

MEETING NO.1078
Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on
Monday 6th October 2014
at the Parish Office, Devoran at 7.00pm

Members Present:

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	B Richards	C Carter	L West (on behalf of C Johnson)
	C Kemp		P Allen (on behalf of C Blake)

In Attendance: Debbie Searle, Assistant Parish Clerk
Cornwall Cllr S Chamberlain
1 Planning Agent
7 members of the public

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. WELCOME & APOLOGIES

The Chairman welcomed those present; apologies were received from Cllr C Johnson and Cllr C Blake.

2. PUBLIC PARTICIPATION

The Planning Agent spoke in support of planning application PA14/08173 giving details of the proposal.

Four members of the public spoke in objection to planning application PA14/06409 citing vehicular access, car parking issues, size of plot and the consequence of additional parking and traffic on Tregye Road as reasons for objection.

3. DECLARATIONS OF INTEREST

Cllr Allen declared an interest in planning application PA14/06409 due to its proximity to his own property and PA14/08172 due to his acquaintance with the applicant.

4. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 1st September 2014 were agreed as correct, proposed by Cllr Kemp and seconded by Cllr Carter.

5. VOLUNTEER TREE WARDEN

The Chairman gave details of the proposal that the Parish Council seek a volunteer Tree Warden in order that a database of trees covered by Tree Protection Orders and others of significant interest can be created and maintained, this could also provide more relevant information which may be useful when considering planning applications for tree works within the Parish. Cllr Allen commented that County do not appear to check that the replanting of trees is carried out when such conditions are placed on a planning approval. Cllr Kemp asked for clarification as to the responsibility for any such replanting should the property be sold. The Chairman advised that the legal obligation is passed on with the sale of the property and will be picked up by Solicitors during the conveyancing. Cllr Allen asked if this role could be taken on by Members for their Wards and gave brief history of a previous Tree Warden for the Parish and his role. It was agreed by all present to refer the matter to the full Parish Council.

6. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

At this point Cllr Allen left the room.

685 Land Rear Of Ashleigh, Tregye Road, Carnon Downs TR3 6JH PA14/06409

The Chairman advised the meeting that letters of objection to the application had been received and read out their contents. Cllr Carter asked if any letters of support had been received, the Chairman advised that none had. The Chairman and Cllr Kemp summarised the issues regarding access and discussion followed relating to overdevelopment of the site, highway safety and lack of car parking on site. It was agreed that the Parish Council would submit an objection to the application.

Comment to Case Officer:

The Parish Council has received at least seven individual letters of objection from neighbours to this proposal some of the contents relate to matters that are not material planning considerations but in the main the Parish Council agrees with the objectors observations that this proposal represents an overdevelopment of the site and is unneighbourly in its concept. The character area as defined in the Carnon Downs Design Guide describes the immediate area as semi-rural, larger plots, low scale, mixed development, proportionate with larger distance between the plots to the front and the rear; it can in no way be considered to be dense development as on the application form. The applicant's assertion that the planning authority has supported similar schemes in neighbouring properties is also called in to question. Access to the proposed property is also unclear but there would appear from neighbour's comments to be no possibility of obtaining vehicular access to the site either during construction or after completion of the development. The site is therefore considered to be wholly inappropriate for any type of development independent of the host dwelling. For those reasons we would be strongly opposed to the principle of development on what is essentially a garden plot amidst many similar large gardens which characterise the area.

680 Tregye Meadow, Tregye Road, Carnon Downs TR3 6JH PA14/08172

The Chairman read out the Tree Officer's comments and informed the meeting that he had met with the Planning Officer at the site. He then read out the conclusion of the Pre-Application decision letter that had been sent to the applicant in 2013 regarding the proposed development. It was discussed that the site falls outside of the settlement area and the Parish's draft Neighbourhood Plan seeks to keep the settlement boundaries as they are. The Chairman suggested that the positioning of the property within the site and the proposed design do not raise any issues but that development outside of the settlement boundary was against the principle of the emerging Neighbourhood Development Plan and that this should be respected. It was proposed by Cllr Kemp and seconded by Cllr West that the Parish Council object to the application on the grounds as stated in Cornwall Council's Pre-Application letter and the emerging Neighbourhood Development Plan.

