

**MEETING NO.1086**  
**Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on**  
**Monday 29th December 2014**  
**at the Parish Office, Devoran at 2.30pm**

**Members Present:**

WARDS	CARNON DOWNS	FEOCK
	B Richards	C Blake
	C Kemp	
	I MacDonald	

**In Attendance:** Debbie Searle, Assistant Clerk

**PLANNING COMMITTEE CHAIRMAN: Councillor B Richards**

**1. WELCOME & APOLOGIES**

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

**2. PUBLIC PARTICIPATION**

No members of the public were present.

**3. DECLARATIONS OF INTEREST**

No declarations were received.

**4. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 4th December 2014 were agreed as correct, proposed by Cllr Kemp and seconded by Cllr MacDonald.

**5. STATUTORY CONSULTATION-PLANNING APPLICATIONS**

The following applications were considered and decided as detailed.

**725 Trevince, Bissoe Road, Carnon Downs TR3 6LL PA14/11419**

The Chairman proposed that this application and PA14/10794 be discussed at the same time due to the same issues applying as they were adjacent to each other. Cllr Kemp quoted from the application and asked for clarification of the settlement boundaries and policies. The Chairman indicated the settlement boundary on the plan and confirmed that the applications were outside of the settlement boundary. Discussion followed regarding the "character area" which was purely loosely defined for recording the character within areas of the parish. It was stated that the settlement boundary had been set by Carrick District Council in 1998 and had been retained in the Neighbourhood Development Plan as it was agreed not to extend the boundaries but base future development on policies. Discussion followed regarding the large Trevince development being an exception site. Cllr MacDonald asked for the criteria of an exception site and the Chairman advised that it needed to be affordable led and well related to the existing settlement. The basis of affordable homes was discussed. The access was discussed and it was stated that this was not a planning issue. Further discussion followed with it being concluded that the Consultee comment to the Case Officer be "Feock Parish Council has considerable objection to this proposal. It is outside the settlement boundary of Carnon Downs and although within the character areas of the 2007 Parish Plan these have no relevance in planning legislation and are merely areas loosely defined for other purposes within the Parish Plan. It should also be noted that the adjacent proposed development of

approximately 40 dwellings does not extend the settlement boundary and is being developed as an affordable led exception site adjacent to the settlement boundary and will not result in an extension of the settlement boundary. Therefore this application cannot be considered infill development. These policies are clearly defined within the Feock Neighbourhood Development Plan which must be taken as substantive planning guidance for this application. Although not a material planning consideration in its own right attention is drawn to the fact that there is no right of way for vehicular traffic over the bridleway and that ownership of the bridleway and associated right of access has never been established as was clearly demonstrated by the application for the large development noted above.”

**726 Office/Shop, Pine Cottage, Four Turnings, Feock TR3 6QR PA14/11197**

The Chairman outlined the application and the history of the use of the building, discussion followed and concluded with agreement that the comment to the Case Officer be “The Parish Council can see no material planning considerations that should lead to a refusal of this application.”

**727 Land Adjacent To 3 Trevince, Bissoe Road, Carnon Downs TR3 6HZ PA14/10794**

The application was discussed as detailed at **725**. The Consultee comment was agreed as “Feock Parish Council has considerable objection to this proposal. It is outside the settlement boundary of Carnon Downs and although within the character areas of the 2007 Parish Plan these have no relevance in planning legislation and are merely areas loosely defined for other purposes within the Parish Plan. It should also be noted that the adjacent proposed development of approximately 40 dwellings does not extend the settlement boundary and is being developed as an affordable led exception site adjacent to the settlement boundary and will not result in an extension of the settlement boundary. Therefore this application cannot be considered infill development. These policies are clearly defined within the Feock Neighbourhood Development Plan which must be taken as substantive planning guidance for this application.”

In addition to the applications detailed on the agenda two further applications had been received from Cornwall Council for Consultee comment:

**728 Southdown, 6 La Vague, Feock TR3 6RQ PA14/11888**

The location plan and photograph were viewed and the description of the proposed work read out. Discussion followed in which concern of the sustainability of the tree was expressed. It was agreed that the comment to the Case Officer be “The Parish Council has no objection to the reduction of the hanging branch going out towards the house and the removal of the ivy but has concerns over raising the crown to 5m which would appear to be more severe than indicated in the photograph.”

**729 19 Devoran Lane, Devoran TR3 6PA PA14/09936**

The Tree Officer’s comments on the previous withdrawn application were read out. It was discussed that the new application was based on the Tree Officer’s comments and agreed that the comment be “The Parish Council would support works to these trees providing that it is in accordance with the Tree Officer’s comments on the previous application PA14/08479.”

**6. PLANNING DECISIONS**

The following applications had been made since the last meeting on 4<sup>th</sup> December 2014.

**APPROVED**

- 673** 22 Trevallion Park, Feock TR3 6RS **PA14/07176**
- 702** The Dene, Feock TR3 6SA **PA14/10107**
- 703** Field at Trolver Hill, Feock TR3 6RP **PA14/10185**
- 707** Uplong, Trolver Croft, Feock TR3 6RT **PA14/09487**

- 708** Alverne Hay, Trolver Croft, Feock TR3 6RT **PA14/10114**
- 709** Adams Cottage, 5 Killigarth Villas, Devoran TR3 6PR **PA14/09836**
- 710** Tanglewood, Penelewey, Feock TR3 6QU **PA14/10421**
- 711** The Orchard, Feock TR3 6SA **PA14/10251**
- 713** Galvinick, West Pill Road, Feock TR3 6SD **PA14/10510**
- 715** Carnon Yard, Trolver Croft, Feock TR3 6RT **PA14/10803**
- 716** Trefelyn, Penelewey, Feock TR3 6QU **PA14/10597** **Crown raise two beech trees**

#### **7. PLANNING APPEALS AND ENFORCEMENTS**

There were no planning appeals or enforcement cases to discuss.

#### **8. ANY OTHER BUSINESS**

The Chairman asked for discussion on the best day/time for future Planning Meetings and it was agreed that as first choice meetings would be held at 6pm on a Wednesday with a Monday as second choice.

The Chairman advised that Taylor Wimpey had advised that they expected to submit their formal planning application to Cornwall Council for the Trevince site during the week commencing 12<sup>th</sup> January 2015. He proposed that the Council consider the application at a full Council meeting which should be held in Carnon Downs to ensure that as many Carnon Downs residents were able to attend as possible.

The infrastructure of Carnon Downs was discussed in relation to any future development and it was proposed that a survey of this be carried out in due course.

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

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