

MEETING NO.1074
Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on
Monday 14th July 2014
at the Parish Office, Devoran at 6.00pm

Members Present:

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	B Richards	I MacDonald	C Johnson
	C Kemp	(on behalf of C Carter)	C Blake

In Attendance: Debbie Searle, Assistant Parish Clerk
Cornwall Councillor S Chamberlain
1 member of Restronguet Creek Society
3 members of the public

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. WELCOME & APOLOGIES

The Chairman welcomed those present, thanking Cllr MacDonald for attending on behalf of Cllr Carter who had given her apologies.

2. PUBLIC PARTICIPATION

Two members of the public spoke regarding Planning Application PA14/05343, one expressing their reservations about the design, size and access concerns of the proposed replacement dwelling. The other whilst stating their support for the development of the site for a family home expressed their concern that the proposed dwelling is considerably larger than that currently in situ which would create overlooking of their garden and access issues. Cllr Blake asked the distance between their property and the proposed dwelling which was confirmed. Cllr Johnson stated concern had been expressed over the access to the site and the visibility from surrounding areas. The Chairman clarified that the application can only be considered in its current form and not what it may be used for in the future, he thanked the members of the public for their comments confirming that they would be taken into consideration by the Planning Committee when commenting to Cornwall County about the application.

The representative of Restronguet Creek Society spoke regarding Planning Application PA14/05991 to advise that Restronguet Creek Society had not yet had a chance to review the application and was attending the meeting to listen to the Planning Committee's discussion regarding the application and report back to the Society at their next meeting.

3. DECLARATIONS OF INTEREST

Cllr Johnson declared an interest in item no.634 on Agenda Report 2.

4. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 19th June 2014 were agreed as correct, proposed by Cllr Kemp and seconded by Cllr Johnson.

5. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

Cllr Carter was unable to attend the meeting but had considered each application and provided her comments, a copy was given to each Cllr for their information during the discussions.

659 The Nurseries, Carnon Downs TR3 6LJ PA14/05343

The Chairman summarised the contents of a letter received and read out another letter received regarding the application (copies of both letters were provided to each Cllr). He then referred to previous planning applications giving some history to the site and specifically referring to application PA12/06588 which lifted the agricultural restriction, reading out the material consideration stated in the application's approval letter. Discussion followed in which it was stated that the ridge height of the new dwelling was 2m higher than the existing bungalow. Cllr Blake advised that he had spent time investigating and had established that greenhouses and temporary structures should not be included in the calculations of size of the new dwelling. Cllr Chamberlain advised that the issue is whether the property is within scale for the area, stating that the design is inappropriate and that if it is prominent from other aspects this would definitely be an issue. The Chairman advised that he had informed Perran-ar-worthal Parish Council of the application as the dwelling would be visually prominent from their Parish and that they may send a Cllr to the site meeting. It was agreed by all that the principle of knocking down and re-building was not in question. Cllr Blake asked for clarification of the positioning of the house on the site and questioned if we could ask to see an overlay of the new premises on site. The Chairman confirmed that this would be asked for. The Chairman then read out the comments from the Ramblers Association confirming concerns about the access. It was discussed that should the application be passed conditions regarding the size and weight of vehicles using the bridleway could be restricted by a planning condition. Cllr Kemp asked if the Japanese knotweed problem at the site had been dealt with and it was generally agreed that it had been. The Chairman recommended that no decision be made on the application at this time and all points raised and discussed during the meeting be put to the applicant's Agent and the Planning Officer at a site meeting and the Parish Council's comment will be made after that meeting.

656 Quay House, Quay Road, Devoran TR3 6PW PA14/05991

The Chairman gave details of the application and informed the meeting that an email had been received from the former Cornwall County Archaeologist providing a copy of a survey report on the quay previously carried out by the Cornwall Archaeological Unit and summarised the contents regarding the quays history and use, he read out "It is most desirable that as many features of historic interest are exposed and conserved in order that the history of the quays becomes obvious to all." from the last paragraph. The report states the quays were timber faced and back filled with rubble/stone and Cllr Johnson confirmed that she had photographic evidence of this. It was discussed that the proposed glass front wall, visible from the water, was not appropriate in the setting. The Chairman read out a letter received from a neighbour, received just prior to the meeting, expressing concerns about the building of a large stone quay and the raising of the height of the lawn which could create a flood risk for neighbouring properties. The Chairman stated that he would like to try and arrange a site visit with the Planning Officer and Agent and would like someone from Devoran Quay Association to attend, he would also like to obtain an expert opinion and after discussion it was agreed that the Local Environment Agency would be contacted and asked for their input. It was then agreed to defer the decision on the application until after the site meeting which would be arranged before the end of the July.

651 Little Pentrelew, Restronguet Point, Feock TR3 6RB PA14/05712

The application was discussed and the Tree Officer's comments considered. All agreed that the comment to the Case Officer be "Provided that the work is carried out as per the application the Parish Council have no objection."

652 Dingley Dell, Point Road, Carnon Downs TR3 6JN PA14/05672

The application was considered and it was agreed that the Parish Council's comment be "Feock Parish Council have no objection to this application."

653 Trefellyn, Penelewey, Feock TR3 6QU PA14/05813

The application, the comments of the neighbour and the Tree Officer were discussed. It was agreed that the comment to the Case Officer be "Feock Parish Council agree with the comments of the Tree Officer."

