

MEETING NO. 1113
Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on
Monday 28th September 2015
at the Parish Office, Devoran at 4.00pm

Members Present:

WARDS	CARNON DOWNS	FEOCK
	B Richards	C Blake
	C Kemp	C Shefford

In Attendance: Debbie Searle, Assistant Clerk

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. WELCOME & APOLOGIES

The Chairman opened the meeting and welcomed those present. Apologies were received and accepted from Cllr Shankland, Cllr MacDonald and Cornwall Councillor S Chamberlain.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. PUBLIC PARTICIPATION

No members of the public were present.

4. MINUTES OF PREVIOUS PLANNING MEETING

The minutes of the meeting held on 3rd August 2015 were agreed as correct proposed by Cllr Kemp and seconded by Cllr Blake and were duly signed by the Chair.

5. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

788 Chy-An-Vre, Feock TR3 6RG PA15/06072

The Chairman read out the email from Case Officer, gave details of the amended design and advised that the Case Officer now seemed reasonably happy with the proposal. Cllr Blake stated that since the initial comment made by the Parish Council on the application there was now a massive problem with the drainage in the area and the construction of another dwelling would have direct impact on the situation. He explained that the drainage channel, which runs from the Feock well down into a pipe and down into the corner by Cobwebs, has become blocked and there is no water coming out of the 9" pipe but water is streaming out all around it. Water is running down through the driveway and septic tank of Oyster Catchers and South West Water are worried as their main sewer runs next to the pipe and water is washing out the gravel which is blocking their drain. Discussion followed.

RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE:
FEOCK PARISH COUNCIL ARE SATISFIED WITH THE MITIGATING MEASURES WHICH HAVE TAKEN PLACE ON THIS APPLICATION BUT HAVE RECENTLY BECOME AWARE OF AN ONGOING SITUATION RELATING TO SEVERE DRAINAGE PROBLEMS FROM THE HOLY WELL IN THIS AREA WHICH APPEAR TO BE AFFECTING THE FOUL DRAINAGE AS WELL AS SURFACE DRAINAGE AND WOULD LIKE TO ENSURE THAT THIS PROBLEM IS RESOLVED BEFORE ANY WORK COMMENCES ON THIS SITE AS THE SITE WILL BE DISCHARGING SURFACE WATER AND FOUL DRAINAGE THROUGH THE EXISTING PROBLEMATICAL

ROUTE. IT IS UNDERSTOOD THAT BOTH SOUTH WEST WATER AND CORMAC ARE AWARE OF THE ISSUE AND ARE CONDUCTING ONGOING INVESTIGATIONS. **THIS WAS SECONDED BY CLLR MACDONALD AND CARRIED UNANIMOUSLY BY THE MEETING.**

808 Oak Lodge, 4 Wellington Plantation, Penelewey, **Feock TR3 6QP PA15/07702**

It was noted that the Tree Office had not yet commented on the application. The Chairman summarised that the applicant wishes to fell the trees in order to reduce the density in the immediate area. Discussion followed in which Cllr Kemp commented that photographs should have been supplied with the application. Cllr Blake commented that they should not be taking down the whole clump. Discussion continued in which it was decided that the application appeared incomplete and gives no details of the current density and no evidence that the trees are diseased or liable to cause damage to the property.

RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE APPLICATION GIVES INSUFFICIENT INFORMATION TO MAKE AN INFORMED COMMENT. THERE IS NO INDICATION OF CURRENT DENSITY OF OTHER SPECIES GROWING NEARBY OR WHAT SPECIES OR NUMBER OF TREES WILL BE LEFT FOLLOWING THIS PROPOSED REMOVAL. WE WOULD RECOMMEND PHOTOGRAPHIC EVIDENCE AND FURTHER DETAIL BE SUPPLIED BEFORE THE APPLICATION IS ALLOWED TO PROCEED. THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING

809 Southdowns, King Harry Road, **Feock TR3 6QN PA15/08241**

The existing and proposed plans were studied. Discussion followed in relation to neighbouring properties, the size of the plot and the roof level not being raised.

