

MEETING NO.1052

Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on Monday 30th September at Market Hall, Devoran at 7.15pm

Members Present:

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	B Richards	D Kiernander	T Smithies
	C Kemp	C Carter	

In Attendance: Debbie Searle, Assistant Parish Clerk
6 members of the public

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. INTRODUCTION

The Chairman welcomed those present and explained that it was the first meeting of the new Planning Committee which was the first Sub-Committee to be formed by the Parish Council.

2. PUBLIC PARTICIPATION

The Chairman explained the process of Public Participation that each applicant had three minutes to speak and that it was not a question and answer session.

Mr Nigel King of Creek Side House advised the meeting that he was speaking on behalf of the majority of residents of Trolver Croft and spoke in objection of Planning Application 557 Stamps Hill, Trolver Croft, Feock PA13/6906 for reasons of overlooking, trees and access/health and safety issues.

Mrs Paulette Russell of Stamps Hill spoke in support of Planning Application 557 Stamps Hill, Trolver Croft, Feock PA13/6906 for reasons of the applicants downgrading of the size of the application to previous applications, that a garage had already been approved, that her husband had never had any access issues and that the applicant was a third generation resident of Trolver Croft.

Mrs Melinda Evans spoke in support of Planning Application 557 Stamps Hill, Trolver Croft, Feock PA13/6906 for reasons of the applicant endeavouring to comply with neighbours objections and the Tree Officer's requests and that the applicant was a young local member of the community.

Mr Steven Bott spoke regarding Planning Application 557 Stamps Hill, Trolver Croft, Feock PA13/6906 as the applicant's Planning Agent. He spoke in support of the application for reasons including the modest size of the application, that whilst 3 trees will be removed more will be planted and that the application was in an area of acceptable infill.

The Chairman thanked the speakers for their comments and advised that all Councillors have studied all the objections and letters of support and full details of all the planning applications prior to the meeting.

3. DECLARATIONS OF INTEREST

Cllr Kiernander advised the meeting that Mr B Conroy, the applicant of one of the Planning Applications on the agenda was known to him and asked whether this warranted a declaration of interest.

Cllr Kemp also stated that she knew Mr Conroy but had never been to his home and had not discussed his planning application with him.

The Chairman advised that clarification of these matters had been received and that it was not necessary to declare an interest on the basis of a casual friendship.

4. APOLOGIES

Apologies were received from Cllr Blake.

5. PLANNING DECISIONS

The Chairman advised the meeting that planning determinations for the following applications had been made since the last meeting on 9th September 2013.

527. Timbers, Feock PA13/06100 – Approved with conditions.

536. Dunvegan, Quenchwell, Carnon Downs PA13/06587 – Approved with conditions.

540. Cherry Trees, Mount George Road, Penelewey PA13/06753 – Approved with conditions.

541. Roserrow, Tregye Road, Carnon Downs PA13/06867 – Approved with conditions.

543. Seaways, Restronguet Point, Feock PA13/05655 – Approved with conditions.

544. Creek Waters, Restronguet Point, Feock PA13/06677 – Approved with conditions.

546. Woodbury, Green Close, Feock PA13/06839 – Approved with conditions.

548. Land Adj To Nampara, Point Green, Devoran PA13/07094 – Approved with conditions.

549. Riverbank, Restronguet Point, Feock PA13/06798 – Approved with conditions.

552. National Trust, Trelissick House, Trelissick, Feock PA13/07496 – Withdrawn.

6. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

556. The Cottage, Point Green, Devoran PA13/07704

Cllr Carter raised a query regarding the issue of a window query. Cllr Richards confirmed his understanding that obscure glazing had been agreed. The Case Officers comments were considered regarding the issue of overlooking already existing. Cllr Carter suggested that the alterations would look better than the existing. The committee agreed, proposed by Cllr Carter and seconded by Cllr Kiernander, that they could see no material reasons that would lead to a refusal but would like to specify that obscure glazing be used.

557. Stamps Hill, Trolver Croft, Feock PA13/06906

The Chairman read out sections of the Pre-application advice letter dated 17th July 2012 in which the Case Officer concluded that she would not support the principal of a dwelling on this site. It was discussed that the site has permission for a garage with games room above and not an individual dwelling in its own right. Since then 3 subsequent applications had been submitted and rejected due to the trees. A discussion followed and issues of access, overlooking and the trees were raised. The Chairman advised the members that they could support, object or leave the decision to the Case Officer. Cllr Carter proposed and Cllr Kiernander supported the view as expressed in Appendix 1 as attached.

