

MEETING NO.1178
Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 3rd July 2017 at 3.30pm
at the Parish Council Office, Market Street, Devoran

Members present: Cllr R Richards
Cllr P Allen
Cllr B Thomas
Cllr C Kemp
Cllr I MacDonald
Cllr R Brickell

In attendance: Debbie Searle, Assistant Clerk
Cornwall Cllr Martyn Alvey
Lisa Solly, Situ8 Architects
Mr & Mrs Loosley
Mr & Mrs S Allen
Dr I Graymore
Mr P Copeland
Mr & Mrs J Armstrong

1. WELCOME & APOLOGIES

Cllr Richards welcomed those present. Apologies were received and accepted from Cllrs Lightfoot and Morgan-Lundie.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Thomas proposed the minutes of the Planning Committee meeting held on 8th June 2017 were a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Allen and unanimously carried by the meeting. The Chairman duly signed the minutes.

3. DECLARATIONS OF INTEREST

Cllr Allen declared a personal interest in item no.1094 planning application PA17/05206 stating that the applicant was a family member.

4. PUBLIC PARTICIPATION

Mr Allen spoke regarding his application PA17/05206 advising that he was renovating 14 Devoran Lane and turning it from a bungalow into a house and making it energy efficient. No questions were asked.

Mrs and Mrs Armstrong spoke regarding their application PA17/05821, 54 Quenchwell Road, advising that they wished to raise the roof level of the bungalow and put a room upstairs. They advised that the roof needs to be removed anyway due to the deterioration of the felt and thought that it would be a good opportunity to make the alteration. No questions were asked.

Dr Graymore spoke regarding application PA17/04959, Camelia House, advising that he lived in Trenoweth which is the most affected by the application. He wished to correct some of the inaccuracies in the application and stated that as the ground sloped he would be looking straight into the site and it would therefore be very visible. He also advised that there is a Cornish hedge with deciduous shrubbery which should be protected. He pointed out that there are 5 properties surrounding the application site, 4 have put in an objection and the one that hasn't also has a garden that could be sub-divided so is waiting to find out if the application is approved as there will then be no objection to another application. He pleads with the Committee to think carefully before letting this one house go through. The Chairman stated that old Cornish hedgerows are protected so if it existed on the

1841 Tithe map it would be protected by the Hedgerow Regulations. Regarding the other point about precedent being set he advised that the situation is that each application has to be considered on its own merits and an application cannot be refused solely on the reason that someone next door might want to do the same thing. He also clarified that the Parish Council is purely a consultee on planning applications and it is Cornwall Council that make planning decisions.

Peter Copeland spoke regarding application PA17/04959, Camelia House, advising that he lived at Trevilla House and advised that he had written to object to the application. He considers that the application is the thin end of the wedge as no doubt all the rest of the land will eventually be developed. Cllr Richards again advised that each application had to be considered on its own merits.

Lisa Solly spoke regarding PA17/04959, Camelia House and advised that they had attended previously to discuss the proposal on a pre-application basis. They are submitting the application under policy 21 of the Cornwall Local Plan which Cornwall Council's Case Officer suggested was more appropriate than the Infill policy which they had initially intended to use. She advised that the property has a second access and the erection of a single dwelling would be appropriate and they would be keeping the hedgerow boundary. The application is outline only and have submitted an indicative design only being a modern 3 bedroomed house with a pitched roof. They do not consider that it would impact on the area, the driveway is separate and would not impact on Trevilla House. They are aware that the AONB Officer has not yet commented but have received comments from the Case Officer which have been positive and he cannot see a huge problem with the principle of the proposal. She advised that every application is considered on its own merits and noted that no other property surrounding has a second access. Cllr Allen asked for an explanation of policy 21. The policy was read out. Cllr MacDonald questioned that whilst they say that this application would not set a precedent there would be nothing to stop the building of a second property on the same site using the same access. Lisa Solly stated that the applicants would retain ownership of the access lane and they are not intending to develop further. Mrs Loosley advised that they had a special Camelia plantation which they would not want to harm.

