

MEETING NO. 1148

**Minutes of FEOCK PARISH COUNCIL PLANNING COMMITTEE MEETING held on
Monday 5th September 2016 at 3.30pm
at the Parish Council Offices, Devoran TR3 6QA.**

Members present: B Richards
 C Kemp
 C Blake
 B Thomas

In attendance: D Searle, Assistant Parish Clerk
 S Edwards, Apprentice Parish Clerk
 County Cllr S Chamberlain
 Mr & Mrs A Hawken

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from Cllr Shefford, Cllr Allen and Cllr Hambly-Staite.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. PUBLIC PARTICIPATION

Mr Hawkin spoke regarding his application PA16/07099. Advising that they had a Nissan Hut in the garden of their property that had asbestos and they had been advised that it was unsafe. They have had it removed and replaced with a wooden shed and are now applying for permission to change the use of this into a holiday letting property.

4. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Blake proposed that the minutes of the meeting held on 25th July 2016 were a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Thomas and the Chairman duly signed the minutes.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

961 Carn View House, Quenchwell Road, Carnon Downs TR4 6LN PA16/ 07099

The Chairman advised that the application description had been changed to the construction of a detached self-contained chalet for holiday letting purposes. This change followed the site visit of the Planning Officer who considered that the timber building itself need planning consent due to its size and location next to the boundary. Cllr Thomas questioned how this application would affect no.959 on the agenda and it was agreed that each application is looked at on its own merits. Discussion followed regarding holiday letting restrictions and the number of weeks per year which can be placed on such properties to limit their use. Cllr

Kemp questioned that there was no onsite parking, the Chairman commented that there was a layby outside on the road where a vehicle could park without causing obstruction to the road. Members agreed that they were happy with the fundamental principle of the application but that any permission would need to have a holiday restriction.

RESOLUTION: Cllr Richards proposed the consultee comment to Cornwall Council for this application as: **We have no fundamental objection in principle to the development for the purpose as stated as a chalet for holiday let purposes, we would like to see a residential restriction placed on the development so that it does not become a full time residence and leave the length of that restriction to the discretion of the Case Officer.** This was seconded by Cllr Blake and unanimously carried by the meeting.

The Chairman suspended standing orders to allow Cllr Chamberlain to speak. He advised members of his discussions at the strategic planning committee regarding how holiday lets should be restricted so that they don't become permanent residences and that there have been incidences of people moving into holiday restricted properties and taking up permanent residence. The restriction in place being that owners had to have a primary residence elsewhere and a record needed to be kept of occupancy which could be inspected by Cornwall Council upon request. He maintains that there should be a restriction that there should be no continuous occupation of this kind of accommodation for more than an accumulated six weeks in total in any one year period but this had been quashed at strategic planning. There is the possibility of a supplementary planning document that will talk just about these holiday accommodation issues but this will take a year.

959 Land adj Dunvegan, Quenchwell Road, Carnon Downs TR3 6LN PA16/07179

The Chairman summarised the application for a single dwelling in what is proposed as an infill site. The site's location was described and the Chairman read out the latest definition of infill policy from the Cornwall Council. An extract from the Officer's report for the new dwelling at Dunvegan was also read out. It was recognised that members have considered this area to be open countryside when considering other applications in the vicinity. Cllr Kemp questioned the access to the site as the application would result in creating another access on to the busy Quenchwell Road. Members agreed that this would be development in the open countryside.

RESOLUTION: Cllr Thomas proposed the consultee comment to Cornwall Council for this application as: **The Parish Council are fundamentally opposed to this application as it stands. We do not consider that it complies with the national planning policy framework, the Cornwall Local Plan, our emerging Neighbourhood Plan or the most recent definition of infill development. We consider it to be development in the open countryside, outside the settlement boundary and the application should be refused.** This was seconded by Cllr Blake and unanimously carried by the meeting.

960 23 Belmont Terrace, Devoran TR3 6PX PA16/06861

Members were pleased that the proposal was to replace with wooden windows and doors and not upvc which would be more in keeping with the conservation area. The photographs and drawings were viewed. Cllr Kemp commented that it was a very comprehensive application.

