

## MEETING NO.1066

### Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on Thursday 24<sup>th</sup> April 2014 at the Parish Office, Devoran at 6.00pm

#### Members Present:

WARDS	CARNON DOWNS	FEOCK
	B Richards	C Blake
	C Kemp	
	M Kemp	
	P Allen	

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

#### PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

##### 1. WELCOME & APOLOGIES

The Chairman welcomed those present, apologies were received from Cllr Carter and Cllr Johnson.

##### 2. PUBLIC PARTICIPATION

Jane Stephens attended to speak regarding Trevince PA14/02668.  
Tony Stephens attended to speak regarding Quay Cottage PA14/02684  
Paul Nightingale was present for the meeting.

##### 3. DECLARATIONS OF INTEREST

No declarations of interest were declared.

##### 4. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 17<sup>th</sup> March 2014 were agreed as correct, proposed by Cllr Kemp and seconded by Cllr Blake.

##### 5. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

###### **627 Trevince, Bissoe Road, Carnon Downs TR3 6LL PA14/02668**

Jane Stephens (JS) spoke on behalf of the owners of Trevince, providing a summary of the reason for the application and clarifying that the only change to the plan already approved was the change in vehicular access to one part of the development due to the ownership of the bridleway not being proved, meaning that they would not be able to allow vehicular access across it, this change would result in plot 33 losing a small section of garden. The proposed revised access to this section of the development being from Forth Noweth. The Chairman summarised that it was fundamentally the same scheme and asked the meeting if anyone had any questions for JS. Cllr Allen asked for details of the recreation space, JS advised that the area was to be drained and grassed as a "kick around" pitch and that £80,000 had been allocated for development of the recreation space. Cllr M Kemp advised that he had previously signed a contract in this respect and that the contract would still be valid. The Chairman clarified the financial contributions for education and the footpath had not changed and JS informed the meeting that the footpath runs to the tree line on the left of the plan. Cllr Allen questioned whether there is a safe crossing to the Doctors Surgery, JS advised that there was no footpath and that the developers had a road splay carried out which had resulted in a change to the

splay to gain better visibility. Cllr Allen stated that more pedestrian traffic would result from the development and discussion followed in this regard. Cllr Allen asked where responsibility for the maintenance of the other open spaces within the development laid, JS advised that these will be adopted by the Council, the Chairman advised that the orchard would be maintained by the Parish Council. Cllr M Kemp asked for the time frame in commencing the development, JS advised that the developers were ready to proceed upon receipt of planning permission and are expecting this to be within the next 2-3 months. The Chairman then read out the contents of an email received from Mrs Crooks owner of Hideaway, the plans were viewed again and the location of the plot closest to Hideaway looked at and discussed. Cllr Allen asked if it would be possible for the developers to change this plot to a bungalow, JS advised that it would not be possible due to the feasibility of the development in relation to its obligations to provide the amount of affordable properties as required by County Planning. The Chairman advised that the same objection was put to the previous application which was not upheld as a sustainable objection. Cllr Allen clarified that Hideaway was the only existing property which the development impacted on in this way and further discussion on the location of bungalows and houses followed. Cllr Kemp asked what protection i.e. time restraints for builders working could be enforced to protect neighbours in Forth Noweth, the Chairman suggested that the Parish Council could request a condition be placed on the approval giving conditions on road cleaning and hours of work etc. JS confirmed that the developer would be happy to agree to such a condition. The Chairman asked if anyone at the meeting had any objections to the application, no objections were voiced and it was agreed the comment to the Case Officer be "Feock Parish Council fully supports this application. It is fundamentally a resubmission of the previously approved application for this site, the only real change being access to part of the site made necessary because of uncertain ownership of the Bridleway through the site. Access to part of the site via Forth Noweth has previously been favoured by the Parish Council and noted by others over a period of many years. Its other benefits are to reduce the impact of this development on the busier access on Bissoe Road and provide a pedestrian link through the site from Forth Noweth and nearby roads to village services to the south of Bissoe Road. The Parish Council would like to see a suitable condition applied to the application ensuring that noise and other nuisance associated with large construction sites is minimised to alleviate neighbour's concerns and that hours of working are, within reason, kept to a socially acceptable level."

At this point Cllr M Kemp and Jane Stephens left the meeting.

**630 Quay Cottage Roundwood Kea TR3 6AS PA14/02684**

The applicant's Planning Agent Tony Smith (TS) gave a summary of the details of the application, advising that the property had received several adaptations in the 1960's and 70's and had damp problems and that the owners had decided on a replacement dwelling rather than carrying out further adaptations. Cllrs viewed the photographs and studied the plans in detail. Cllr Allen questioned the use of different materials, TS advised that slate had been specified but not the specific type of slate, that the annexe to the side would be timber clad which would weather and the remainder white rendered. Cllr Allen advised that his concern was visibility from the water and that the existing property was "drab" against a "drab" background and didn't stand out and that the proposed replacement dwelling would not blend in and suggested wood cladding would blend in better with the surroundings. The Chairman suggested a compromise suggesting the applicant revised the colour of render, TS advised that on the opposite side of the Creek all the properties were white rendered and did stand out. It was discussed that the property was north facing so would not reflect the light. It was agreed that it was a nice design that would enhance the setting but that the Parish Council would wish TS's client to reconsider the use of white render in order to soften it into the location. It was then agreed that the comment to the Case Officer be "Feock Parish Council supports this application and is very grateful to the applicant and his agent for providing such a detailed summary of their proposals but would ask the applicant to reconsider the pallet of material being used, particularly the white render, to ensure that the visual impact of the building is less intrusive in its heavily wooded background."

