

**MEETING NO. 1117**  
**Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on**  
**Monday 19<sup>th</sup> October 2015**  
**at the Parish Office, Devoran at 3.30pm**

**Members Present:**

<b>WARDS</b>	<b>CARNON DOWNS</b>	<b>FEOCK</b>	<b>DEVORAN</b>
	B Richards	C Blake	B Shankland
	C Kemp	C Shefford	
	I MacDonald		
	P Allen		

**In Attendance:** Cornwall Cllr S Chamberlain  
Debbie Searle, Assistant Clerk  
2 members of the public

**PLANNING COMMITTEE CHAIRMAN: Councillor B Richards**

**1. WELCOME & APOLOGIES**

The Chairman opened the meeting and welcomed those present. No apologies were received.

**2. DECLARATIONS OF INTEREST**

No declarations of interest were received.

**3. PUBLIC PARTICIPATION**

Mr Stuart Parker spoke in support of his planning application PA15/08704 advising that it will be a family home and their wish to ensure the dwelling was in keeping with those along Greenbank Road. He advised that he had spoken with the planning officer at Cornwall Council who had advised that the maximum they could raise the roof height would be 1.4m and confirmed that their plans were slightly less than this. He stated that the existing property needed to be demolished as there is asbestos which needs to be removed. He advised that he had spoken with neighbours, one was happy with the design and the other was concerned that there was a rear bedroom window which may overlook their back garden.

Mr Robert Collins spoken in objection to planning application PA15/08748 advising that the building originally had a flat roof which has been replaced with a vertical roof 2m high. He stated that the whole construction was inappropriate; the garage is half a metre from their boundary and 5.5m from their living room windows. Due to the length and height the roof now dominates the view and takes the light from their living accommodation. Photographs were passed around for Councillors to view.

**4. MINUTES OF PREVIOUS PLANNING MEETING**

The minutes of the meeting held on 28<sup>th</sup> September 2015 were agreed as correct proposed by Cllr Kemp and seconded by Cllr Shefford and were duly signed by the Chair.

**5. STATUTORY CONSULTATION-PLANNING APPLICATIONS**

The following applications were considered and decided as detailed.

**831 Mesilah, Greenbank Road, Devoran TR3 6PQ PA15/08704**

The Chairman summarised the application. Cllr Allen asked if any neighbours had commented and it was confirmed that no comments had been received. Cllr Allen suggested that the increase in height would form a precedent but reasoned that this was logical and not a problem. Cllr McDonald commented there is no overlooking issue but questioned the positioning of the garage. Discussion followed in which it was suggested that the garage could be set down lower if it is dug out. Cllr Kemp agreed that it was a logical development.

**RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: FEOCK PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATION THAT WOULD LEAD TO A REFUSAL OF THIS APPLICATION. THIS WAS SECONDED BY CLLR ALLEN AND CARRIED UNANIMOUSLY BY THE MEETING.**

**824 Cottage On The Green, 1 Point Green, Devoran TR3 6NH PA15/08748**

The Chairman summarised the application and advised the meeting that Point Green is not within the conservation area but is in an area with small cottages which are stepped down the hill so that everyone has a decent view of the creek. Cllr MacDonald commented that it was not acceptable. Cllr Allen commented that permitted development rights were up to 2.4m as if you build above this it becomes an issue with neighbours and is surprised a neighbour would inflict this on anyone. Cllr Blake stated that if the application is allowed it would set a horrendous precedent so the application should be refused. Cllr Kemp quoted from the application and commented that it was completely against the character of the area. Discussion followed.

**RESOLUTION: CLLR ALLEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL IS STRONGLY OPPOSED TO THIS APPLICATION AS IT CONSIDERS THE APPLICATION TO BE TOTALLY UNNEIGHBOURLY. THE SHED IS ONLY 6M FROM THE NEIGHBOUR'S FRONT ROOM WINDOW, THE HEIGHT AND ASPECT IS OVERBEARING, DETRACTING FROM THEIR VISUAL AMENITY AND LIGHT. IT IS ALSO TOTALLY OUT OF KEEPING WITH THE AREA. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.**

**810 14 Trevallion Park, Feock TR3 6RS PA15/08243**

It was clarified that this application had been discussed at the previous committee meeting and deferred as it didn't contain a site plan, this had now been supplied along with some photographs. The neighbour's comments available from the online planning register were discussed as there appeared to be confusion in relation to a neighbouring planning application. Cllr MacDonald gave details of the neighbour's comments and concluded that his concerns related to the increase in the size of development. The plan was studied. Cllr Allen commented that all properties in Trevallion Park had been extended and felt that the Parish Council should not object. Discussion followed.