RESOLUTION: Cllr Kemp proposed the consultee comment to Cornwall Council for this application as: **The Parish Council thanks the applicant for a very comprehensive application and can see no reason to object to the application as set out.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

962 Highview House, Pill Lane, Feock TR3 6SE PA16/06890

The Chairman read out the Tree Officer's comments, members agreed with the comments.

RESOLUTION: Cllr Richards proposed the consultee comment to Cornwall Council for this application as: **The Parish Council agrees with the Tree Officer's comments and has no objection to the proposals as set out and as outlined on the photographs accompanying the application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

964 Harbour Light, Restronguet Point, Feock TR3 6RB PA16/07355

Discussion regarding precedent set by neighbouring properties took place. The design and access statement was read out and it was noted that it was a wooden slipway. The Chairman suspended standing orders to allow Cllr Chamberlain to speak. Cllr Chamberlain stated that the foreshore was owned by Cornwall Council and that the proposal will set a precedent to cut off the foreshore to the public and that he was opposed to the application. He felt that it was unneighbourly and would break up the view of that piece of the AONB. Members thanked Cllr Chamberlain for his informative comments that they found very helpful during their deliberation of the application. Members questioned and discussed that the land was believed to be in the ownership of Truro Harbour Commissioners and that it should remain publicly accessible amenity land.

RESOLUTION: Cllr Kemp proposed the consultee comment to Cornwall Council for this application as: **The Parish Council objects to this application on the grounds that it impinges upon public foreshore not in the ownership of the applicant and restricts access between high water mark and low water mark to the foreshore for public amenity use.** This was seconded by Cllr Blake and unanimously carried by the meeting.

965 41 Devoran Lane, Devoran TR3 6PD PA16/07807

The Chairman read out the details of the application and advised that internal works have been ongoing to the property for some weeks. He advised that three objections had been made by neighbours and read out the comments made. The Chairman advised that he had been into Tremayne Close and confirmed that no.41 Devoran Lane was elevated and any dormer windows put into the roof would cause overlooking issues to properties in Tremayne Close. Members agreed with the objections and considered the proposal unneighbourly.

RESOLUTION: Cllr Richards proposed the consultee comment to Cornwall Council for this application as: **The Parish Council has taken into consideration the objections raised by the neighbours and considers these to be substantive objections and considers that the proposals as set out, particularly for the rear elevation overlooking Tremayne Close, are unneighbourly and not in keeping with the area and would benefit from redesign. We object to the proposal as set out.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

966 2 Tremayne Close, Devoran TR3 6QE PA16/07352

Cllr Thomas asked for clarification of the proposal and members studied the application and discussed the application. Members agreed that they were happy to leave the decision to the Tree Officer.

RESOLUTION: Cllr Richards proposed the consultee comment to Cornwall Council for this 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 Thomas and carried unanimously carried by the meeting.

967 & 968 The Beeches, Restronguet Point, Feock TR3 6RB PA16/06589 & PA16/07352

The Chairman read out the details on the applications and it was noted that the location of PA16/07352 had changed to Teag Eth. It was clarified that the trees were shared along the boundary of the two properties. Members discussed that whilst they would be happy to defer to the professional advice of the Tree Officer they would like to see a minimum of work carried out to any of these trees as they do not appear to be dead, dying or dangerous.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: **The Parish Council are not happy with the extensive nature of the works being proposed by this application and would rely on the Tree Officer to investigate all aspects of the application thoroughly.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

969 Brookside Cottage, Feock TR3 6RU PA16/06888

The Chairman advised that he had walked along the footpath and could confirm that the proposal would not be visible from the public footpath. It was noted the need for planning permission was due to it being a permanent installation rather than something that could be moved around. The plan was viewed.

RESOLUTION: Cllr Richards proposed the consultee comment to Cornwall Council for this application as: **We have no objection in principle to the application as set out but would like to see a condition applied for restricted holiday use.** This was seconded by Cllr Blake and unanimously carried by the meeting.

The Chairman advised that two new applications had been received that were not on the agenda and asked members to look at applications PA16/07942 and PA16/07928 and provide their comments to the Assistant Clerk via email.

