

**MEETING No.1339**

**Minutes of the meeting of Feock Parish Council Planning Committee held on  
Monday 25<sup>th</sup> March 2024 at 3.30pm  
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 Phil Allen, Carnon Downs Ward  
Cllr Keith Hambly-Staite, Feock Ward  
Cllr Mark Griffiths, Carnon Downs Ward  
Cllr Jan Allen, Carnon Downs Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Mr M Malla

**1. WELCOME & APOLOGIES**

The Chair welcomed those present. Apologies were received and accepted from Cllr Beverly Johnson, Cllr Rick Bowers and Cllr Jan Allen.

**2. MINUTES OF PREVIOUS PLANNING MEETING**

**RESOLUTION:** Cllr Kemp proposed the minutes of the Planning Committee meeting held on 22<sup>nd</sup> January 2024 as a true record of the meeting. This was seconded by Cllr A Allen and carried by the meeting.

**3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**4. PUBLIC PARTICIPATION**

Mr Malla (MM) spoke regarding application PA24/01191 stating that he was the neighbour of the application site and that the development to the property had caused overlooking and loss of privacy to his property. He gave the history of the development of the neighbouring property and stated that the current application was because of works not being carried out in accordance with the approved planning application.

Cllr Allen (AA) asked if the obscured glass had been installed. MM stated that the windows were not obscured. AA stated that she found the plans very difficult to interpret and discussion followed during which the plans were viewed. She stated that she had visited the neighbouring property and confirmed there was an overlooking issue.

**5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT**

**PA24/01191 (104) - Penlee Rise Mount George Road Penelewey Feock TR3 6QX**

**RESOLUTION:** Cllr P Allen proposed the consultee comment for the application as:

**The Parish Council find it difficult to interpret the plans as presented in terms of development that has already occurred against proposed development and in light of this would wish the planning officer to view the proposal on site to understand the extent of changes and the detrimental impact on the immediate neighbour. The Parish Council understand that some of the development is likely to have a detrimental effect on neighbours due to mass and overlooking and details of windows, specifically obscured glass, will need to be strictly adhered to in order to mitigate this. The Parish Council is unclear on the proposals to rationalise the balcony and would view balconies in this area to be likely to cause an intrusive overlooking of the neighbour and are minded of the Cornwall Design Guide which states that balconies should only be used where they would not adversely affect the privacy of neighbouring properties.**

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

Cllr Jan Allen joined the meeting (3.57pm).

**PA24/01736 (108) - 1 Trevallion Park Feock TR3 6RS**

**RESOLUTION:** Cllr A Allen proposed the consultee comment for this application as:

**The Parish Council has no objection to the extensions as proposed but are aware that this site is within the area covered by the Point Penpol and Trolver Croft Feock Tree Preservation Order and the pre-emptive cutting down of the tree should be investigated.**

This was seconded by Cllr P Allen and carried by the meeting.

**PA24/02008 (109) - 1 Trevallion Park Feock TR3 6RS**

**RESOLUTION:** Cllr Kemp proposed the consultee comment for this application as:

**The Parish Council note that one tree has been removed on site and the Tree Officer has made comment on this (PA24/01736) and in light of this we feel that removal of boughs should be closely supervised by the Tree Officer.**

This was seconded by Cllr A Allen and carried by the meeting.

**PA24/01508 (110) - Highwood Restranguet Point Feock TR3 6RB**

**RESOLUTION:** Cllr P Allen proposed the consultee comment for this application as:

**The Parish Council would point out that this development lies outside the settlement boundary on a critical settlement edge where, as stated in the Neighbourhood Development Plan, there is a presumption that development adjacent to critical settlement edges will be refused. The development is in an Area of Outstanding Natural Beauty, adjacent to the special area of conservation and therefore we must take into account the planning principles of cumulative effect and assessment of need, the Parish Council accepts the principle of boat storage provided adjacent to the shoreline however believes that that should be retained for that purpose alone. The development along this shoreline which cannot be mitigated by landscaping will have a detrimental effect to the shoreline landscape.**

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

## **6. SUBMITTED CONSULTEE COMMENTS**

**RESOLUTION:** Cllr Kemp 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 A Allen and carried by the meeting.

**PA24/00161 (088) - The Nurseries Carnon Crease Carnon Downs TR3 6LJ**

The Parish Council ask the Planning Officer to provide confirmation of the height of the proposed dwelling in comparison to the approved application. We would object to any increase in height above that already approved due to the site's location as we would wish to ensure that the impact on the local landscape character is minimised.

**PA23/09945 (089) - The Workshop Blandford Carnon Crescent Carnon Downs TR3 6HL**

The Parish Council recognise the need for smaller one bedroomed accommodation within the village and in principle have no objection. However, we note that the neighbours have not commented and ask the Planning Officer to ensure that they will not suffer a loss of amenity by this proposal, and that the proposed design is appropriate for and will fit the street scene. We also consider it vital that a suitable construction management plan is conditioned to any approval due to the narrowness of the road and the need to maintain a clear way for vehicles who need to pass the site during construction.

**PA24/00417 (090) - Chycoose Barn Chycoose Devoran TR3 6NU**

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

**PA24/00623 (091) - Boswellin Harcourt Feock TR3 6SQ**

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

**PA23/10363** (093) - Highview House Pill Lane **Feock** TR3 6SE

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

**PA24/00650** (094) - Tregye House Tregye Road **Carnon Downs** TR3 6JH

In consideration of NDP Policy D1 the Parish Council consider this to be excessive use of glazing which does not reflect and respect the prominent position of this property so close to the sensitive settlement edge.