5. STATUTORY CONSULTATION - PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1093 Ivy Cottage, Trolver Croft, Feock TR3 6RT PA17/05244

The Chairman read out the details of the application and the photograph of the tree was viewed. It was noted that no comment had yet been made by the Tree Officer. It was clarified that the tree would be coppiced and not felled. Cllr Blake suggested that coppicing would be to take it down to ground level and what should be done is pollarding and discussion followed.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **Subject to any concerns of the Tree Officer the Parish Council would approve of the tree being pollarded, rather than coppiced, to the extent that it no longer interferes with the overhead cables.** This was seconded by Cllr MacDonald and unanimously carried by the meeting.

1094 14 Devoran Lane, Devoran TR3 6PA PA17/05206

Cllr Allen left the meeting and took no part in the discussion. The Chairman read out the details of the application which was to convert it from the existing bungalow to a house. It was considered that the properties along Devoran Lane are a mix of single and two storey dwellings. It was noted that there were no objections on the online planning register. Cllr MacDonald advised that there had been other bungalows which had been developed into two storey buildings along Devoran Lane. Cllr Blake questioned the ridge height compared to other properties neighbouring properties. Cllr Thomas proposed that the application be supported and Cllr Blake considered that the proposal was an improvement on the existing.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **Subject to construction as per the submitted design the Parish Council have no objection to the proposal as set out.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1095 Rear of Camelia House, Trevilla Hill, Feock TR3 PA17/04959

The Chairman summarised that it was an outline application only and gave information about the area, advising that it was outside of the settlement boundary of Feock but was a small hamlet in its own right and probably one of the oldest in the Parish and stated that in the Neighbourhood Development Plan there is a preference for plot division rather than development in the open countryside. Cllr Allen stated that there has been change in the infill policy and where infill had not been appropriate in this type of hamlet 20 years ago now they are subject to infill, so we are now coming to this application from a new position. We make a difference between domestic garden and open field and would resist any development in open field but we are talking about a back garden and would feel that this would be in line with other decisions that have been made. Cllr Richards stated that there were similarities with the area and decisions at Quenchwell, Carnon Downs. The infill policy within Cornwall Council is undergoing ongoing review. Cllr Blake stated that it depended on size and height of the proposal, if a single storey dwelling were proposed it would make it more acceptable for him and the point of it having a separate access is positive one. Cllr Allen stated that the last building in Trevilla 20 years ago was put in the context of a small cottage but when built was a 4 bedroomed large house so he would have caution on an outline application so perhaps a comment should be couched in wishing to decide on a detailed application and not an outline one. Cllr Thomas suggested the fundamental issue was of a development of this site and second would be the consideration of a detailed plan, first question should be answered and then if positive then second question to be considered at that time. Cllr MacDonald question the use of the word sustainability, as Trevilla does not have any facilities to maintain a sustainable community. The Chairman agreed that Feock and Trevilla would not be considered sustainable due to the lack of facilities and Cllr MacDonald suggested that perhaps Policy 21 was not therefore appropriate. The Chairman read out comments from Cllr Hambly-Staite. Cllr Kemp also mentioned that it does not fit into Policy 21 or the Infill policy. Cllr MacDonald expressed that a site visit would have been beneficial and it was agreed that time restraints would not now allow this. Cllr Allen stated that on balance there are arguments either way but he is mindful that the local member Cllr Hambly-Staite has reservations, the area of Trevilla is important, it is in AONB and the start of Feock as an area, but it does have a reasonable access and is in-keeping with decisions made most recently. He has severe reservation about what is to be built there but in principle would accept the principle of allowing something to be built there but does have concerns over the design. The Chairman suggested that committee members accept the principle of development subject to the design being sensitive to the area i.e. not too large, having regard to the historic nature of the area and the potentially historic boundary hedges surrounding it and vegetation thereon. Cllr Kemp felt that a new dwelling there should be respectful of the nature of the hamlet. Cllr Thomas stated that he had the greatest sympathy with those that were objecting but could not find any substantive reason to refuse the application.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council is in favour of the principle of development of this site but with serious reservations, some of which were expressed in the objections by the local residents. The reservations are the design being in-keeping in size and finishes and format with the surrounding properties and that ancient historic boundaries are respected during and after the construction.** This was seconded by Cllr Thomas and carried by the meeting by 6 votes and 1 abstention (Cllr McDonald)

