

MEETING NO.
Minutes of the meeting of Feock Parish Council Planning Committee on
Wednesday 15th January 2020 at 3.30pm
At the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: H Freeman, Feock Ward, Chair
P Allen, Carnon Downs Ward, Vice Chair
C Kemp, Carnon Downs Ward
C Blake, Feock Ward
R Brickell, Carnon Downs Ward
K Gason, Carnon Downs Ward
B Thomas, Devoran Ward

In attendance: M Alvey, Cornwall Councillor
C Bullingham, Cornwall Council Planning Officer
D Searle, Assistant Parish Clerk

Public present: N Stock, Owen & Company Architects
D Beck
D Jackson, Koha Architects
A Cameron
D Brown

1. WELCOME & APOLOGIES

The Chair welcomed those present and the Committee introduced themselves. No apologies were received

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 18th December 2019 were a true record of the meeting and be signed by the Vice Chair. This was seconded by Cllr Thomas and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

4. PUBLIC PARTICIPATION

David Beck spoke regarding his proposal for Moonrakers at Pill Lane. They are seeking amendments to the previously approved plan. Objectives are to improve the design and materials used, also to reduce the profile of the building and maintain views of the creek and thirdly improve the internal layout of the property. They wish to build it to blend in with the natural environment and will be using timber and natural stone, it will be of a similar footage but will appear reduced in volume, the roof line will be significantly lower which should help with the neighbours and views down the creek. They are aware that the site is a sensitive one, their ownership includes the TPO protected woodland area opposite. Their Architect Nigel Stock has experience of working in this sensitive area. Cllr Allen stated that there has been a massive pressure on development in the area and it is the cumulative effect of development that is the concern of the committee and this is the background to how they now consider applications in the AONB. The AONB offers protection from development and we are now in a position that the huge pressure for development and the development that has now been put in place has had a major cumulative effect on the area and this has resulted in us, in some circumstances, being unable to support further development. Nigel Stock stated that the aim is to make it more modest than the existing scheme and recede it back into the slope of the site. Cllr Freeman asked if they were aware of the blanket TPO area and they confirmed that they were.

Andy Cameron spoke regarding the recently withdrawn an application for Bramble Bank at Pill Lane advising that a new scheme had been designed and would be submitted. Derek Jackson tabled the revised plans and advised that they planned to submit them as a Pre-App to Cornwall Council. He stated that they had taken on board the

comments of the Parish Council which stated that the proposal was not an enhancement of the AONB. They are planning to add a couple of Holme Oaks to the existing vegetation boundary beside the creek, therefore adding some evergreen oaks and are also reducing the size of the proposal. They are also adding in some ecology enhancements with swallow nests etc. The plans were viewed and two different amended proposals described. One being a similar design to the previous one but narrower and using different materials i.e. timber so that it recedes more into the surrounding landscape. The second option was as suggested by the Planners which was to build over the existing single storey section and having a single storey extension. He advised that the ridge line was of particular concern to the AONB Officer. He indicated that they would welcome any other suggestions to enhance the scheme. The extra accommodation basically is an additional bedroom. Cllr Allen reiterated his previous comments about the cumulative effect of development in the AONB, he also referenced the Cornwall Design Guide regarding design and use of materials. Derek Jackson advised that they had removed the glazing to the balconies which were now proposed as wire and windows would be timber framed. Cllr Freeman read out the consultee comment submitted by the Committee for the previous proposal. Derek Jackson suggested that a site visit may be appropriate, it was agreed that this would be arranged once a new application had been validated by Cornwall Council and the Parish Council had a finalised design to comment on.

David Brown resident of Belmont Terrace, Devoran spoke to state that he is alarmed about the amount of traffic that is now travelling through Devoran village.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following planning applications were considered and consultee comments resolved as follows:

108/1463 PA19/10841 Killiganoon Manor Killiganoon Carnon Downs TR3 6JT

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **In the absence of a specific replanting scheme and the lack of comment on the health of the trees by the Tree Officer we must object to the felling of these trees. A replanting scheme should include significant native species.** This was seconded by Cllr Blake and carried by the meeting with one abstention (CK).

