

MEETING No.1292
Minutes of the meeting of Feock Parish Council Planning Committee held on
Tuesday 28th June 2022 at 4pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Colin Blake, Feock Ward, Chair
Cllr Sue Cooper, Devoran Ward
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Richard Brickell, Carnon Downs Ward
Cllr Kate Gason, Carnon Downs

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Karen Harding & Jeb Beresford (Studio Hab Architects)
Sara Norton
Mark Toon
Brian Pope

1. WELCOME & APOLOGIES

The Chair welcomed those present. Apologies were received and accepted from Cornwall Cllr Alvey.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 24th May 2022 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Blake and carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

4. PUBLIC PARTICIPATION

Jeb Beresford (JB) spoke regarding PA22/05048 (21 Trevallion Park) stating that they considered there to be no overriding vernacular of design in the area and had taken the view that pitched roofs were a nice addition to the landscape and have taken inspiration for their proposed design from the wings of a Cormorant or Heron giving a double pitched roof. The proposal has the benefit of reducing solar gain. He stated that the nearest property was 39m away and 8m below and they consider that there would be no overlooking issue for neighbours. They are lowering one side of the roof and raising the other, but it is in keeping with the flow of the hillside.

Karen Harding (KH) spoke regarding PA22/05048 (21 Trevallion Park) to add that the new extension provides a 34% increase in accommodation however the footprint remains the same.

Sara Norton (SN) the applicant for PA22/05048 (21 Trevallion Park), spoke and provided information relating to the motivation for the proposal.

Cllr Cooper questioned how the proposal would limit light spill. JB stated that upstairs was predominantly bedrooms so shutters and blinds would be closed at night. Cllr Cooper queried that that these were furnishings rather than structural elements of the building. SN stated that in the living room facing the river they have the blinds closed in the evening. JB stated that there would be no outside floodlighting, and this could be conditioned. Cllr Cooper stated that nightlight was an increasing problem in the area.

Mark Toon (MT) spoke regarding his application PA22/04928 (5 Olive Villas) stating that additional information had been uploaded to the CC planning portal following the site visit by Members on Friday and the comments

of the WHS Planning Officer. He gave information relating to the proposal and asked Members to support the proposal as a project and to propose amendments, if needed, to the project rather than objecting outright.

Cllr Cooper questioned how the proposal would limit light spill. MT stated that he would be using blinds after dusk and there is no plan within the internal design to put in large scale lighting. Cllr Cooper queried the issue with Byway 29. MT stated that on the definitive map it is still routed as the old train route behind the village hall however it has not been an open route for 50 years. The issue was investigated by the County Council a few years ago and they had concluded that the byway had been put on the map in error as it is conclusively blocked all the way along. Cllr Gason queried that the footpath terminated in the garden. MT confirmed this was the case.

Brian Pope spoke regarding PA22/04762 stating that he was proposing a dwelling for his family's retirement in what they considered to be an infill site. In reference to the AONB he stated that the site cannot be seen from anywhere other than by drone, they have deliberately kept the roof low and have spoken to the immediate neighbours who have no objection. They have received no complaints or comments on the online planning portal. The house has been designed to be carbon zero with a revolutionary new flu via a heat exchanger with a wood burner, and solar panels with battery backup. It is an Eco friendly but not a passive house. The construction will be steel framed with a SIP system timber frame panel and clad in Canadian yellow cedar. Services and access are there, and Highways don't have any issue. They will design a suitable sewerage system as there is no mains drainage. The dwelling will have a lift.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

The following planning applications were considered, and the consultee comments agreed as follows

PA22/05048 (034) - 21 Trevallion Park Feock TR3 6RS

RESOLUTION: Cllr Blake proposed the consultee comment for the application as:

Whilst we sympathise with the intentions of the applicants, the proposed development does not conform to Policy D1 of the Feock NDP as it does not respect or reflect the local character by reason of its scale which is out of keeping in Trevallion Park and may set a precedent for a departure from the original design concept. The proposal is also contrary to Feock NDP policies LS1 and LS2 as it will have a detrimental effect on the quality of the Creekside landscape. We concur with the comments of the AONB Planning Officer regarding his concerns over the cumulative effect of development to properties within this AONB.

This was seconded by Cllr Kemp and unanimously carried by the meeting.

PA22/04928 (031) - 5 Olive Villas Devoran TR3 6PS

RESOLUTION: Cllr Blake proposed the consultee comment for the application as:

The Parish Council applauds the care that has been taken in the sympathetic detailing and materials used to restore this property. We appreciate the comments made by the WHS Planning Officer however we do not feel that they had full knowledge of the rational and detailing which were proposed. There are some concerns regarding the size and design of the window on the East gable however we are happy to support the application.