**RESOLUTION: THE CHAIRMAN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: WE CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL SUBJECT TO THE QUESTION OF OVERLOOKING OF THE NEIGHBOUR BEING CONSIDERED AND WHETHER THE SIZE CONSTITUTES OVERDEVELOPMENT OF THE PLOT. THIS WAS SECONDED BY CLLR ALLEN AND CARRIED UNANIMOUSLY BY THE MEETING.**

**818 15 Trevallion Park, Feock TR3 6RS PA15/08464**

The Chairman read out the neighbours comments and discussion followed.

**RESOLUTION: THE CHAIRMAN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL OF THIS APPLICATION. THIS WAS SECONDED BY CLLR SHEFFORD AND CARRIED UNANIMOUSLY BY THE MEETING.**

**815 Land north of Bodelvan, Restronguet Point, Feock TR3 6RB PA15/08529**

It was noted that this application had been temporarily withdrawn and would be placed on the agenda for the next meeting.

**816 Morvoren, road from Trevallion Park to Spindrift, Trolver Croft, Feock TR3 6RT PA15/08349**

The Chairman summarised the application, it was noted that there were no neighbour comments. Cllr Allen commented that he could see no material planning consideration to refuse the application. The plan was studied and it was noted that there would be a slight increase in height but not in footprint. Cllr Allen commented that it is very visible from Point Quay and won't look particularly pretty but it won't overlook neighbours. Discussion followed.

**RESOLUTION: CLLR ALLEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL OF THIS APPLICATION. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.**

**817** Pendower, Mount George Road, Penelewey, **Feock** TR3 6QX **PA15/08339**

**820** The Vicarage, Devoran Lane, **Devoran** TR3 6PA **PA15/09083**

**823** The Hollies 3 Wellington Plantation, Penelewey, **Feock** TR3 6QP **PA15/08853**

**825** Chinook, Road From Trevallion Park To Spindrif, Trolver Croft, **Feock** TR3 6RT **PA15/08883**

**826** Trenoweth, Quay Road, **Devoran** TR3 6PW **PA15/08884**

**827** An Dalleth, Trolver Croft, **Feock** TR3 6RT **PA15/09190**

**829** Predeaux House, Restronguet Point, **Feock** TR3 6RB **PA15/09189**

The Chairman recommended that due to the lengthy agenda that the comment on all applications for tree works should be to defer to the opinion of the Tree Officer.

**RESOLUTION: CLLR MACDONALD PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL FOR ALL OF THE APPLICATIONS FOR TREE WORKS ON THE AGENDA BE: THE PARISH COUNCIL ARE HAPPY TO ACCEPT THE PROFESSIONAL ADVICE OF CORNWALL COUNCIL'S TREE OFFICER FOR THIS APPLICATION. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.**

**819** Westerley, 6 Trevallion Park, **Feock** TR3 6RS **PA15/08626**

The Chairman summarised the application. Plans showing the existing and proposed extension were viewed and it was noted that the height would be increased. Cllr Kemp noted that it was very tight within its boundaries. Discussion followed in which it was noted that no neighbours had made any comments.

**RESOLUTION: THE CHAIRMAN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL OF THIS APPLICATION. THIS WAS SECONDED BY CLLR MACDONALD AND CARRIED UNANIMOUSLY BY THE MEETING.**

**821** Regatta Cottage, Penpol, **Devoran** TR3 6NL **PA15/08998**

The application was discussed.

**RESOLUTION: CLLR ALLEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL OBJECT TO THIS APPLICATION, WE CONSIDER THAT SOLAR PANELS ON A LISTED BUILDING ARE INAPPROPRIATE AND HIGHLY INTRUSIVE IN AN AREA OF HIGH AMENITY VALUE. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.**

**822** St Anthony, Pill Lane, **Feock** TR3 6SE **PA15/08671**

The Chairman summarised the application and discussion followed in which it was noted that the applicant had previously discussed his proposal with the Planning Committee.

