

**MEETING NO.1172**

**Minutes of the meeting of FEOCK PARISH COUNCIL PLANNING COMMITTEE held on  
Monday 24<sup>th</sup> April 2017 @ 3.30pm  
at the Parish Council Offices, Devoran TR3 6QA**

Members present: Cllr R Richards  
Cllr P Allen  
Cllr B Thomas  
Cllr C Blake  
Cllr C Kemp  
Cllr K Hambly-Staite

In attendance: Debbie Searle, Assistant Clerk  
Dan Mitchell, Influence Planning

**1. WELCOME & APOLOGIES**

The Chairman welcomed those present. Apologies were received from Cllr Lightfoot and County Cllr Chamberlain.

**2. MINUTES OF PREVIOUS PLANNING MEETING**

RESOLUTION: Cllr Kemp proposed the minutes of the meeting held on 20<sup>th</sup> March 2017 were a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Blake and unanimously carried by the meeting. The Chairman duly signed the minutes.

**3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**4. PUBLIC PARTICIPATION**

Dan Mitchell spoke, on behalf of applicants Mr and Mrs Plank, regarding PA17/02608. He stated that the scheme is for a 2 bedroom bungalow on the land identified on the plan; the building to the north has planning permission for conversion into a dwelling and Chypraze is to the south. They consider that given the context of the site it would accord with the Local Plan as infill. They have gone for a low density single storey dwelling to maintain the character along the frontage. Cllr Richards stated that previously the Parish Council had had been assured that the land would be used as a large garden. Cllr Allen also stated that the applicant had given a verbal assurance that the land would not be developed and asked why there had been a change of mind. Dan Mitchell answered that looking at the site now it feels like an infill site which accords with policy. Cllr Richards questioned the size of the plot which was confirmed as .24 of a hectare. Cllr Kemp expressed concern about access as the proposal would create a further access onto a dangerous and busy road. Dan Mitchell stated that visibility splays would be provided for Highways consultation. Cllr Thomas expressed concern that should this application be approved it would be very difficult to defend any objection to an application to develop the land to the south.

**5. STATUTORY CONSULTATION - PLANNING APPLICATIONS – AGENDA REPORT 1**

The following applications were considered and decided as detailed.

**1075 Land adjacent to Chypraze, Quenchwell Road, Carnon Downs PA17/02608**

Cllr Richards stated that the field to the south of this land, a field of about 2 acres, had a proposal for two dwellings which the Parish Council took to County Committee and was considered by Committee not to be infill, was outside the settlement of Carnon Downs and refused. The plot across the road which we also didn't consider to be infill was also taken to County Committee but was considered to be infill as it was a garden and not a field and was subsequently approved. Since then the Planning Advisory Committee have tried to come up with guidance on infill policy however despite several requests has not yet been forthcoming. He suggested that members could therefore say no, yes or that they do not know what the current infill situation is and request some more clarity from the case officer before making a comment. Discussion followed in which Cllr

Allen stated that it was on the cusp of whether Quenchwell becomes one built up area or retains its current form. This particular site and the barn site is an agricultural field, we approved conversion of the barn as it was fine under the planning rules to reuse a redundant building but he remembers that at that site meeting we stated to the applicant that we didn't wish to see that conversion being used to allow a precedent to develop the rest of the field and was given this assurance by the applicant. He would not wish to see infill being considered on this plot. Cllr Richards quoted the current policy and stated that until clarification has been received of what infill is we cannot consider making a different decision on this one than the others. Cllr Thomas questioned that had the applicant converted the barn and turned the land into a garden it would then fit with sub-division of a plot policy. Cllr Allen advised that converting agricultural land to a garden would require planning permission for change of use. Cllr Hambly-Staite asked if the plots were in common ownership and it was confirmed that they were.

**RESOLUTION:** Cllr Richards proposed the consultee comment for this application as: **The Parish Council has maintained objection to two previous applications for infill dwellings in Quenchwell, one of which has been subsequently approved and the other refused. It would appear that under the current definition of infill development that this plot would not constitute infill as it is agricultural land and also not a small gap in an otherwise continuous frontage but we would seek up-to-date clarification of Cornwall Council's current policy on infill development before making a definitive consultee comment.** This was seconded by Cllr Allen and unanimously carried by the meeting.

**1076** Land adjacent to Shipway, Penelewey, Feock TR3 6QY **PA17/02229**

The Chairman read out the details of the amendment and discussion followed.

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

The Chairman asked the committee to consider PA17/03137 an application for a proposed base station installation at CTIL241815 at land adjacent to the Bus Shelter on Old Coach Road, Playing Place which he had been made aware of by Cllr Chamberlain. He advised that Kea Parish Council had objected because of concerns of radiation from the mast as there is a bus shelter and garage in close proximity. It was discussed and agreed that members wished to upload comment to the online planning register that they agree with Kea Parish Council and support their concerns.