1097 Pandora Cottage, Penpol, Devoran TR3 6NN PA17/05234

The plans of the existing and proposed were viewed and the proposal discussed. The Chairman suggested that he could not see too many problems with the proposal subject to the comments of the Tree Officer in relation to the tree in the front garden as the applicants had suggested during a previous application that the tree's roots were interfering with the foundations of the property. Therefore we would like to see a report from the Tree Officer that the proposed extension's foundations would not cause damage to the trees roots. Cllr Allen advised that the depiction of the tree on the plan was incorrect as the tree overhangs the house and on the plan the tree depicted shows only half the actual canopy of the tree. Cllr Blake advised that the Tree Officer had previously stated that the massing of the tree could be reduced.

RESOLUTION: Cllr Allen proposed the consultee comment for this application as: **The Parish Council has no objection to the development as set out subject to referring to the Tree Officer to see how the proposal could be achieved without damage to the tree. The Parish Council would be happy to see some pruning and re-shaping of the tree to allow this proposal but would not want to see the tree harmed or felled and note that the proposal to remove the tree was refused under PA16/12104.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1098 River View, Ropewalk, Penpol, Devoran TR3 6NS PA17/05404

The Chairman summarised the application for a non-material amendment and members could see no reason to object the changes.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council has no objection to the application as set out.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1099 Pengelly, Trolver Croft, Feock TR3 6RT PA17/05475

The objection from Maia McCall was read out. The description of proposed works was read out and identified against the plan. Cllr Allen wished for the application to be left for the consideration of the Tree Officer. Cllr MacDonald felt that the proposal was for quite a dramatic reduction in trees in one application and wished for the works to each tree to be considered on its own individual merits.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer but would, as always, lean towards the retention of trees that are not damaged or diseased.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1100 Trelissick Gardens, Trelissick, Feock TR3 6QL PA17/05453

The application details were read out and discussed.

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

1101 21 Chycoose Parc, Point, Devoran TR3 6NT PA17/05508

The application form and sketch was viewed and discussed.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council will be guided by the Tree Officer but considers that the detail given within the application provides insufficient information to give an informed comment.** This was seconded by Cllr Richards and unanimously carried by the meeting.

1102 Roserrow, Tregye Road, Carnon Downs TR3 6JQ PA17/05507

The application detail was read out.

RESOLUTION: Cllr Richards proposed the consultee comment as: **The Parish Council has no objection to the proposal as set out.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

1103 Harket Slip, Harcourt Feock TR3 6SQ PA17/05606

The proposal was read out and concern was expressed.

RESOLUTION: Cllr Richards proposed the consultee comment as: **The Parish Council would defer to the professional opinion of the Tree Officer but can see no justification within the application for the removal of this tree.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1104 St Croix, 54 Quenchwell Road, Carnon Downs TR3 6LZ PA17/05821

The Chairman explained the location and the plans were viewed. It was noted that it wasn't increasing the footprint just extending the height and increasing family accommodation. It was considered that there were

properties in the road of varying heights. It was noted that no neighbours had commented. Cllr Kemp stated that she could see no reason to object to the proposal.

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

1105 Trethinnick, Trolver Croft, Feock TR3 6RT PA17/05812

The application was read out.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **We would defer to the professional opinion of the Tree Officer.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1106 Chyengarth, Restronguet Point, Feock TR3 6RB PA17/05699

The Chairman advised that the architects and applicant had visited the Parish Council for a pre-application meeting and that members had expressed concern over the level of glazing proposed. The objection from Susan Power was read out and considered. It was acknowledged that the examples given within the application were on the opposite side of the Point. It was agreed that the principle of rebuilding the dwelling was agreed but as per the Neighbourhood Development Plan we would not wish to see something larger than the existing footprint and we would not want to see the big glass block on the end. It was noted that comments regarding non-reflective glass and lighting have been mentioned within the application. Cllr Allen stated that comments had been made at the pre-application meeting that should be reiterated and the Chairman read out sections from the pre-application notes. Cllr Kemp read out sections of the access and design statement.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council has no objection in principle to the redevelopment of this plot and thanks the Architect for their views on mitigating our concerns expressed at our meeting of 21st April but still considers that the amount of glazing in this property and the likely impact of light pollution particularly to properties on the other side of the creek is still excessive and unacceptable. We would also point out that the other examples of properties used for the basic design concept are on the other side of Restronguet headland, are in a different context and as such not in such a sensitive location.** This was seconded by Cllr Allen and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