654 Ponsmain, West Pill Road, Feock TR3 6SD PA14/05530

The Chairman gave details of the application and some history of the building and previous applications, of which one in May 2012 had been refused and read out the reason for refusal of that application. It was agreed that the current application was less intrusive than that previously applied for. Cllr Blake stated that all work carried out to the property had been done well. Discussion followed and it was then agreed that the comment to the Case Officer be "Feock Parish Council can see no material planning considerations that should cause this application to be refused."

655 Loenoweth, Loe Beach, Feock TR3 6SH PA14/06110

Cllr Chamberlain gave the history of the trees, being that they had originally been planted as a windbreak to the house plus a few along the edge of drive (on the edge of the cliff) and that they were probably the oldest in the area being 100+ years old. It was discussed that the trees have a shallow root system and should the trees along the drive fail the access track would be taken out. The Chairman commented that permission had been refused for the applications at Loe Wall and Curlews and noted that no comment had yet been made by the Tree Officer. Discussion followed regarding the life of the trees, the safety concern and the access track. Cllr MacDonald asked if all of the trees were a threat to the property and discussion followed. It was agreed that the trees had amenity value being prominent when approaching Loe Beach from the water and from Falmouth Harbour. After further discussion it was agreed that the comment to the Case Officer be "Feock Parish Council recognise the prominent amenity value but also recognise the potential for serious harm if one should suddenly fail, we are also advised that the trees are 100+ years old and could have reached the end of their natural life and consider that this should be taken into account in the decision."

657 Tregye Farmhouse, Tregye, Carnon Downs TR3 6JH PA14/05897

The Chairman gave details of the application and also details of a previous application close by for information. Cllr Blake questioned whether the house already had a garage. Discussion followed regarding the relevance of the Neighbourhood Development Plan and the settlement boundary to this application. It was agreed that the comment to the Case Officer be "Feock Parish Council consider that permission may be granted for a garage only and that at no stage should this be allowed to become a dwelling as it would be against the principles of the Parish's draft Neighbourhood Development Plan to consider the plot as a potential site for a separate dwelling."

658 Trevelyan, Point Road, Devoran TR3 6NZ PA14/06373

The application was discussed and it was agreed that the comment to the Case Officer be "Feock Parish Council can see no material planning considerations that would lead to the refusal of this application."

660 Roscownans, Old Kea, Truro TR3 6AX PA14/05940

The plans and design statement were studied and the application discussed. It was agreed that the proposal was within the same footprint and not dramatically different to that which was there already, it was then agreed that the comment to the Case Officer be "Feock Parish Council can see no material planning considerations that would lead to the refusal of this application."

6. PLANNING DECISIONS

The Chairman advised the meeting that planning determinations for the following applications had been made since the last meeting on 19th June 2014 and the decisions made by County Planning were considered and discussed in relation to the comments made by the Planning Committee.

- 630 Quay Cottage, Roundwood, Kea TR3 6AS PA14/02684 – Conditional approval
- 634 17 St Johns Terrace, Devoran TR3 6NE PA14/03448 – Conditional approval
- 636 Fernleigh, Quenchwell Road, Carnon Downs TR3 6LN PA14/03586 – Conditional approval
- 638 Meadowside, Feock TR3 6SD PA14/03640 – Conditional approval
- 639 Carrick House, Restronguet Point, Feock TR3 6RJ PA14/04097 – Consent granted

640	Roseland, La Vague, Feock TR3 6RQ PA14/04110 – Consent granted
641	Loe Wall, Loe Beach, Feock TR3 6SH PA14/04817 - Refusal
644	Overstrand, Restronguet Point, Feock TR3 6RB PA14/04687 – Consent granted
645	Linden Hay, Penelewey, Feock TR3 6QU PA14/04841 – Consent granted
646	Ashleigh, Tregye Road, Carnon Downs TR3 6JH PA14/04731 – Conditional approval
648	Ros Carnon, Tregye Road, Carnon Downs TR3 6JH PA14/04819 – Conditional approval
650	Timbers, Vague Lane, Feock TR3 6RG PA14/05148 – Consent granted

In addition it was discussed that the Planning Application no.PA14/02668 for Trevince, Carnon Downs had also been granted conditional approval but that the decision was not on Agenda Report 2 having come in just after the Agenda was published.

7. PLANNING APPEALS AND ENFORCEMENTS

The Chairman advised that with regard to case EN14/00824 the Landowner had commenced work to close up the gap and that we were still awaiting the outcome of the investigation regarding EN14/00749.

8. TREE POLICY

The Chairman advised that they had asked for community Volunteers to take on the role as Tree Warden and that an expression of interest had been received from one parish resident. It was discussed that there should be a Tree Warden for each ward within the Parish. Cllr Johnson proposed and Cllr Richards seconded that Cllr Blake contact the resident and if he is agreeable to take on the role to arrange a meeting with him and one of the Parish Council's contractors.

The Chairman also advised that he and Cllr Chamberlain were actively trying to get a substantial tree policy arranged.

9. ANY OTHER BUSINESS

Cllr Kemp updated the Committee on the situation with the Carnon Inn and reported that no interim fence had been installed as promised by the representative of the Carnon Inn at the meeting held on the 20th. Cllr M Kemp had written to them and was awaiting a response.

Cllr Blake advised the Committee that the cement mixer which had been blocking the bridleway by The White House, Harcourt had been removed, however it had been replaced with a considerable amount of building material that still blocked the bridleway. It was agreed that this would be reported to the County Highways department, as attempts to ask the builder to clear the path had been unsuccessful.

10. DATE OF NEXT MEETING

The date of the next meeting will be scheduled when further planning applications are received and the deadline for the Parish Council comments established.