

MEETING NO.1193

Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 11th December 2017 at 4pm
At the Parish Council Office, Market Street, Devoran

Members present: Cllr P Allen, Chair
Cllr C Kemp
Cllr B Thomas
Cllr C Blake
Cllr Morgan-Lundie
Cllr H Freeman
Cllr I MacDonald

In attendance: Debbie Searle, Assistant Clerk

Public present: Mr Ron Curnow
Mr Stephen Johns

1. WELCOME & APOLOGIES

The Chairman welcomed those present. No apologies were received.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 13th November 2017 were a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Morgan-Lundie and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

4. PUBLIC PARTICIPATION

Mr Roy Curnow spoke representing Mr Stephen Johns the applicant for PA1705063 on agenda report 1. He advised that they had been through a pre-application process with Cornwall Council and on this basis they proceeded as the proposal had been supported in principle. The application had led to two objections, one from Highways and the other the Parish Council. The Highways Officer was now happy with the amended scheme. Cornwall Council's Planning Officer thought that the proposal could be considered as 'rounding off'. The site is quite far from the listed building and as this is an outline application the specifics of the impact on the listed building won't be known until a later detailed application. The Case Officer has said that the design will have to respect the situation close to the listed building. It is not within the AONB but is seen within the AONB. They have carried out a landscape assessment and took photographs from all vantage points which have been submitted with the application and as long as the dwellings are designed appropriately they will have no larger impact than the current agricultural buildings. There is a tree belt between the site and the main road.

5. STATUTORY CONSULTATION - PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1168 23 St Johns Terrace Devoran TR3 6NE PA17/10645

The Chairman read out the details of the application. Cllr Kemp suggested that as it is listed building and in the conservation area, the conservation officer will oversee the application. Cllr MacDonald stated that they are making it clear that it is a different style of building to the original and questioned how that sat within the Conservation area and discussion followed.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council has no objection in principle however will defer to the professional opinion of the Conservation Officer for the detail of application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1170 Tympan 11 La Vague Feock TR3 6RQ PA17/10700

The photographs were viewed and discussion followed.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1171 Woodlea Penelewey Feock TR3 6QU PA17/10522

The photographs were viewed and works proposed discussed.

RESOLUTION: Cllr MacDonald proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1172 Chyloe West Pill Road Feock TR3 6SD PA17/10521

The photographs were viewed and the location and degree of works proposed discussed.

RESOLUTION: Cllr MacDonald proposed the consultee comment for the application as: **The Parish Council question the justification of 30% reduction of T2 and would wish the Tree Officer to take this into account when making his decision.** This was seconded by Cllr Morgan-Lundie and unanimously carried by the meeting.

1173 Land East Of Nancassick Farm King Harry Road Feock PA17/05063

The Chairman read out the Parish Council's previous consultee comment and advised that the CC Officer stands by his comments that it does comply with policy 21. Cllr Kemp questioned the access and stated that unless this was overcome it would not be suitable. Cllr Allen agreed that it was one of the most problematic roads in the Parish which arises the most complaints due to the speed of travel and the lack of refuge. He read out policy ECON1 from the NDP regarding commercial use and that the Parish council will only support change of use if there is information confirming that business use is not viable. Cllr Blake advised that he had visited the site and stated that there is very large machinery which has to be moved through Truro and felt that it was understandable why the business was being moved to the other side of Truro although he acknowledge that that was not a material planning consideration for the discussion. Cllr Allen advised that normally when discussing redundant buildings it would be the re-use of the buildings rather than demolition and new build. Discussion followed. Cllr MacDonald summarised that the barns are currently being used to accommodate large vehicles and as the business will be moved and the barns will then be empty, is this affecting commercial use within the Parish. Cllr Allen felt that the loss of commercial land and the ability to have employment within the village will be closed off and feels that any loss of commercial land is significant. Cllr Freeman stated that we do not know that other people would not want to rent the barns/land for commercial use. Cllr MacDonald asked what facilities the barns have. It was confirmed that they do not have water and drainage connected. Cllr MacDonald asked if an alternative site had been found yet. Mr Johns confirmed that they hadn't yet but reiterated that they are finding it very difficult to move their vehicles through traffic in Truro. Cllr Morgan-Lundie noted that there were no facilities i.e. a footpath to link with the bus stop. Cllr Allen asked the committee how they felt about the rounding off proposal and discussion followed. Cllr Blake commented that the site does have adjacent properties on both sides.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council maintain our objection to the site and would require assurance that it was no longer commercially viable before using the principles of redevelopment of brownfield sites for this site. We do not see this site as suitable for the rounding off or infill site policies.** This was seconded by Cllr Freeman and carried by the meeting.