**PA24/00989** (095) - 6 Mount Agar Road **Carnon Downs** TR3 6HR

The Parish Council has no objection to this application.

**PA24/00880** (096) - Owls Cottage Killiganoon **Carnon Downs** TR3 6JT

The Parish Council has no objection to this proposal. We consider this to be an enhancement of the overall appearance and family usability of the property. It would seem that the eco credentials of the house will be enhanced and historical elements of the property respected. We note that no neighbours have commented and the house is in a fairly isolated position. We appreciate the very comprehensive Planning and Heritage statement to explain the rationale behind the design.

**PA24/00020** (097) - 9 Elm Grove **Feock** TR3 6RH

Whilst we have no objection in principle to a side extension to this property, we do not consider that the proposal in its current form meets with NDP Policy D1 as the design does not respect and reflect local character. Further, the site is within the area of Cornwall National Landscape therefore NDP Policy LS2 is relevant, and any proposed development should safeguard, conserve and enhance the qualities of this setting therefore we ask the Planning Officer to ensure that the design is appropriate.

**PA23/09717** (098) - Tregoose Point **Devoran** TR3 6NX

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

**PA24/00505** (099) - 20 Knights Meadow **Carnon Downs** TR3 6HU

The Parish Council has no objection to this application however note the comment of the neighbour and ask the Planning Officer to condition the use of obscure glazing to ensure there is no overlooking.

**PA24/01203** (100) - Bosvean Trolver Hill **Feock** TR3 6RR

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

**PA24/01354** (103) - Prospect Villa 5 Greenbank Terrace Greenbank Road **Devoran** TR3 6PH

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

**PA24/01466** (102) - Trefellyn Penelewey **Feock** TR3 6QU

The Parish Council object to the removal of this tree as it is still contributing to the overall verdant character of the site and seek clarification from the Tree Officer.

**PA24/01615** (105) - A39 Playing Place Roundabout To Carnon Downs Roundabout

The Parish council has no objection to this application.

**PA24/01679** (106) - Jonquils Trevilla Road **Feock** TR3 6QG

The Parish council has no objection to this application.

**PA24/00924** (107) - Springwood 2 Wellington Plantation Penelewey **Feock** TR3 6QP

The Parish Council have no objection in principle to this being used as an office however request a condition attached to any planning approval that it should not be used as residential accommodation.

## **7. MATTERS TO REPORT**

Cllr Brickell advised members that he had been approached by a member of the public who had informed him of an online hearing (date to be confirmed) with the Planning Inspector in relation to a planning enforcement matter. They would like to attend the online meeting and speak regarding the application but needed assistance in operating a computer to access and enter the online meeting. Members agreed that assistance should be given if possible.

Cllr Kemp advised members that she had received email correspondence from the applicant for PA24/00880 (Owls Cottage) and was unsure how to respond. She had hope that Cllr Alvey would have been at the meeting and would have been able to provide guidance. Cllr A Allen stated that the view of the application from the Planning Officer was quite different to the Parish Council's and expressed concern that there had been other applications in the parish relating to old buildings where the Planning Officer's responses had also been very different to Parish Councillors. She suggested that members ask the Planning Officer to carry out a site visit with Councillors to try and understand why their views are so different. Cllr Kemp advised that the Planning Officer had, last week, carried out a site visit and had emailed the applicants to state that she was unable to support their application. Cllr Brickell suggested that the Planning Officer should be invited to meet with Councillors. Discussion took place in which it was noted that the applicants had carried out revisions requested following a previous submission and that in reference to the Local Council 5 day protocol which had been received, the collective view of members was that they did not agree with the Planning Officer's recommendation for refusal of the application.

**RESOLUTION:** Cllr Kemp proposed that the Parish Council's response to the Local Council 5 day protocol email would be that Parish Councillors have considered her comments and feel that as the applicant has complied with the requested revisions following their previous application, they can see no reason for the application to be refused. They therefore ask that the application is determined by the planning committee. This was seconded by Cllr Hambly-Staite and carried by the meeting.

Cllr Hambly-Staite questioned when the Trelissick planning application would be brought to Cornwall Council's planning committee and expressed frustration at the length of time Cornwall Council were taking to deal with the application. The Assistant Clerk advised that she had not received a reply to her email to the Planning Officer requesting this information.

Cllr Brickell read out an article relating to a call for land, from Cornwall Council, that could be used to fulfil their housing needs stating that they wished to identify land suitable to take forward for this purpose. Discussion followed in which Cllr P Allen felt that Cornwall Council were trying to be proactive in showing the need for development. It was noted that there was a 4-week window over the Easter holidays in which to register land with them. He did not feel that this undermined the policies of the Neighbourhood Development Plan.

It was reported that an appeal to the Planning Inspector had been made regarding Kingsley's application for the land NW of Wayside, Carnon Downs, which was refused by Cornwall Council.

It was reported that Apex Planning had requested an informal meeting regarding the possible development of a site in the Parish. Members agreed that a reply should be sent to state that Councillors would be happy to hear a presentation during the public participation part of the next planning committee meeting and we would advise them of the date of the meeting as soon as possible. It was agreed that the public participation part could be extended to accommodate this.

## **8. DATE OF NEXT MEETING**

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

The meeting closed at 4.50pm.