

MEETING NO.1222

Minutes of the meeting of Feock Parish Council Planning Committee held on
Thursday 15th November 2018 at 6pm
At the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: P Lightfoot, Carnon Downs Ward
C Kemp, Carnon Downs Ward
R Brickell, Carnon Downs Ward
B Thomas, Devoran Ward
M Bearcroft, Devoran Ward
H Freeman, Feock Ward
L Morgan-Lundie, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Chris Montagu
Claire Gunn

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from Cllrs Allen, Blake and County Cllr Alvey.
RESOLUTION: Cllr Morgan-Lundie proposed that Cllr Bearcroft be co-opted onto the Planning Committee for the duration of the meeting. This was seconded by Cllr Thomas and unanimously carried by the meeting.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 7th November 2018 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Brickell and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

4. PUBLIC PARTICIPATION

Chris Montagu (CM) spoke as Agent for and in support of application PA18/09460 (Chyreen Restronguet Point Feock TR3 6RB). Cllr Freeman questioned the level of increase in fenestration between the approved and proposed. The plans were viewed. Cllr Morgan-Lundie questioned the process for moving the Bat, CM advised that it could be moved under licence. Cllr Brickell questioned the number of Bats present. CM advised that the Ecologist had advised that there was only one. Cllr Freeman questioned the size of the footprint against the existing, CM advised that the plan approved was 406sqm, the existing dwelling was 326sqm and the proposed was 456sqm.

Claire Gunn (CG) spoke regarding her application PA18/10098 (Mount George Farm Old Kea TR3 6SH) giving details of the history of the site, the reasons for the proposal and described the proposal in detail. Cllr Freeman asked for clarification of the location of the farmhouse and the photograph and plans were viewed. Cllr Brickell asked the acreage of the farm, CG advised that it was originally 40 acres but had now doubled to 80 acres. He asked a further question regarding the tenancy length of the tenants that were proposing Sheep Farming and a further question regarding farming payments. Cllr Freeman questioned who it is that makes decisions regarding agricultural ties and discussion followed.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered as detailed.

1305 Chyreen Restronguet Point Feock TR3 6RB PA18/09460

Cllr Freeman stated that she was very concerned about the amount of fenestration proposed, the difference between the approved and the current proposal is a whole additional floor of glazing. The Chairman read out the comments of the AONB Officer objecting to the amount of fenestration. He also quoted policy LS2 of the NDP. The Chairman felt that the proposal was against the AONB management plan (SCC9.01) and didn't conserve the beauty of the AONB. He also felt that it did not meet policies within the Cornwall Local Plan and NPPF regarding conserving the AONB. Cllr Morgan-Lundie stated that from the road it currently looks like a bungalow however the new proposal does not and feels that it is overdevelopment of the site compared to the original planning already approved. It is going from a 60s bungalow to a building which has a glass front and back and is inappropriate. Discussion followed regarding maintaining the Parish Council's previous comment regarding the level of development on Restronguet Point regarding construction traffic. It was agreed that the level of fenestration should be reduced and the loss of the two trees be mitigated. The plan was viewed to establish the number of balconies proposed. Discussion followed regarding light pollution.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council object to the size and scale of this development which is 130sqm larger than the original and 50sqm larger than the previous approval. We also have strong objection to the high amount of fenestration proposed. This high proportion of glass will give rise to extensive light spill into the night time landscape and seascape of the area which will cause considerable light pollution in this AONB and is therefore against Feock NDP policy LS2, as well as the Cornwall AONB Management Plan policy SCC9.01. This proposal therefore does not conserve or enhance the natural beauty of the AONB as required in the policies of the NPPF and the Cornwall Local Plan. We would also reiterate our previous comment regarding resident's concerns over the recent level of development along Restronguet Point and its effect on neighbours and would request that should the level of fenestration be satisfactorily reduced the planning officer incorporates reasonable conditions regarding traffic management into any planning permission granted including: no parking of construction vehicles on the road, loading and unloading to be carried out on site, no weekend or public holiday working, working hours limited to 8am to 6pm, mud and debris to be cleared from the road daily, verges to be restored to their original state and the developer to provide residents with a contact number for the main contractor. We would also request that due to the proposed loss of two trees mitigating measures i.e. suitable replacement trees are conditioned to any approval.** This was seconded by Cllr Morgan-Lundie and unanimously carried by the meeting.

1306 Mount George Farm **Old Kea** TR3 6AU **PA18/10098**

Cllr Kemp felt that there was no reason to object to the application and it was to everyone's advantage that the site was tidied up. It was generally agreed that it was a nice design.

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

1307 Turnstones Loe Beach **Feock** TR3 6SH **PA18/10315**

An aerial photograph of the site was viewed, and the location of the trees indicated. It was discussed that the application was lacking in detail.

RESOLUTION: Cllr Thomas 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 but would comment that there is an unacceptable level of detail with the application.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1308 Polcarrick 7 Dozmere **Feock** TR3 6RJ **PA18/10565**

The application detail was viewed.

RESOLUTION: Cllr Morgan-Lundie 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.

1309 Trekelly Trevilla Road Feock TR3 6QW PA18/10596

The application detail was viewed.

RESOLUTION: Cllr Morgan-Lundie 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.

1310 10 St Johns Terrace Devoran TR3 6NE PA18/10739 & PA18/10740

It was discussed that the application was for a relatively minor alteration to an already approved application and the plans were viewed and compared to the approved plan.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council has no objection to this application but would support any comments made by the Conservation Officer.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that since the last meeting a 5 day Local Council protocol had been received for PA18/09440 (to fell an Ash Tree (T1) at The Hideaway, Harcourt Lane, Feock) and following the comments of the Forestry Officer Committee members had agreed to disagree with the Case Officer's recommendation of approval.

7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

It was noted that application PA18/09440 for works to trees at Woodlea Penelewey Feock TR3 6QU had been part approved and part refused.

8. PA16/08980 (Land to the East of Trevella Farm Valley lane Carnon Downs) APPEAL

It was confirmed that any further comment to the Planning Inspectorate needed to be submitted by 27th November and that any persons wishing to speak at the public hearing on 6th February 2018 needed to be there by 10am to inform the Inspector that they wished to speak. Discussion took place regarding the Parish Council's objection to the application and it was confirmed that committee members would attend the public hearing to speak but that no further written comment would be submitted.

9. MATTERS TO REPORT

It was noted that the Pill Creek Feock No3 Tree Preservation Order 2018 had been confirmed with removal of 2 trees - T17 (Oak) at Boswer and T4 (Birch) at Quay Cottage.

10. DATE OF NEXT MEETING

It was agreed that the date for the next planning committee meeting would be decided when further applications for comment are received.

There being no further business the meeting closed at 6.52pm.

Signed:.....
Feock Parish Council, Planning Committee
12th December 2018