RESOLUTION: CLLR SHEFFORD PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: FEOCK PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL. THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.

810 14 Trevallion Park, **Feock TR3 6RS PA15/08243**

The plans were studied and the proposed additions clarified. It was discussed that there was nothing within the application to show the exact location within the area or its relation to neighbouring properties and therefore how its scale would affect neighbours.

RESOLUTION: CLLR KEMP PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: FEOCK PARISH COUNCIL FEEL UNABLE TO MAKE ANY COMMENT ON THIS APPLICATION AS THERE IS NO LOCATION PLAN OR INFORMATION ON HOW THIS PROPOSAL SITS IN RELATION TO ITS NEIGHBOURING PROPERTIES THEREFORE WE CANNOT GIVE A FULLY INFORMED COMMENT AND FEEL THAT THE APPLICATION SHOULD NOT PROCEED UNTIL THIS APPLICATION IS COMPLETE AND WE CAN MAKE AN INFORMED CONSULTEE COMMENT. THIS WAS SECONDED BY CLLR SHEFFORD AND CARRIED UNANIMOUSLY BY THE MEETING.

811 Land South Of Tregarthen, Harcourt Lane, **Feock TR3 6RW PA15/08300**

Cllr Blake gave the history of the site and the sale of the parcels of land and gave details of the planning enforcement case relating to the building and works to the site. It was then clarified that this was a retrospective application. The plans were studied and the accommodation discussed. It was questioned if details of the restrictive covenants believed to have been placed on the plots of land when they were originally sold were available.

RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL ARE AWARE THAT THIS PLOT AND ADJACENT PLOTS WERE PURCHASED SOME YEARS AGO AND WOULD LIKE TO VERIFY ANY CONDITIONS OR RESTRICTIVE COVENANTS ASSOCIATED WITH THE ORIGINAL SALE AND ASSOCIATED WITH THE POTENTIAL DEVELOPMENT OF THE PLOTS BEFORE BEING ABLE TO MAKE A COMMENT ON THIS APPLICATION. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.

812 Chyloe, West Pill Road, **Feock TR3 6SD PA15/07669**

Cllr Blake advised that he had looked at the trees and could not see anything wrong with them. The Tree Officer's comment was read out and discussed.

RESOLUTION: CLLR BLAKE PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE:
FEOCK PARISH COUNCIL WOULD AGREE WITH THE TREE OFFICERS COMMENTS THAT THE APPLICATION AT PRESENT IS WHOLLY UNACCEPTABLE. IT IS INCOMPLETE IN ACCORDANCE WITH THE STATED REGULATIONS AND AS SUCH WE ARE UNABLE TO MAKE A COMMENT. WE WOULD RECOMMEND A REFUSAL OF THE APPLICATION IN ITS PRESENT FORM AND A RESUBMISSION IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS. **THIS WAS SECONDED BY CLLR RICHARDS AND CARRIED UNANIMOUSLY BY THE MEETING.**

813 30 Chycoose Parc, Point, **Devoran** TR3 6NT **PA15/08315**
The plans were viewed and the location clarified.

RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE:
FEOCK PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT SHOULD LEAD TO A REFUSAL OF THIS APPLICATION. **THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.**

814 Creek Bank, Restronguet Point, **Feock** TR3 6RB **PA15/08434**
The photographs were viewed and discussion followed.

RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE:
SUBJECT TO THE WORKS BEING CARRIED OUT IN ACCORDANCE WITH THE PHOTOGRAPHS FEOCK PARISH COUNCIL HAVE NO OBJECTIONS. **THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.**

6. PLANNING DECISIONS

The following applications, decided by Cornwall Council since the last meeting on 3rd August 2015, were reviewed.

