked that a suitable construction management plan be provided. DM advised that the applicants were fortunate to have a generously sized site and they were confident that all construction vehicles would be able to park within the site.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

SCHEDULE A applications

RESOLUTION: Cllr Allen proposed the consultee comments for the applications listed below as stated. This was seconded by Cllr Kemp and carried by the meeting.

PA23/07833 (058) - Harcourt House Harcourt **Feock** TR3 6SQ

The Parish Council will defer to the Tree Officer for this application and thank him for referring to the replanting requirements as stated in the Feock NDP. We also have concern over the long-term stability of the bank and agree his proposed informative in this regard, and we would also like to see disturbance to the ground avoided as much as possible.

PA23/08514 (061) - Manor Wood 8 Wellington Plantation Penelewey **Feock** TR3 6QP

The Parish Council will defer to the Tree Officer for this application.

PA23/08513 (062) - Sylvania Pill Lane **Feock** TR3 6SE

The Parish Council support the comments of the Tree Officer for this application and also request a re-planting condition attached to any approval granted.

PA23/08562 (063) - Polcarrick 7 Dozmere **Feock** TR3 6RJ

The Parish Council will defer to the Tree Officer for this application but would wish a re-planting condition attached to any approval granted.

PA23/08181 (064) - 2 Millbrook Cottages **Feock** TR3 6RU

The Parish Council will defer to the Tree Officer for this application.

PA23/07392 (065) - Chy-An-Porth Restronguet Point **Feock** TR3 6RB

The Parish Council will defer to the Tree Officer for this application but would wish a re-planting condition attached to any approval granted. We also ask the Tree Officer to confirm that any replanting conditions for previous applications have been met.

PA23/08725 (068) - Woodlea Penelewey **Feock** TR3 6QU

The Parish Council ask the Tree Officer to ensure that all possible measures are taken to avoid disturbance to the root system of these trees. The loss of these trees would have significant impact on the woodland character of this area.

SCHEDULE B applications

The applications listed below were discussed and consultee comments agreed as stated.

PA23/08537 (067) - Spindrift Trolver Croft **Feock** TR3 6RT

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council acknowledge the amended application and in principle have no objection to the revised design, however, whilst the dwelling has been re-sited, a significant amount of the dwelling still lies outside of the settlement boundary and as such the Parish Council must object to the application due to it breaching the critical and sensitive settlement boundary as stated in the Feock NDP. The site is right at the end of the bridleway/byway and it is essential that, for any potential development in this location, size and number of construction vehicles is kept to an absolute minimum, the access issues need careful consideration and a suitable Construction Management Plan should be conditioned to any planning approval for this site. Whilst previously on site there was discussion of reusing all possible materials on site to keep traffic down and also to minimise other environmental impact in accordance with Policy SEC1 of the Climate Emergency DPD. It should also be noted that the site is within an existing Nature Network**

identified on the Nature Recovery Strategy mapping and must therefore comply with Policy G4. It is also in the area of Restronguet Creek identified as a Coastal Vulnerable Zone covered by Policy CC1. This was seconded by Cllr Allen and carried by the meeting.

PA23/07747 (057) - Chinook Trolver Croft Feock TR3 6RT

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council ask that the Tree Officer is consulted due to the demise of T3. We have no objection to the application subject to the Tree Officer's approval and recommendations, and that the use of the annexe is conditioned as ancillary to the main dwelling. We also request that a suitable CEMP is also conditioned to any approval due to the narrowness of the entrance to the site and to ensure that the transport of building materials considers the fragility and width restrictions of the public right of way into Trolver Croft. Also, we would request that all soil excavated is to be kept on site.** This was seconded by Cllr Johnson and carried by the meeting.

PA23/08091 (059) - Norgrove 1 Gwel An Scol Feock TR3 6RX

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council notes the extant permission PA23/03715 and that this development is underway. We consider that this additional building may lead to overdevelopment of the site and would ask the Planning Officer to assess this in relation to NDP policy D1. We would also ask that a condition is placed on the building that it remains ancillary to the main dwelling.** This was seconded by Cllr Allen and carried by the meeting.

PA23/06118 (066) - Pipers Cottage Four Turnings Feock TR3 6QR

RESOLUTION: Cllr Johnson proposed the consultee comment for the application as: **The Parish Council has no objection to the proposed porch and carport, or to a summerhouse subject to it being conditioned as ancillary accommodation for the main dwelling. However, the site is on a steep slope and is very visible from the public footpath, and we are concerned that the additional proposal to change the use of agricultural land to residential garden will lead to the creeping urbanisation of this rural area and object to this element of the application. We would therefore ask that the summerhouse is re-sited within the existing residential garden.** This was seconded by Cllr Kemp and carried by the meeting.

6. SITE MEETING PROCEDURE GUIDANCE

RESOLUTION: Cllr Kemp proposed the draft document be accepted as an internal document as guidance for Parish Councillors when attending planning application site visits. This was seconded by Cllr Allen and carried by the meeting.

7. MATTERS TO REPORT

Cllr Allen advised members that a letter had been submitted from the applicant regarding PA23/06627 which was available on the online planning portal. The letter was read for information.

It was reported that 5 day Local Council Protocol procedure letters had been received from Cornwall Council for PA23/04562 (Carinya) and PA23/03670 (Little Tregew). It was confirmed that the responses to Cornwall Council for both applications would be to 'agree to disagree' with the Planning Officer's recommendation for approval.

8. DATE OF NEXT MEETING

It was agreed that the date of the next meeting will be decided by email between Councillors as soon as possible.

There being no further business the meeting closed at 8.15pm.