109/1464 PA19/10741 Woodend & Blossoms Feock TR3 6QW

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **Due to inadequate justification within the application and no comment from the Tree Officer the Parish Council object to this application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

110/1465 PA19/11152 & PA19/11153 Springtides 8 St Johns Terrace Devoran TR3 6NE

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council has no objection.** This was seconded by Cllr Blake and unanimously carried by the meeting.

111/1466 PA19/10908 Ebenezer Quenchwell Carnon Downs TR3 6LA

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council wish to see the shed relocated to a more recessive position within the field and for permitted development rights to be removed so that it always remains an agricultural building.** This was seconded by Cllr Allen and unanimously carried by the meeting.

112/1467 PA19/11176 26 Trevallion Park Feock TR3 6RS

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council object to this application which is against point one of NDP Policy D1 and NDP Policy LS2.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

114/1469 PA20/00096 1 Edwards Road Devoran TR3 6PP

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council has no objection.** This was seconded by Cllr Blake and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

The following applications were dealt with under the Local Council 5 day protocol procedure:

PA19/09116 Orchard Meadow, Tremarne Close, Feock TR3 6SB (trees) – Agreed with recommendation

PA19/07727 Quiet Quay, Quay Road, Devoran TR3 6PW (decking) – Agreed with recommendation
PA19/10062 The Anchorage, Restronguet Point, Feock TR3 6RB (cladding) – Agreed with addition of an informative
PA19/10558 Caloundra, Penpol, Devoran TR3 6NA (tree) – Agreed to Disagree

7. APPEALS TO THE PLANNING INSPECTORATE

There were no new appeals to report.

8. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

The following planning decisions made by Cornwall Council since the last meeting were noted:

APPROVED

89/1444	PA19/09422	Broadwater Penpol Devoran TR3 6NS
91/1446	PA19/09034	3 West Pill Pill Creek Feock TR3 6SD
92/1447	PA19/09355	7 Wellington Plantation Penelewey TR3 6QP
94/1449	PA19/09724	The Haven Penelewey Feock TR3 6QU
97/1452	PA19/09989	6 Tremayne Close Devoran TR3 6QE
100/1456	PA19/10017	Whittericks Churchtown Feock TR3 6SA

REFUSED

35/1390	PA19/05146	Little Trevilla Trevilla Hill Feock TR3 6QG
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9. MATTERS TO REPORT/CORRESPONDENCE RECEIVED

Cllr Allen reported that the application to the Harbours Board to discharge into Carrick Roads from a property on Restronguet Point (Saqqara) had been withdrawn and it had been agreed with the Environment Agency that a solution to sewerage discharge needs to be found within the site. Cllr Allen advised that it is the remit of the Harbour Authority to grant or deny permission for any works in connection with the slipways that go over the harbour and he has great concern over the cumulative effect of more and more concrete on the foreshore.

Cllr Alvey advised the Committee of a planning application at Restronguet Weir for a new boathouse and slipway which they may wish to view and comment on. It was agreed that the Assistant Clerk would circulate the link to the application on the online planning register.

Cllr Brickell asked Cllr Alvey for clarification of the rules surrounding works to trees within the Parish. Cllr Alvey advised that works to trees can be carried out unless they are protected by a Tree Preservation Order or are within a Conservation Area and explained the process for requesting a preservation order on any tree(s) that are considered to be of high amenity value and under threat. Cllr Brickell expressed concern at the lack of protection for all trees considering the Climate Emergency declared by Cornwall Council.

Discussion, instigated by Cllr Gason, took place regarding the Committee’s view on planning application in the AONB where proposals would not be visible from any public vantage point and were only visible from within the grounds of the property itself and how this would affect the Council’s view of the application.

10. DATE OF NEXT MEETING

The date of the next meeting was agreed as Wednesday 12th February @ 3.30pm.

Signed:

Planning Committee, Feock Parish Council
12th February 2020