OUTLINE PLANNING PERMISSION GRANTED:

754 Brendon, Trevilla Road, Feock TR3 6QW **PA15/02157**

CONDITIONAL PLANNING PERMISSION GRANTED:

784 Springwood, Wellington Place, Old Carnon Hill, Carnon Downs TR3 6LF **PA15/05733**

785 Dunvegan, Quenchwell Road, Carnon Downs TR3 6LN **PA15/06122**

791/792 Trelissick Gardens, Trelissick, Feock TR3 6QL **PA15/06669 & PA15/06670**

793 Asphaltic Ltd, Road from junction at Grenna Lane to North Grange Industrial Estate, Carnon Downs TR3 6LG **PA15/06190**

794 Trelawney, Road From Loe Hill To Junction At Car Park, Churchtown, Feock TR3 6SA **PA15/06695**

795 Creek End, Pill Lane, Feock TR3 6SE **PA15/06655**

796 Carnon Wollas Farm, Road from Carnon Wollas to Old Carnon Hill, Carnon Downs TR3 6LF

800/801 Devoran Village Hall, Quay Road, Devoran TR3 6PQ **PA15/07137 & PA15/07138**

PERMISSION REFUSED:

786 Land adjacent to Stamps Hill, Trolver Croft, Feock TR3 6RT **PA15/05910**

798 Bosvean, Trolver Hill, Feock TR3 6RR **PA15/06968**

803 Copper Oaks, 18 Wellington Plantation, Penelewey, Feock TR3 6QP **PA15/07305**

APPLICATION WITHDRAWN:

797 The Anchorage, Restronguet Point, Feock TR3 6RB **PA15/06950**

It was noted that the applicant of PA15/06968 (Bosvean, Trolver Hill, Feock) had been in contact with the Parish Council and expressed his displeasure of the handling of the application and its outcome. The Parish Council had responded to this by contacting the Tree Officer. The Tree Officer had replied to the Parish Council stating that the application was dealt with in accordance with the information supplied and that several additional matters have been raised since the refusal which cannot now be dealt with in retrospect. A copy of the correspondence between the Committee Chairman, Tree Officer and applicant is available in the file and the Parish Council maintains that its comments are sound.

7. PLANNING APPEALS AND ENFORCEMENTS

Enforcement case EN14/02077 – Members noted the comment made by the Case Officer, David Tapsell, and agreed to review the situation in three months' time.

8. PLANNING PRE-APPLICATIONS

The Chairman summarised the Pre-Application meeting held on Monday 21st September. It was agreed that the Planning Committee would recommend to the full Parish Council meeting being held on Monday 5th October that subject to being able to include appropriate wording within the NDP and subject to there being an identified local need there would be no objection in principle to the proposal.

9. CORNWALL COUNCIL PAPERLESS PLANNING PROPOSAL

The Chairman advised that most local Councils are looking at paperless planning as a fait accompli. The main problem being the availability of Cornwall Council's online planning register and the point had been made very strongly to Cornwall Council. Discussion continued questioning whether Cornwall Council intended to continue with neighbour notification letters and yellow notices on lamp posts.

RESOLUTION: THE CHAIRMAN PROPOSED TO WORD A LETTER TO CLLR HANNAFORD TO SAY THAT THE FUNDAMENTAL PROBLEM WITH PAPERLESS PLANNING IS THE AVAILABILITY OF THE WEBSITE. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.

10. MATTERS ARISING

The Chairman gave details of an enquiry by a Parish resident wishing to create a sandschool at her property. The details were viewed and discussed. It was resolved, proposed by Cllr Richards, seconded by Cllr Kemp and agreed unanimously that the Parish Council has no fundamental disagreement with the change of use subject to the necessary planning conditions being obtained and subject to the development being at ground level only.

11. DATE OF NEXT MEETING

The date of the next meeting was agreed as Monday 19th October 2015 at 3.30pm.

The meeting closed at 5.25pm.

Signed: _____
Chairman, Feock Parish Council Planning Committee
19th October 2015