A 5-day local protocol notice for PA17/04995 20 Knights Meadow, Carnon Downs was considered and members decided to agree to disagree with the Case Officer.

It was also noted that since the last meeting a 5-day notice had been received for PA17/04303 Creek End, Pill Lane, Feock and members had agreed to disagree with the Case Officer.

7. CORNWALL COUNCIL PLANNING DECISIONS - AGENDA REPORT 2

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

APPROVED

890 The Valley, Bissoe Road, Carnon Downs TR3 6LQ PA16/00844

The Chairman clarified that all properties on this site are now classed as dwellings and will now be mortgageable and available on the open market and there is an affordable offsite contribution element which is payable on each sale which could potentially provide £1.4m. He advised that subsequently there was the potential for the Parish Council to negotiate an increased amount of affordable homes within new planning applications. It was noted that the Parish Council are waiting for a reply from Chris Rose the Section 106 Officer regarding where the money can be spent and hope that a meeting to discuss this can be arranged shortly. Cllr Allen stated that it stands out that there is no education contribution from this development as the developers have argued that whilst the properties are open market it is unlikely that families are going to move in requiring school places and we need to understand how additional capacity

can be engineered at Devoran or Kea Schools. Cllr Thomas commented that as an affordable homes contribution had been secured this would inevitably mean more homes, more families moving into the Parish and therefore more school places being needed. Cllr Allen advised that he had contacted Paul Renowden, Cornwall Council's Education Capacity Strategy Officer and hoped to receive from him information relating to the implication of how Education contributions in the form of Section 106 agreements will contribute to helping the Parish schools.

1078 Rosevear, Trolver Croft, **Feock** TR3 6RT **PA17/03823**

1080 Land Adjacent to Dunvegan, Quenchwell Road, **Carnon Downs** TR3 6LN **PA17/03284**

8. PLANNING PRE-APPLICATIONS

The Chairman advised that a pre-application meeting had been held with Paul Sydenham regarding his proposal to sub-divide the plot at The Poplars, Devoran. The general consensus was that it is currently unclear what the policy issue is.

A request had also been received from Tom Green of Bosallen, Restronguet Point for a pre-application meeting to discuss his proposal for a replacement dwelling and it was agreed that dates would be considered and a meeting arranged if possible.

The Chairman advised that Cornwall Council's Pre-Application protocol form had been slightly amended to include a statement confirming that the information contained within the agreement would be made available on their website and shared with developers and the public in order to promote engagement with the community. The Parish Council had confirmed their agreement.

9. PLANNING APPEALS AND ENFORCEMENTS

It was noted that an appeal had been lodged regarding the refusal of PA16/05608 which was an outline application for the construction of 2 dwellings on land off Quenchwell Road, Carnon Downs and any further comments would need to be submitted to the Ombudsman by 19th July 2017.

It was also noted that a new enforcement case EN17/01213 had been opened by Cornwall Council regarding the felling of trees at TPO Woodland Area 7 at Pill Creek.

The Chairman advised that there was now additional information relating to enforcement issues within Cornwall Council's interactive document 'A day in the life of a Planning Application' and asked Committee members to update themselves with the information accordingly.

10. MATTERS ARISING

It was noted that a planning application, PA17/05063, had been received for 5 dwellings on land East of Nancassick Farm, King Harry Road, Feock and as it is a multi-dwelling application, in accordance with the Planning Committee's Terms of Reference, will be considered by the full Parish Council at the meeting on Monday 10th July.

11. DATE OF NEXT MEETING

The date of the next meeting was agreed as Monday 31st July at 3.30pm.

Signed:

Feock Parish Council Planning Committee

31st July 2017