Comment to Case Officer:

Pre-application advice on this site dated 31 December 2013 concludes that the principle of the provision of a single open market dwelling on the existing domestic garden area in this location is not considered to be infill development and therefore it is considered contrary to advice within the Carrick District wide local plan, the emerging Cornwall Local Plan and identified sections of the National Planning Policy Framework 2012. The report also concludes that the scheme would appear to represent an unsustainable form of development that would be contrary to both national policies and guidance together with local policies in respect of sustainability, protection of the countryside and landscape/settlement setting impact. The Parish Council considers that all of these matters remain relevant and that additionally the policies within the draft Feock Neighbourhood Development Plan must also be considered these are broadly in line with the above stated policies and as such Feock Parish Council considers this to be wholly unacceptable and unsustainable development proposal in the open countryside outside the Carnon Downs settlement boundary. We would therefore strongly oppose this application as lending support would be undermining both local and national policies.

Cllr Allen re-entered the room.

683 Mount Agar Farm, Old Carnon Hill, Carnon Downs TR3 6LE PA14/08173

The Chairman summarised that application and advised that it was only due to the proximity to Mount Agar Road that this proposal had not proceeded under permitted development rights. Cllr Allen asked if any letters of objection or support had been received, the Chairman advised none had. Cllr Carter asked if there were any overlooking issues and for the height of the eaves. It was confirmed that the building was far enough away not to cause any overlooking issues and that the ridge height was 3.6m. The Chairman proposed and Cllr Allen seconded that there was no reason to object to this application subject to the building only being used as proposed.

Comment to Case Officer:

The Parish Council have no objection to this proposal subject to the building being constructed as per plan with the added condition that it remains in perpetuity as an agricultural building.

681 Millridge, Penpol, Feock TR3 6RU PA14/08611

The Chairman read out the Tree Officer's comments. Cllr Kemp questioned why one of the trees within the group could not stay, discussion followed with the conclusion that as the trees, having been grouped together for so long, may be supporting each other and it would not be viable for one to be retained. Cllr Allen noted that the Tree Officer is looking to replace them with native species. Cllr Kemp proposed and Cllr West seconded that all were in agreement with the Tree Officer's recommendation.

Comment to Case Officer:

The Parish Council agrees with the Tree Officer's comments and has no objection to the proposal provided that the works are carried out in accordance with the application.

682 Point Quay, Penpol, Devoran TR3 6NL PA14/07068 & PA14/07069

It was discussed that as it was the Parish Council's own planning application the appropriate course of action would be to summarise the reason for the application to the Case Officer.

Comment to Case Officer:

Feock Parish Council are seeking to replace the unstable block wall with a local stone built wall to ensure public safety and improve the public amenity of the quay. As the applicant we are unable to comment beyond this statement of fact.

684 Gweltek, Point Road, Carnon Downs TR3 6JN PA14/08796

Cllr Carter asked to review the information for this application and the Chairman read out the details, the plans were studied and the application discussed. It was noted that no neighbours had submitted any comments. Cllr Allen commented that the property was near him but not close enough to warrant his declaring an interest. It was agreed by all that there was no reason to object to the application.

Comment to Case Officer:

The Parish Council can see no material planning considerations for refusal of this application subject to its design and usage being as per the application.

At this point Cllr Chamberlain advised that he was leaving the meeting but wished to comment on two issues that had been discussed:

Planning Application PA14/08172 Tregye Meadow – Cllr Chamberlain confirmed that he likes the development and does not agree that policy is sacrosanct and believes that it is infill and accepts the issue of agricultural field and making best use of brown field. The Chairman confirmed that the Parish Council's decision is based on the draft Neighbourhood Development Plan where it has been agreed that the settlement boundaries should remain the same. Discussion followed. Cllr Chamberlain stated that he would agree to differ but advised that he may well call it in to the full Planning Committee should the application be refused.

Volunteer Tree Warden – Cllr Chamberlain stated that Cornwall Council do have a database of trees. There are only three Tree Officers and one Forestry Officer to cover the County and therefore they do not have the chance of enforcing re-planting of tree conditions placed on planning applications and rely heavily on neighbours to advise Planning Enforcement if conditions are not met. Records are kept however and it should be possible for them to submit these to the Parish Council every few years. The issue of access was also discussed in that the Tree Officer's would be able to gain access to land to ensure trees had been replanted but that Volunteer's on behalf of the Parish Council would not and discussion followed in this respect.

Cllr Chamberlain then left the meeting.

686 Chy-An-Dour, Ropewalk, Penpol, Devoran TR3 6NS PA14/08879

The Chairman summarised the application and the details were discussed. It was then agreed that there was no reason to object to the application.