**RESOLUTION: THE CHAIRMAN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL OF THIS APPLICATION. THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.**

**828** Little Harcourt, Harcourt, **Feock** TR3 6SQ **PA15/08621**

The Chairman advised that members of the Planning Committee had recently held a meeting with the applicant regarding his proposals and found no reason to object to the application.

**RESOLUTION: THE CHAIRMAN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL AND CONSIDER THAT THIS MODERN EXTENSION IS SYMPATHETIC TO THE ORIGINAL BUILDING. THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.**

**830** Devoran Joinery Co Ltd, Greenbank Road, **Devoran** TR3 6PQ **PA15/08933**

The Chairman read out the details of the application. Cllr Shankland commented that it would appear the proposals won't be visible from the road and that they are just providing a larger covered area which seems to be natural extension. The Chairman commented that there were concerns that the building itself is getting too big. It was noted that there had been no objections from neighbours. Discussion followed. The plans were viewed and the application details clarified. Cllr Shankland commented that it would allow large lorries to come into the site and discussion followed in which it was acknowledged that it was improving access off and parking on Greenbank Road. Cllr Allen questioned whether it could be possible to turn it into an opportunity to improve the pedestrian footway along that side of the road and discussion followed regarding how a pathway could be achieved.

**RESOLUTION: CLLR SHANKLAND PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: FEOCK PARISH COUNCIL HAVE NO OBJECTION TO THIS APPLICATION. THIS WAS SECONDED BY CLLR RICHARDS AND CARRIED UNANIMOUSLY BY THE MEETING.**

**832** Chinook, Trolver Croft, **Feock** TR3 6RT **PA15/09202**

The Chairman summarised the application, discussion followed in which it noted that there were no objections and agreed that the plot was large enough to take the extension.

**RESOLUTION: CLLR ALLEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: FEOCK PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL OF THIS APPLICATION. THIS WAS SECONDED BY CLLR SHEFFORD AND CARRIED UNANIMOUSLY BY THE MEETING.**

Application **PA15/08300** for Land South Of Tregarthen, Harcourt Lane, **Feock** TR3 6RW on the agenda and discussed at Planning Committee meeting no.1113 on the 28<sup>th</sup> September was discussed in light of information just received from Cornwall Council in response to the consultee comment provided by the Planning Committee requesting verification of any conditions or restrictive covenants associated with the original sale and associated with the potential development of the plots. Cornwall Council had confirmed that they had found no planning history for the site therefore the land remained agricultural and planning application PA15/08300 is considered to be ancillary to the use of agricultural cropping and discussion followed.

**RESOLUTION: THE CHAIRMAN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: FOLLOWING CLARIFICATION RECEIVED THAT THE LAND REMAINS AGRICULTURAL AND THIS APPLICATION IS CONSIDERED TO BE ANCILLARY TO THE USE OF AGRICULTURAL CROPPING THE PARISH COUNCIL WOULD LIKE A CONDITION STRICTLY IMPOSED THAT IT IS NOT TO BE USED FOR DOMESTIC ACCOMMODATION OR RESIDENTIAL USE. THIS WAS SECONDED BY CLLR KEMP AND CARRIED BY THE MEETING WITH ONE ABSTENTION FROM CLLR BLAKE.**

## **6. PLANNING DECISIONS**

The following applications, decided by Cornwall Council since the last meeting on 28<sup>th</sup> September 2015, were reviewed.

### **Conditional planning permission granted:**

**789** Blacksmiths Cottage, Old Carnon Hill, Carnon Downs TR3 6LE **PA15/06254** – The Chairman thanked Cllr Chamberlain for his involvement with this case.

**804** Roseland View, Harcourt Lane, Feock TR3 6RW **PA15/07476** –

The Chairman summarised the application stating the Parish Council's position against the application was due to it being sub division of a plot outside of the settlement boundary and that Cornwall Council had reconsidered it in light of their proposed draft plan for infill settlements.

**806** Orchard Meadow, Tremarne Close, Feock TR3 6SB **PA15/07706**

**807** Longholme, Tregye Road, Carnon Downs TR3 6JH **PA15/07759**

**Permission refused:**

**812** Chyloe, West Pill Road, Feock, TR3 6SD **PA15/07669**

**7. PLANNING APPEALS AND ENFORCEMENTS**

No matters were discussed.

**UNDER THE S100A LOCAL GOVERNMENT ACT 1972 (as amended) MEMBERS OF THE PUBLIC LEFT THE MEETING**

There being no further business the meeting closed at 5.10pm.