558. 4 Greenbank Terrace, Devoran PA13/06796

Cllr Kemp expressed the view that the application appeared to be an improvement to the existing and Cllr Carter thought that the plan was well done with a clever use of space. Cllr Carter asked about the materials being specified. Cllr Kiernander proposed and Cllr Smithies seconded the view that the Committee had no objection to the application as long as the materials used are in keeping with those in a conservation area.

559. Trevilla Grange, Trevilla Road, Feock PA13/02560

Cllr Carter asked for clarification of the location as it had not been easy to identify it online. A hard copy of the plans were then reviewed and studied by the Councillors. The Chairman clarified that this was an application for change of use. The Case Officer's comments were considered then Cllr Smithies proposed that the Committee had no objection to the application but that a condition be put on that it should be used as an ancillary to the main dwelling, this was seconded by Cllr Carter.

560. Riverbank, Restronguet Point, Feock PA13/08512

The Chairman clarified that this was an application separate to the one for the same property which had already been mentioned in the previous item Planning Decisions. A hard copy of the plans for the previous approved application were looked at in conjunction with the plan for the garage. Cllr Kiernander proposed, seconded by Cllr Carter that the Committee had no objections to this application.

7. PLANNING APPEALS AND ENFORCEMENTS

There were no issues to be considered.

8. DATE OF NEXT MEETING

It was agreed that the next Planning Meeting would be held during the week commencing Monday 21st October 2013 with the actual date being determined at the full Parish Council Meeting taking place on Monday 7th October.

The Chairman then closed the meeting at 9.30pm.

Feock Parish Council has considered this current proposal in depth and shares the fundamental concerns of the Case Officer relating to this site in a letter dated 17th July 2012 to the applicant's agent in response to pre-application discussions on application number PA12/01605 where the view is expressed that the construction of a dwellinghouse on this site is unacceptable in principle. We agree that permission for development of a standalone dwelling should be considered independently of any previous proposals or permissions for a garage or other construction on the site as these do not constitute domestic housing development and do not therefore share the same criteria for consideration or the same material planning considerations as a standalone dwelling with its associated drainage and other works. We would need to be thoroughly appraised of and convinced of any consideration or argument to change this primary stance on the site before agreeing to any development.

We would also highlight that whilst the applicant's desire to provide a home for a family member is creditable and the principle of providing affordable dwellings for local residents has some backing in general planning policy and guidance, it does not in itself constitute a material planning consideration or a justification for acceptance of the current proposals for this site.

Councillors also expressed concerns, shared by the Tree Officer, that protected trees on this site will be further damaged by any development. An assurance has been given by the applicant that suitable native species will be used in replacement to enhance the surrounding plot but these will inevitably take a generation or more to reach the maturity of those trees earmarked for destruction and others subject to potential root damage by this current proposal and this we find unacceptable in principle as the effect will be to the detriment of the whole area for many years to come. We therefore support the Tree Officer's objection to this proposal as laid out in his case comments.

This proposal seeks to bring forward the whole dwelling by about two metres from the previous proposal to avoid the specific protected trees which were an issue on the previous application and succeeds in so doing. It does however bring the proposal into direct conflict with other trees on the site which are the subject of preservation orders and this we find unacceptable for the reasons stated above.

The basic right of access and suitability of access to this plot by the suggested route are also matters of great concern and although these may of themselves not be material planning considerations, they are matters which the Parish Council would like to recommend as being clearly and satisfactorily resolved before any development commences on this site.

Should any development permission on this application or any subsequent application be granted for this site, the Parish Council would insist that strict and enforceable conditions be applied to the permission to protect the fabric and sustainability of the Bridleway access to Trolver Croft. These should include suitable weight, width and height restrictions on vehicles accessing the site, details of which to be agreed with the proper authorities. There should also be enforceable restrictions on the transhipment of goods and materials from large vehicles to smaller vehicles which satisfy the concerns of neighbours and do not conflict with the right of enjoyment of property or amenities of others living in the area of Trolver Croft or Trevallion Park. The use of site vehicles unregistered for public road use in any transhipment which uses public roads or public rights of way is also to be discouraged.