Comment to Case Officer:

This is a minor alteration to a previously approved application and we can see no reason for refusal.

687 Boxeater House, Feock TR3 6QW PA14/08575

The Chairman gave the details of the proposal and discussion followed resulting in the agreement that there was no reason to object to the application.

Comment to Case Officer:

Feock Parish Council can see no material planning considerations that should lead to a refusal of this application.

688 Glenrosa, Trolver Croft, Feock TR3 6RT PA14/09029

The Chairman summarised the application, discussion followed and Cllr West commented that the proposal would enhance the appearance of the property. It was agreed by all that there was no reason to object to the proposal.

Comment to Case Officer:

Feock Parish Council can see no material planning considerations that should lead to a refusal of this application. The Parish Council would however request that consideration be given to the restriction of size and weight of construction traffic used during the development.

689 Parkwood Hill, Carnon Crease, Carnon Downs TR3 6LJ PA14/08848

Cllr Carter questioned the size of the buildings and the details were reviewed, discussion followed resulting in the agreement that there was no reason to object to the application.

Comment to Case Officer:

Feock Parish Council can see no material planning considerations that should lead to a refusal of this application.

Further planning applications had been received since the agenda was published and these were discussed and commented on as follows:

690 Devoran House, 1 Devoran Lane, Devoran TR3 6QA PA14/09195

The recent application to widen the access to the property was discussed and the details of this proposal considered with the conclusion that there was no reason to object.

Comment to Case Officer:

Provided that the works are carried out in accordance with the sketch supplied the Parish Council have no objection.

691 11 Market Street, Devoran TR3 6QA PA14/09040

The Chairman gave details of the application and discussion followed which included comment that the property was within the conservation area and appropriate materials should be used. It was agreed that there was no reason to object to the proposal as long as the materials used were suitable.

Comment to Case Officer:

Feock Parish Council can see no material planning considerations that should lead to a refusal of this application subject to the materials being used being compatible with the conservation area requirements.

692 36 St Johns Terrace, Devoran TR3 6ND **PA14/09188**

It was agreed that this application needed further consideration and Cllrs agreed to spend more time viewing the application and would email their comments to the Assistant Parish Clerk in due course.

7. PLANNING DECISIONS

The Chairman advised the meeting that planning determinations for the following applications had been made since the last meeting on 1st September 2014.

APPROVALS

647 7 St Johns Terrace, Devoran TR3 6NE **PA14/05219 & PA14/05259**

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

663/4 The Barn, Trevilla Grange, Trevilla Road, Feock TR3 6QG **PA14/05473 & PA14/06590**

666 9 Dozmere, Feock TR3 6RJ **PA14/06968**

668 Malojo, Restronguet Point, Feock TR3 6RB **PA14/07376**

669 Tregarrick, Restronguet Point, Feock TR3 6RB **PA14/07351**

670 Hawkridge, King Harry Road, Feock TR3 6QN **PA14/07378**

671 Chyreen, Restronguet Point, Feock TR3 6RB **PA14/07458**

672 Bass Cottage, Point Green, Devoran TR3 6NH **PA14/06990**

674 Trevelyan, Point Road, Devoran TR3 6NZ **PA14/07807**

8. PLANNING APPEALS AND ENFORCEMENTS

It was noted that no decision had been made regarding the appeal on the tree application at Loe Wall. It was noted that a neighbour had notified Planning Enforcement about works being carried out on trees in Penpol.

9. CARNON DOWNS DESIGN GUIDE

Cllr Allen proposed and it was unanimously agreed that the full Parish Council should adopt the Carnon Downs Design Guide as being part of the overall new Parish Design Guide and it was agreed that enquiries would be made to ensure that the guide was accessible from the website.

10. ANY OTHER BUSINESS

Cllr Allen proposed the amended wording for Policy B102 of the Neighbourhood Development Plan to be "Decisions over the removal or lopping of trees which fall within these categories will be made in light of detailed tree appraisal and a replacement tree-planting scheme where appropriate." It was agreed that this wording was acceptable and should be recommended to the full Parish Council.

The Chairman advised that a meeting had been scheduled between the Parish Council and Taylor Wimpey to discuss their proposals for Trevince, Carnon Downs.

11. DATE OF NEXT MEETING

The next Committee Meeting will be scheduled in due course and the date and time advertised as soon as possible.