

MEETING NO. 1110
Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on
Wednesday 15th July 2015
at the Parish Office, Devoran at 6.00pm

Members Present:

WARDS	CARNON DOWNS	FEOCK	DEVORAN
	B Richards C Kemp I MacDonald	P Allen (on behalf of C Blake)	B Shankland

In Attendance: Debbie Searle, Assistant Clerk
Cornwall Councillor S Chamberlain
2 Planning Agent
1 member of the public

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. WELCOME & APOLOGIES

The Chairman opened the meeting and welcomed those present. Apologies were received from Cllr Blake and the Chairman thanked Cllr Allen for attending on his behalf.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. PUBLIC PARTICIPATION

A Planning Agent spoke in support of item no.785 on Agenda Report 1 stating that he appreciated that this was a contentious application which he had just become involved in, that planning permission had been granted for a substantial annex which had been constructed on the approved footprint although it was incomplete and not yet attached to the main house. He provided background information on the purpose of the annex and explained why the originally intended purpose was now no longer an option. This has resulted in the annex now being redundant and therefore the application for change of its use to a single dwelling house. He referred to local emerging Policy 7 and stated that the proposal is consistent with the policy. The Chairman read out Policy 7 and commented that it was not a single dwelling. Cllr Kemp asked questions regarding the draining and septic tank capacity and discussion followed.

A Planning Agent spoke in support of item no.784 on Agenda Report 1. He gave a brief history of the previous application for the site and gave details of the current application to renovate the existing building returning it to a traditional Cornish cottage. He advised that Cornwall Council had been consulted and provided a favourable Pre-Application response and read out parts of the letter received. He confirmed that he had provided an ecological report, that Highways had no objection to the previous application therefore should not object to the current one and that he had consulted with the Countryside Access team who had no objections. The Chairman thanked him for a very comprehensive presentation.

4. MINUTES OF PREVIOUS PLANNING MEETING

The minutes of the meeting held on 17th June 2015 were agreed as correct proposed by Cllr Kemp and seconded by Cllr MacDonald and were duly signed by the Chair.

5. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

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

The Chairman advised that the meeting needed to deal with the application as it stands. Cllr Allen commented that the application, whilst it wouldn't have been supported previously (sub-division of a plot for an open market dwelling outside of the settlement boundary), now seems reasonable due to the original reason for building the annex no longer being relevant. Discussion followed regarding Policy 7, the proposed adjoining boot room, the previous planning applications for the site (the Chairman read out the comments previously made by the Parish Council) and discussion continued at length regarding the Parish Council's position and suggested consultee comment.

RESOLUTION: CLLR ALLEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: OUR PREVIOUS COMMENTS ARE A MATTER FOR PUBLIC RECORD HOWEVER WE CAN SEE NO POLICY CONSIDERATIONS OR MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL OF THIS APPLICATION IN ITS PRESENT FORM. THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.

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

The Chairman summarised the history of the application. Discussion followed in which it was stated that there were no overlooking issues, that the meeting was not aware of any neighbour comments, that Highways should be happier as the proposal was now for only one dwelling therefore there would be fewer vehicles accessing the site.

RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: WE CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL AND WE COMMEND THE REUSE OF A BROWNFIELD SITE. THIS WAS SECONDED BY CLLR ALLEN AND CARRIED UNANIMOUSLY BY THE MEETING.

783 25 Chycoose Parc, Point, Devoran TR3 6NT **PA15/05633**

The Chairman read out the letters of objection. Discussion followed in which it was agreed that the height and mass was an issue but the design was irrelevant. It was agreed that the proposed extension was dominant and policy states that it should be subservient to the dwelling.

RESOLUTION: CLLR ALLEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: WHILST WE HAVE NO FUNDAMENTAL OBJECTION TO AN EXTENSION TO THE PROPERTY WE BELIEVE THAT THIS DESIGN DOES NOT COMPLY WITH CORNWALL DESIGN GUIDANCE FOR EXTENSIONS AND IN PARTICULAR THE PROPOSED RIDGE HEIGHT IS UNACCEPTABLY HIGH. THIS WAS SECONDED BY CLLR MACDONALD AND CARRIED UNANIMOUSLY BY THE MEETING.