1174 Sandoes King Harry Road Feock TR3 6QN PA17/10898

The plan was viewed and members agreed that the amendment would not exacerbate any of the neighbour's concerns.

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

1175 Killiganoon Manor Killiganoon Carnon Downs TR3 6JT PA17/11317

The application was discussed and the

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1176 Rosemullion, Tremarne Close, Feock TR3 6SB PA17/11094

The plans were viewed and members could see no reason to object to the proposal.

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

1177 The Old Post Office, Feock TR3 6RG PA17/11313

It was clarified that the application had been made by Western Power Distribution and not the property owner.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council will defer to the professional opinion of the Conservation Officer for this application.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1178 Jonquils Trevilla Road Feock TR3 6QG PA17/11499

The plans were viewed and discussion followed.

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

1179 9 St Johns Terrace Devoran TR3 6NE PA17/11542

The plan showing the proposed amendment in relation to the original proposal were viewed and members agreed that the amendment was so slight they could not see any reason to object.

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

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

No 5 day local protocols had been received since the last meeting.

7. CORNWALL COUNCIL PLANNING DECISIONS - AGENDA REPORT 2

The following applications decided by Cornwall Council since the last planning committee meeting were reviewed.

APPROVED

- 1124 17 Trevince Road Carnon Downs TR3 6FN PA17/06843
- 1147 Glenview 40 Devoran Lane Devoran PA17/08456
- 1151 18 Trevallion Park Feock TR3 6RS PA17/09531
- 1154 8 Porthgwidden Feock TR3 6SG PA17/07910
- 1155 Pencoose 11 Wellington Plantation Penelewey Feock TR3 6QP PA17/09629
- 1158 Penpol House Penpol Devoran TR3 6NA PA17/09948
- 1159 Derow 4 Kelliwith Feock TR3 6QZ PA17/10249
- 1162 Goonpiper House Goonpiper Feock PA17/10277
- 1164 4 Chycoose Parc Point Devoran TR3 6NT PA17/10519
- 1165 The White Cottage Carnon Crease Carnon Downs TR3 6LJ PA17/10302

It was also noted that Cornwall Cllr Alvey and Cllr Blake had attended the Planning Committee meeting at County Hall on 27th November and spoke in objection to PA17/05736 Land South of Stamps Hill. The application was subsequently refused by the Committee.

8. PLANNING POLICY INFORMATION DOCUMENT

It was noted that the document had been updated to include information from the Carnon Downs Design Guide.

9. PLANNING PRE-APPLICATIONS

A pre-app meeting with Dr Ashmore of Killiganoon Farm had been held prior to the main committee meeting and his proposals for Killiganoon Farm had been discussed. Members could see no reason to object to the proposal as outlined.

A letter received from Mr & Mrs Roberts asking for the support of the Parish Council in wishing to convert their property from commercial to residential, which had previously been circulated to the committee by email on 07.12.17, was discussed. Members discussed and agreed that their response to Mr & Mrs Roberts would be that the Parish Council need to find out more information about the history and opportunities before making a decision and will endeavour to do so before the next planning meeting when it can be discussed again.

10. PLANNING APPEALS AND ENFORCEMENTS

A report of newly opened and closed planning enforcement complaints made to Cornwall Council was reviewed.

11. MATTERS ARISING

It was noted that Cllrs Allen and Blake had attended a site meeting at Chyreen, Restronguet Point in relation to PA17/08640 with Cornwall Cllr Alvey, the Case Officer and the Tree Officer. After the meeting a further consultee comment had been agreed by the Committee and emailed to the Case Officer.

Cllr Morgan-Lundie expressed concern that with regard to the new building being constructed at Pill Lane she felt it looked as though they would have to fell trees to allow access to the parking area. Cllr Blake advised that the trees at the end did not have a TPO on them, as he and Cllr Hambly-Staite were with the Tree Officer when it was noted that the TPO stopped short of the end of the site. He felt that the Parish Council should request the TPO be continued to cover this area as the trees have visual amenity value and are at risk. It was discussed and agreed that there was reasonable risk to the trees and a plan and photographs would be submitted to Cornwall Council. The Chairman asked Cllr Blake to mark on a plan the area of the trees being referred to and take some photographs which the Assistant Clerk could then submit to Cornwall Council with a request for a TPO. Cllr Kemp instigated discussion in which it was noted that a significant amount of work had been carried out in this area to update the TPO and the Tree Officer needed reminding that this area needed to be included.

12. DATE OF NEXT MEETING

The date of the next planning meeting was agreed as Monday 15th January 2018 @ 4.30pm

There being no further business the meeting closed at 5.40pm

Signed..... 15th January 2018
Chairman, Feock Parish Council Planning Committee