

MEETING No.1333
Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 22nd January 2024 at 3.30pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Richard Brickell, Feock Ward, Chair
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Anne Allen, Devoran Ward
Cllr Rick Bowers, Feock Ward
Cllr Beverly Johnson, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: None

1. WELCOME & APOLOGIES

The Chair welcomed those present. Apologies were received and accepted from Cllr Keith Hambly-Staite.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 4th December 2023 as a true record of the meeting. This was seconded by Cllr Allen and carried by the meeting.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. PUBLIC PARTICIPATION

No public present.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

SCHEDULE A applications

RESOLUTION: Cllr Kemp proposed the consultee comments for the applications listed below as stated. This was seconded by Cllr Allen and carried by the meeting.

PA24/00091 (084) - Cote La Vague Feock TR3 6RQ

The Parish Council will defer to the Tree Officer for this application.

PA23/10207 (085) - 7 St Johns Terrace Devoran TR3 6NE

The Parish Council will defer to the HEP Officer for this application in consideration of NDP Policy HE1.

PA24/00080 (086) - Robinswood 11 Kelliwith Feock TR3 6QZ

The Parish Council will defer to the Tree Officer for this application.

PA23/10022 (087) - St Feock Village Hall Pill Creek Feock TR3 6SD

The Parish Council will defer to the Tree Officer for this application but would like to see replanting conditions attached to any planning decision.

PA24/00268 (089) - Prospect Villa 5 Greenbank Terrace Greenbank Road Devoran TR3 6PH

The Parish Council has no objection to the proposed works.

SCHEDULE B applications

PA24/00168 (088) - The Stables Trevilla Road Feock TR3 6QG

RESOLUTION: Cllr Johnson proposed the consultee comment for the application as:

This building, situated within the AONB, is of local importance as identified in the Local Heritage List of the NDP and sensitively sited within an area of other designated (Grade II listed) and non-designated heritage assets. NDP Policy HE1 seeks to safeguard and conserve the historic environment, we therefore wish to ensure that this development does not have any adverse impact on these locally designated sites of historic interest and therefore consider it essential that this application is thoroughly assessed by Historic England, the Historic Environment Planning Officer and the AONB Planning Officer. We would particularly ask for their consideration of the proposal to widen the driveway and the detrimental impact this may have on the matching pillars at the gateway. We will defer to their expert knowledge and ask the Planning Officer to ensure that any concerns raised are given great weight when determining this application.

This was seconded by Cllr Bowers and carried by the meeting.

PA23/06412 (083) – Carnon Downs Garden Centre Quenchwell Road Carnon Downs TR3 6LN

RESOLUTION: Cllr Allen proposed the consultee comment for the application as:

In consideration of NDP policy ECON1 which seeks to protect and enhance existing employment sites and create new employment within the Parish, we have no objection in principle to this proposal subject to the Planning Officer being satisfied that the design of the proposal meets the requirements of BREEAM and that the issues and concerns raised by the neighbour at Chykeston are given full consideration and appropriate weight in the planning balance. We particularly support the comment made regarding light pollution and also wish for any external lights only to operate within the trading hours of the business. We assume that the new plans will accommodate the early morning deliveries by HGV vehicles to ensure that they are not waiting parked on the highway until the gates are open.

This was seconded by Cllr Bowers and carried by the meeting.

6. SUBMITTED CONSULTEE COMMENTS

RESOLUTION: Cllr Kemp proposed the following consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting be formally ratified. This was seconded by Cllr Johnson and carried by the meeting.

PA23/06724 (077) - Lambrook House Feock TR3 6RG

The Parish Council must support the comments of the HEP Officer in accordance with NDP Policy HE1.

PA23/09953 (078) - Trekelly Trevilla Road Feock TR3 6QW

The Parish Council support the comments of the Tree Officer and would like suitable replacement planting secured by condition.

PA23/10019 (079) - Parc Vean Trevilla Road Feock TR3 6QW

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

PA23/08678 (080) - 4 West Pill Pill Creek Feock TR3 6SD

The Parish Council note and support the comments of the HEP Officer for this application in consideration of NDP Policy HE1.

PA23/10010 (081) - Greenway Penelewey Feock TR3 6QY

The Parish Council notes that no neighbours have commented on the application and can see no reason to object.

8. MATTERS TO REPORT

It was reported that a 5 day Local Council Protocol procedure letter had been received from CC for PA23/08537 (Spindrift, Trolver Croft). It was agreed that the Parish Council's response had been to 'agree to disagree' with the Planning Officer's recommendation for conditional approval.

It was reported that an appeal had been made to the Planning Inspector against Cornwall Council's refusal of PA23/01671 (Land adjacent to The Cherry Orchard, Feock). Discussion followed and concluded that the Parish Council would submit a further statement to the Planning Inspector. The comment was drafted and agreed, proposed by Cllr Brickell, seconded by Cllr Kemp and carried by the meeting, as:

The Parish Council ask the Planning Inspector to dismiss this appeal against the refusal of PA23/01671. The application is the latest in a string of planning applications over recent years to develop this site for open market housing which lies outside the settlement boundary of Feock, and on a sensitive settlement edge, as stated in the Neighbourhood Development Plan (NDP) and in an area protected as Cornwall National Landscape which is also sited within an agricultural small holding which has been previously evidenced as a nursery providing food produce.

In 2019 an application (PA19/10205) was made for the change of use of a barn to a substantial open market dwelling, the approved application sought to convert the barn into a single dwelling. An application (PA21/01081) was subsequently made to replace the barn structure with a dwelling, as stated in the design statement submitted with the application 'The remodelling of this proposal results in a building which is neither a reflection of an agricultural barn structure or what could be considered as a well composed dwelling that makes reference to its context. Ultimately it is a bulky structure with a mass of glazing with few redeeming features.'

In 2020 an application (PA20/02956) for a new timber clad barn was submitted, and gained approval, to re-house the agricultural equipment that had been stored in the barn the subject of planning application PA19/10205.

In 2022 an application (PA22/04762) was made to develop the Northeast of the applicant's site with an open market 4 bedroomed dwelling. The application was refused.

In view of the inability to successfully convert the barn (the subject of PA19/10205 and PA21/01081) we consider allowing approval of PA23/01671 may result in a subsequent application to replace the barn with a new open market dwelling.

There does not appear to be any special circumstances to allow this development under Policy 7 of the Cornwall Local Plan. The Parish Council are constantly battling to prevent the ongoing erosion of the special qualities of the Cornwall National Landscape, the cumulative effect of every new dwelling which increases domestic paraphernalia and light spill into Cornwall's nationally protected precious landscape should not be underestimated and we are very keen to protect the few remaining horticultural assets in our Parish in order to future proof local food production. We consider the application to be contrary to NDP policies LS2, BIO1, BIO3 and D1 and it does not meet with H1, H2 or H3.

9. DATE OF NEXT MEETING

It was agreed that the date of the next meeting will be decided by Councillors via email as soon as possible.

There being no further business the meeting closed at 5pm.