782 18 Trevallion Park, Feock TR3 6RS **PA15/05675**

The Chairman read out the Tree Officer's comments. Discussion followed in which concern was expressed that the trees were being removed to improve the view.

RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO REASON TO JUSTIFY ANY WORKS TO THESE TREES, THE ONLY

REASON GIVEN IN THE APPLICATION IS TO IMPROVE THE VIEW. NO EVIDENCE HAS BEEN PROVIDED THAT THE STATE OF THE TREES NECESSITATES ANY WORKS AND AS SUCH WE WOULD BE PROPOSING A REFUSAL OF THE APPLICATION AS WE CONSIDER THE TREES TO BE AN INTEGRAL PART OF THE CHARACTER OF THE AREA. THIS WAS SECONDED BY CLLR KEMP AND CARRIED BY THE MEETING WITH ABSENTIONS FROM CLLR SHANKLAND AND CLLR MACDONALD.

6. PLANNING DECISIONS

The following applications, decided by Cornwall Council since the last meeting on 15th June 2015, were reviewed.

APPROVALS:

- 771** West Killigarth, 36 St Johns Terrace, **Devoran** TR3 6ND **PA15/04416** Relocation of proposed replacement porch, infill existing door with matching sash window and enlarge floor area of existing approved single storey rear extension.
- 775** Storrie, Old Carnon Hill, **Carnon Downs** TR3 6LE **PA15/04903** Amendment to PA13/09160 raising of ridge to facilitate loft conversion featuring front-facing dormers; replacing attached garage with one and two-storey extension; rear balcony; detached double garage) to create annexe for the use of family members.
- 778** The Old Cottage, Bissoe Road, **Carnon Downs** TR3 6HY **PA15/05150** Erection of front porch, rear conservatory and first floor side extension.

PART APPROVED/PART REFUSED:

- 773** Land north of Porthgwidden, **Feock** TR3 6SG **PA15/04845** Tree works located on the land North of the clock house, on behalf of Porthgwidden

7. PLANNING APPEALS AND ENFORCEMENTS

Cllr Kemp instigated discussion on EN15/01034. Cllr Allen advised that he had spoken with the Environment Agency and they were most concerned that the stream had been culverted and were looking into the works in order to suggest how to improve the situation. The Chairman commented that further along, which was not in Feock Parish, works had gone across the cycle path but the banks and been replanted and reinstated.

Cllr Shankland asked for further details of EN15/00332 and the Chairman summarised the case.

8. PLANNING PRE-APPLICATIONS

The Chairman confirmed that he and Cllr Hawken had attended a pre-application meeting at which they advised that the Parish Council would not support an application for sub division of a plot outside of the settlement boundary as it was against the principles of the Neighbourhood Development Plan.

It was confirmed that Cllrs Kemp, MacDonald, Richards and Blake would be attending a pre-application meeting on 27th July.

9. CORRESPONDENCE

Discussion took place regarding the letter from Cornwall Council stating their intention to discontinue sending out paper copies of planning applications to local Councils. It was agreed that the Chairman compose a letter in response which would be circulated to the Committee prior to sending.

10. MATTERS ARISING

Cllr Kemp asked for an update on PA15/04505 and the Chairman confirmed that an amended plan had been received however the Planning Officer had subsequently informed the agent that they intended to refuse the application.

11. DATE OF NEXT MEETING

The date of the next Full Parish Council meeting was confirmed as Monday 20th July 2015 at 7.15pm at which planning applications PA15/05910 (land adjacent to Stamps Hill), PA15/05921 (Tregyreath) and PA15/06072 (Chy-An-Vre) will be considered.

The meeting closed at 7.40pm

Signed:
Chairman, Feock Parish Council Planning Committee
3rd August 2015