This was seconded by Cllr Kemp and unanimously carried by the meeting.

PA22/04762 (042) - Land West of Greenbank House Feock TR3

RESOLUTION: Cllr Blake proposed the consultee comment for the application as:

The Parish Council object to this application which seeks to develop a residential dwelling in a site lying outside of the settlement boundary, on a critically sensitive settlement edge and within an Area of Outstanding Natural Beauty. Therefore, the proposal is contrary to Feock NDP Policy D1, as it is not sensitively sited due to its location in the AONB and NDP Policy LS2, as the development would not safeguard the significance and conserve or enhance the natural beauty and special qualities of the AONB. It is also contrary to NDP Policy H1, as the proposal is not within the settlement boundary.

This site is a small holding and agricultural in nature as stated and confirmed by the planning officer when deciding the recent application (PA20/02956) for an agricultural building on this land. The recent change of use of the existing modern Barn (PA19/10205) adjacent to the site was approved by Cornwall Council under planning policy allowing the reuse of an existing building which does not apply to this proposal. Therefore, neither of these approved applications should provide any justification for, or precedent for further development of this site.

The development would not conserve or enhance this area of the AONB, the site lies in an elevated position and is adjacent to a public footpath. We can see no exceptional circumstances that would lead to Cornwall Council not adhering to planning policy and allowing this development to be approved. This was seconded by Cllr Gason and unanimously carried by the meeting.

PA22/04978 (032) – Stamps Hill Trolver Croft Feock TR3 6RT

RESOLUTION: Cllr Blake proposed the consultee comment for the application as:

The Parish Council strongly object to this proposal, which is contrary to policies D1, LS1, LS2 and BIO2 of the Feock NDP. The proposed building is higher and there is a considerable increase in mass and footprint with extensively glazed ground and first floor elevations leading to increased light pollution which will be highly visible from Point and the Creek. It will further erode the wooded framework of the East side of Penpol Creek and will have a negative cumulative effect on the setting of the Creek. It does not conserve and enhance the AONB or maintain local distinctiveness or contribute to sense of place, enhance, and feel part of the existing landscape. It does not reflect vernacular scale and as stated in the Cornwall Development Plan does not avoid uncharacteristic introductions of large-scale dwellings with glazed elevations and imposing presence. This wooded setting has been increasingly diminished, and the further removal of the Birch tree would be a significant loss to the skyline.

This was seconded by Cllr Brickell and unanimously carried by the meeting.

6. SUBMITTED CONSULTEE COMMENTS

RESOLUTION: Cllr Cooper proposed the following consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting be formally ratified. This was seconded by Cllr Kemp and carried by the meeting.

PA22/04133 (020) - Gulls Haven Point Devoran TR3 6NL

Whilst the Parish Council has no objection in principle to this proposal, we note that there will be an increase in glazing and therefore light spill and reflected light and ask for mitigation measures to ensure minimum light during hours of darkness to help keep the impact as low as possible for wildlife including species that need to navigate at night.

Proposed by Cllr Blake, seconded by Cllr Gason and agreed by Cllr Cooper and Cllr Kemp and submitted to the online planning register on Monday 30th May 2022.

PA22/04267 (022) - The Lookout Penpol Devoran TR3 6NZ

The Parish Council has no objection to the crown reduction of T1 as proposed.

Proposed by Cllr Blake, seconded by Cllr Gason and agreed by Cllr Cooper and Cllr Kemp and submitted to the online planning register on Monday 30th May 2022.

PA22/03961 & PA22/03962 (018) - 8 St Johns Terrace Devoran TR3 6NE

The Parish Council agree and support the comments of the Historic Environment Planning Officer for this application.

Proposed by Cllr Gason, seconded by Cllr Kemp and agreed by Cllr Cooper and Cllr Blake and submitted to the online planning register on Wednesday 1st June 2022.

PA22/04349 (023) - Chirwyn Chyreen Lane Quenchwell Carnon Downs TR3 6LN

The Parish Council note that within the application documents it states that the cowshed proposed for removal is an undesignated heritage asset and the cottage is believed to be 17th/18th century and therefore

consider that a comment from Historic England and the Historic Environment Planning Officer should be sought for this application in consideration of Feock NDP policy HE1. We also note that in the original application Swallow nests were found in the barn and would like mitigation measures conditioned to any approval to provide space for Swallows and similar species that often utilise old well established open roofed agricultural buildings such as these.

Proposed by Cllr Cooper, seconded by Cllr Gason and agreed by Cllr Brickell, Cllr Kemp and Cllr Blake and submitted to the online planning register on Wednesday 1st June 2022.