Cllr Kemp at this point commented on the good quality of the information provided in this application and that it would be of significant help to the Council if all applications gave the same standard of information.

Tony Smith left the meeting at this point.

**628 Bowood Ropewalk Penpol Devoran TR3 6NS PA14/02953**

The Chairman summarised the details of the application and advised that he had been to visit the site due to the 3 similar objections from the neighbours. The existing and proposed elevations were studied and compared in detail in relation to the objections. The Chairman confirmed that the proposed ridge height would increase from 5m to 7m. Further consideration was given to the overlooking of Lowenna. Discussion then followed relating to the properties below the site, views and levels. Cllr Allen raised concerns about overdevelopment and setting a precedent and changing the area and discussion followed regarding that side of the creek, Cllr Allen advised the meeting that his brother lived on the other side of the creek but that he did not know if he was aware of the planning application being considered. The Chairman proposed, and it was agreed by all present, that the comment to the Case Officer be "Feock Parish Council strongly object to this application. The proposed mass and particularly the height of the proposed development, raising the ridge in the region of 2 metres, would be out of keeping with the local street scene and provide an unacceptable intrusion into the skyline when viewed from the creek and further afield. The raising of the height and proposed rooms in the new roof structure are also considered to intrude excessively upon the rights of privacy and private amenity enjoyed by the immediate neighbours."

**629 7 Apsley Lodge Wellington Plantation Penelewey Feock TR3 6QP PA14/02991**

The Chairman provided a summary of the application, the plans were viewed and the materials to be used clarified, it was then agreed that the comment to the Case Officer be "Feock Parish Council has no objection to this proposal provided that it does not impact upon mature and protected trees within the curtilage of the site."

**6. PLANNING DECISIONS**

The Chairman advised the meeting that planning determinations for the following applications had been made since the last meeting on 17<sup>th</sup> March 2014 and the decisions made by County Planning were considered and discussed in relation to the comments made by the Planning Committee.

**604** Creek Cottage Restronguet Point Feock TR3 6RB **PA14/00489** – Consent granted

**605** Tregunna Penpol Devoran Truro TR3 6NN **PA14/00514** – Conditional approval

**606** 2 Chycoose Devoran TR3 6NU **PA14/00742** – Conditional approval

**607** Ponsmain Cottage West Pill Road, Feock TR3 6SD **PA14/00792** – Conditional approval

**609** Chycoose Barn Chycoose Devoran TR3 6NU **PA14/01069** - Refused

**610** St Feock Church Churchtown Feock TR3 6SD **PA14/01075** – Consent granted

**611** Shalimar Trevilla Road Feock TR3 6QW **PA14/01068** - Refused

**612** 16 Chycoose Parc Point Devoran TR3 6NT **PA14/01073** – Consent granted

**613** Nancassick Cottage King Harry Road Feock TR3 6QN **PA14/01074** – Consent granted

**614** The Owls House Pill Lane Feock Truro TR3 6SE **PA14/00771** – Consent granted

**615** Cross Park Churchtown Feock TR3 6SA **PA13/10302** – Consent granted

**616** 8 Dozmere Close Feock TR3 6RL **PA14/01443** – Consent granted

**617** Kessenyanys 12 La Vague Feock TR3 6RQ **PA14/01187** – Conditional approval

**618** Treliever Farm Bissoe Road Carnon Downs TR3 6LQ **PA14/01403** – Conditional approval

**620** Overstrand Restronguet Point Feock TR3 6RB **PA14/01303** – Conditional approval

**621** 21 Trelawne Road Carnon Downs TR3 6HP **PA14/01800** – Conditional approval

**622** Chy-An-Porth Restronguet Point Feock TR3 6RB **PA14/01960** – Conditional approval

**7. PLANNING APPEALS AND ENFORCEMENTS**

There were no planning appeals to be considered. A completed planning enforcement complaint form had been received in relation to the Trees at Tresithick (Meeting No.1064 Item no.8) and was being forwarded to the Planning Enforcement Department at Cornwall Council.

**8. ANY OTHER BUSINESS**

Cllr Allen commenced a discussion on the number of Ward members on the Planning Committee and the Chairman advised that this was being looked at.

**9. DATE OF NEXT MEETING**

The date of the next Planning meeting will be set when further planning applications for consideration have been received.