6. CORNWALL COUNCIL PLANNING DECISIONS

The following applications, decided by Cornwall Council since the last meeting, were reviewed.

APPROVED

- 908** Creek Cottage, Penpol, **Devoran** TR3 6NN **PA16/02842**
- 924** 12 Trevince Road, **Carnon Downs** TR3 6LL **PA16/04678**
- 928** Curlew, Penpol, **Devoran** TR3 6NS **PA16/05212**
- 932** 7 Market Street, **Devoran** TR3 6QA **PA16/04957**
- 933** Orchard Meadow, Tremarne Close, **Feock** TR3 6SB **PA16/04631**
- 935** 9 St Johns Terrace, **Devoran** TR3 6NE **PA16/04874 & PA16/04875**
- 938** 9 Mount Agar Road, **Carnon Downs** TR3 6HR **PA16/05683**
- 944** Land North Of Creek End, Pill Lane, **Feock** TR3 6SE **PA16/05638**
- 945** April Cottage, Trevilla Hill, **Feock** TR3 6QG **PA16/05903**
- 946** Tremanor, Restronguet Point, **Feock** TR3 6RB **PA16/05675**
- 947** Trevelyan, Forth Coth, **Carnon Downs** TR3 **PA16/05824**
- 949** Loxley, Old Carnon Hill, **Carnon Downs** TR3 6LE **PA16/06118**
- 950** The Anchorage, Restronguet Point, **Feock** TR3 6RB **PA16/06042**
- 951** Devoran Village Hall, Quay Road, **Devoran** TR3 6PQ **PA16/05284**
- 953** The Wrigglers, Restronguet Point, **Feock** TR3 6RB **PA16/06380**
- 954** Cliff Cottage, Old Tram Road, Point, **Devoran** TR3 6NQ **PA16/06491**

WITHDRAWN

- 927** Quiet Quay, Quay Road, **Devoran** TR3 6PW **PA16/04545**

The Chairman advised that he had conversations with the agent for Quiet Quay and suggested to him strongly that any further application for the site needed to take into consideration all the points that had been raised at the time of the two previous applications.

7. PLANNING PRE-APPLICATIONS

The Chairman gave details of the pre-application meeting, attended by Cllrs Richards, Thomas and Kemp, held on Wednesday for a replacement dwelling at Featherbeds, Come-to-Good.

A request for a pre-application meeting regarding a proposed development at Bodelvan, Feock had been received and members confirmed that they would be able to attend.

8. TREE AT PANDORA COTTAGE, POINT

Photographs of a tree at Pandora Cottage were viewed and the letter from the owner read out and discussed. The Chairman proposed and members unanimously agreed that a reply be sent advising that it was the Parish Council's policy to accept the professional advice of Cornwall Council's Tree Officer for tree applications but that we understand the concerns they have raised in their letter.

9. PLANNING APPEALS AND ENFORCEMENTS

Cornwall Council have closed the enforcement case at Roundwood Quay as the summerhouse now had planning approval and they were satisfied that works to the pontoon were considered to be repairing and replacing of the existing structure.

The Planning Inspectorate had dismissed the appeal of the refusal of application PA15/06818 Caravela, Tregye, Carnon Downs TR3 6JH.

10. MATTERS ARISING

The Chairman advised that Cllr Shefford had resigned from the Planning Committee as she no longer felt that she had the time to commit to the committee. Therefore there was a vacancy on the committee.

The workshop arranged with Kath Statham regarding Judging Landscaping Capacity had been postponed until Wednesday 12th October.

There is a vacancy for the Planning Partnership sub-committee of CALC which makes official representation back to Cornwall Council on planning matters. The Chairman confirmed that he will be applying for the vacancy.

Cllr Blake advised that there was local concern that the development taking place at Four Turnings was not in accordance with the approved plans. The Chairman proposed that this should be brought to the attention of the Case Officer with a request that the development be checked to ensure that it is in accordance with the plans.

11. DATE OF NEXT MEETING

The date of the next planning committee meeting was agreed as 3.30pm on Monday 3rd October 2016.

The meeting closed at 4.55pm.

Signed:
Chairman, Feock Parish Council Planning Committee
3rd October 2016