

MEETING NO.1256

**Minutes of the meeting of Feock parish Council Planning Committee held on
Wednesday 11th March at 3.30pm
At the Parish Council Office, Market Street, Devoran TR3 6QA**

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

In attendance: M Alvey, Cornwall County Councillor
D Searle, Assistant Parish Clerk

Public present: D Simpson
J Marshall
I Bodie
G Royle

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from Cllr Allen.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Blake proposed the minutes of the Planning Committee meeting held on 12th February 2020 as a true record of the meeting and be signed by the 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 Simpson (DS) spoke regarding his application PA20/01459 (The Beeches, Restronguet Point, Feock). Plans were viewed and he gave details of the proposed alterations. The terraces will be enclosed and the conservatories removed. The garage will also be converted. He stated that he has spoken with both neighbours who have no concerns with the proposal. The proposals are in keeping with the existing house. Cllr Freeman questioned the intended use of the flat roof area being created. DS stated that he will keep the balcony back to the position of the existing one.

John Marshall, agent for DS, spoke regarding application PA20/01459 (The Beeches, Restronguet Point, Feock) stating that there will be no loss of trees, that the proposed alterations are within the current footprint and design accord with the NDP and Cornwall Design Guide.

Garrick Royal (GR), of the King Harry Ferry Company, spoke to inform the Committee of their intention to submit a planning application to replace the existing dormer bungalow on the site with another building. Their intention is to replace with something very similar to the existing cottages with reverse level accommodation, their own parking and they will also have alternative green heat source. He tabled plans of their proposal. The cottages will have a natural stone front, grey windows and brick arches on the front in keeping with the current cottages. They feel that the current building is out of place in its surrounding and their proposal will enhance the area. The application has not yet been submitted to Cornwall Council. Cllr Thomas and Cllr Kemp questioned for clarification the design. GR confirmed the design would accord with the existing cottages Cllr Freeman asked for clarification of the location and their proposed timescale. GR described the location and advised that they were in no hurry to submit the application by wanted the Parish Council to be aware of their intentions. Cllr Freeman thanked GW for attending and providing the information.

Ian Bodie (IB) spoke in support of his application PA19/10260 (Seamark, Penpol, Devoran) stating that he had amended his proposal following the objections received. He has moved the proposed aerial location to the west to overcome Mr Vessey's objection. He acknowledged the comment regarding the AONB but stated that this was on the other side of the Creek. He stated that amateur radio is his hobby and gave further details of his interest. Cllr Freeman questioned the amended height of the mast. IB stated that it was now 3m (reduced from 5m) above the roof ridge but is the same aerial as previously stated.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

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

102/1457 Seamark Penpol Devoran TR3 6NW PA19/10260

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **Despite the reduction in height the Parish Council object to this application on the basis that the existing and proposed development is unneighbourly. The proposed aerial is 23-27ft in length and 14ft across. The proposal is also contrary to NDP Policy LS2 due to the site's juxtaposition with the AONB.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

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

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **In light of the amendments made the Parish Council no longer has any objection to the application.** This was seconded by Cllr Blake and unanimously carried by the meeting.

124/1479 Quay Cottage Roundwood Quay Feock TR3 6AS PA20/00706

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council has no objection provided that any approval is conditioned that the studio always remains a studio workplace, that there is a suitable Construction and Environmental Management Plan and the historic nature of this site is respected and no damage is caused to the quay and the byway is kept clear at all times during construction.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

125/1480 Parkwood Hill Carnon Crease Carnon Downs TR3 6LJ PA20/00680

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **This application cannot be determined and we cannot comment until the Heritage Assessment is provided.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

126/1481 Gables End West Pill Road Feock TR3 6SD PA20/00998

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council will defer to the Tree Officer but would like a condition of re-planting.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

127/1482 17 St Johns Terrace Devoran TR3 6NE PA20/00267

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council has no objection subject to the Historic Environment Planning officer being satisfied.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

128/1483 The Old Cart House Chycoose Devoran TR3 6NU PA20/01241

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

129/1484 The Beeches Restronguet Point Feock TR3 6RB PA20/01459

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council has no objection to the application subject to the plan being amended to show the balcony and a condition placed on any approval that the flat roof is not to be used as a terrace and that there is a Construction and Environment Management Plan in place.** This was seconded by Cllr Thomas and carried by the meeting with one abstention (Cllr Gason).

130/1485 Pencoose, 11 Wellington Plantation, Feock TR3 6QP PA20/01418

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council has no objection in light of the amendments made to the original application.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

131/1486 Fiddlers Roost 34 Chycoose Parc Point Devoran TR3 6NT PA20/01451

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council has no objection on the basis of good tree management.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

132/1487 Loenoweth Loe Beach Feock TR3 6SH PA20/01417

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council has no objection provided that the reduction is no more than 1.5m.** This was seconded by Cllr Blake and carried by the meeting with one abstention (Cllr Thomas).

6. STATUTORY CONSULTATION – 5 DAY LOCAL COUNCIL PROTOCOL

There had been no Local Council protocol consultations since the last planning meeting.

7. APPEALS TO THE PLANNING INSPECTORATE

The Parish Council had not been made aware of any new appeals to the Planning Inspectorate.

8. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

It was noted that the following planning decisions had been made by Cornwall Council since the last planning meeting.

APPROVED

80/1435	The Anchorage Quay Road Devoran TR3 6PW PA19/08687
103/1458	Land South of Greenbank House Feock TR3 6RG PA19/10205
111/1466	Ebenezer Quenchwell Carnon Downs PA19/10908
114/1469	1 Edwards Road Devoran TR3 6PP PA20/00096
116/1471	3 West Pill Pill Creek Feock TR3 6SD PA20/00081

DECIDED NOT TO TPO

117/1472	Devoran Metals Ltd Greenbank Road Devoran TR3 6PQ PA20/00425
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REFUSED

105/1460	Pencoose 11 Wellington Plantation Penelewey Feock TR3 6QP PA19/10673
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9. FOREST FOR CORNWALL PROGRAMME - GROW NATURE

This item was deferred.

10. CORNWALL COUNCIL'S HOUSING SUPPLEMENTARY PLANNING DOCUMENT

Cllr Kemp noted that on page 17 it stated that affordable housing in a new residential development should be tenure blind which would be good going forward. Discussion followed in which it was agreed that it would be a useful planning document. Cllr Alvey clarified that the document was guidance and not policy.

11. MATTERS TO REPORT/CORRESPONDENCE RECEIVED

Discussion took place regarding the draft Design Guide and the Climate Change planning document which will be consulted on from April 2020. Cllr Alvey gave details of the consultation process for the Climate Change document due to it being a policy document and not just guidance. It was suggested and agreed that when the climate change document has gone through its first consultation and been inspected, it would be an appropriate time to review the NDP for proposed amendments which would need to compliment and not contradict Cornwall Council's policy document. Discussion followed regarding the NDP and the future process which might be for each Councillor to look at a specific area of the policy for review.

12. DATE OF NEXT MEETING

It was agreed that the date of the next planning meeting would be decided when further applications for comment had been received.

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