## **6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL**

No 5 day local protocol communications had been received since the last meeting.

## **7. CORNWALL COUNCIL PLANNING DECISIONS - AGENDA REPORT 2**

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

### APPROVED

- 1041 Linden Hey, Penelewey, Feock TR3 6QU PA17/00371
- 1045 Devoran Micro Library, Market Hall, Market Street, Devoran TR3 6QA PA17/00471
- 1047 Brendon, Trevilla Road, Feock TR3 6QW PA17/00793
- 1048 Ocean Key, Feock TR3 6RG PA17/01168
- 1051 Chypraze, Point Road, Point, Devoran TR3 6NZ PA17/01298
- 1052 Robinswood, 11 Kelliwith, Feock TR3 6QZ PA17/01436
- 1053 The Hollies, 3 Wellington Plantation, Penelewey, Feock TR3 6QP PA17/01435
- 1055 Longfield, Loe Beach, Feock TR3 6SH PA17/01503
- 1058 21 Trevallion Park, Feock TR3 6RS PA16/11181
- 1060 Seamark, Penpol, Devoran TR3 6NW PA17/01718
- 1069 Plot 1 Former Blacksmiths Cottage, Smithy Lane, Carnon Downs TR3 6LE PA17/02081

### PART APPROVED/PART REFUSED

- 1044 Linden Hey, Penelewey, Feock TR3 6QU PA17/00699

## WITHDRAWN

1039 Land Adj. Dunvegan, Quenchwell Road, Carnon Downs TR3 6LN PA17/00389

1057 Gwel An Dowr, Feock TR3 6SG PA17/01464

Cllr Hambly-Staite advised that he had witnessed inconsiderate parking from visitors to the tea room at Linden Hey and requested that the owners are asked to ensure their visitors park thoughtfully. The Chairman confirmed that he would speak to them on the matter.

The Chairman advised that since the agenda had been published the Case Officer for PA17/03349 Creek End, Pill Lane, Feock TR3 6SE has decided that the application was not acceptable as an amendment.

### **8. PLANNING PRE-APPLICATIONS**

The Chairman advised that a meeting had been held with Situ8 Planning Consultancy regarding a proposal for an ancillary building at Featherbeds, Come-to-Good. He advised that members considered that it was likely they would have no objection to the proposal as presented to them but would wish a condition placed on any approval that it remains an ancillary building and could not be used as separate accommodation.

He also advised that a meeting had been held with Seth Stein Architects regarding a replacement dwelling proposal at Chy-an-Garth, Restronguet Point. He summarised that after the presentation and discussion members were reasonably happy apart from some concerns regarding the extent of the glass on one corner and access issues to the site and the Architects have gone away to consider these issues. Cllr Hambly-Staite stated with reference to light pollution the NPPF, section 11 paragraph 125 explicitly refers to the need for Local Authorities to be mindful of avoiding light pollution and that there was a footnote that many Local Authorities are still not responding to that and we should be asking Cornwall Council what they are doing about this subject. The Chairman stated that when applications are received for consultee comment the relevant policy can be raised. Mr Tom Green of Bosalan, Restronguet Point had also attended the meeting as he is also considering employing Seth Stein Architects regarding a replacement dwelling.

It was noted that Cornwall Council have received a Pre-Application enquiry (PA17/01108/PREAPP) from Feock Sports Club seeking pre-application advice for the development of the existing grassed recreation field at Feock to include multiple all weather courts, gym equipment, changing facilities and equipment store. The Chairman advised that following the public meeting he and the Clerk had met with representatives of the group as they had requested advice on how to progress their proposal. They had suggested contacting Cornwall Council to seek advice on whether their thoughts would be acceptable in planning terms before being brought to the full Parish Council for their consideration.

4.30pm Cllr Allen left the meeting.

### **9. PLANNING APPEALS AND ENFORCEMENTS**

It was noted that Cornwall Council had closed enforcement cases EN17/00012 Land East of Gig Lane, Carnon Downs and EN17/00580 Chyreen, Restronguet Point and the reason for the closure read out.

### **10. MATTERS ARISING**

It was noted that since the last committee meeting two applications had been considered via email protocol and had been commented on as follows:

**1072** 8 Manse Road, **Carnon Downs** TR3 6JE **PA17/02845** Non-Material Amendments

The Parish Council have no objection

**1073** Trefellyn, Penelewey, **Feock** **PA17/02705** Felling of T1 Beech

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application

### **11. DATE OF NEXT MEETING**

The date of the next planning meeting was provisionally agreed as Tuesday 16<sup>th</sup> May 2016.

There being no further business the meeting closed at 4.45pm.

**Signed:.....**  
**Chairman, Feock Parish Council Planning Committee**  
**8<sup>th</sup> June 2017**