PA22/04212 (021) - Trolver Barn Trolver Hill Feock TR3 6RP

The Parish Council note the Planning Officer's comment in their delegated report for the previous application PA21/00301 - *The proposal seeks to completely alter the existing fenestrations, introducing both more and enlarging all of the windows on the southwest and southeast facades and roof slopes which would irreversibly harm the character, integrity, ethos and readability of the converted traditional barn.* This application also seeks to increase the level of glazing and as this is a converted barn, and not a new build house, we feel that it should continue to read as a barn within this small collection of rural dwellings and are concerned, particularly with the proposed glazing in the roof. We therefore ask the Planning Officer to fully assess this revised proposal in relation to Feock NDP policies LS2, D1 and HE1.

Proposed by Cllr Cooper, seconded by Cllr Gason and agreed by Cllr Brickell, Cllr Kemp and Cllr Blake and submitted to the online planning register on Wednesday 1st June 2022.

PA22/04453 (027) - Bryher Feock TR3 6RU

The Parish Council has no objection.

Proposed by Cllr Cooper, seconded by Cllr Gason and agreed by Cllr Brickell, Cllr Kemp and Cllr Blake and submitted to the online planning register on Wednesday 1st June 2022.

PA22/03993 (024) - Oyster Cottage Roundwood Feock TR3 6AS

Whilst the Parish Council has no objection in principle to the property being extended, we do have some concerns in consideration of Feock NDP policies D1 and LS2. We are concerned that the joining together of the two windows on the North East elevation, to create one long opening, spoils the symmetry and unbalances what is a pretty cottage elevation and would also prefer natural slate to be used for the roof and not the proposed zinc.

Proposed by Cllr Cooper, seconded by Cllr Gason and agreed by Cllr Brickell, Cllr Kemp and Cllr Blake and submitted to the online planning register on Wednesday 1st June 2022.

PA22/04020 (028) - Chypraze Quenchwell Road Carnon Downs TR3 6LN

The Parish Council has no objection.

Proposed by Cllr Blake, seconded by Cllr Cooper and agreed by Cllr Kemp and Cllr Gason and submitted to the online planning register on Wednesday 8th June 2022.

PA22/04735 (029) - Smelters Rest Quay Road Devoran TR3 6PW

The Parish Council object to this application. The Eucalyptus looks healthy, and no information has been provided to justify the proposed works.

Proposed by Cllr Blake, seconded by Cllr Cooper and agreed by Cllr Kemp and Cllr Gason and submitted to the online planning register on Wednesday 8th June 2022.

PA22/01982 (016) - 3 Carnon Valley, The Half Acre Road from Junction at Grenna Lane to North Grange Industrial Estate Carnon Downs TR3 6LG

Whilst sympathetic to the aspirations of the applicant, paragraph 3.6.18 of the Feock NDP states that development outside existing settlement boundaries in the open countryside will be strictly controlled. This site lies outside of the settlement boundary of Carnon Downs where new dwellings will only be permitted where there are special circumstances.

Members have visited the site which appears as a semi derelict area previously understood to be an aquatic nursery. There are remains of large poly tunnels, raised ponds, timber buildings and substantial areas of concrete hardstanding. We query if this is classed as a Brownfield site and would ask for clarification from

the Planning Officer. The Parish Council can accept, as stated in the CLP, that there would be considerable benefit and social and environmental gains which would outweigh the impact of the redevelopment of this site if it were considered Brownfield and recognise that CLP Policy 21 also seeks to encourage the use of despoiled, degraded and derelict contaminated land.

However, we also consider that this site is located on a very busy stretch of road without a footpath and are concerned about pedestrian safety and ask for Cornwall Council's Highways Officer to be consulted. The application states that an alternative pedestrian route can be taken from the back of the site however we understand this to be over land owned by the Environment Agency and which is shown on the Council's interactive map as being a County Wildlife Site with no implied access. The area is also shown as being susceptible to ground and surface water flooding and consider that a comment from appropriate Officers in this respect should be sought.

We note that no information has been given on the proposed ratio of commercial to residential accommodation and would like further information regarding this and query with the Planning Officer whether this would be specified and conditioned in this outline application. Should our queries stated above be satisfied we would request any planning approval be conditioned to ensure that the development always remains a live/work unit and cannot be used as a purely residential dwelling.

Proposed by Cllr Blake, seconded by Cllr Cooper and agreed by Cllr Kemp, Cllr Brickell and Cllr Gason and submitted to the online planning register on Wednesday 8th June 2022.

PA22/04914 (030) - Polwithen Point Road Point Devoran TR3 6NZ

In reference to Feock NDP Policy GA3 the Parish Council ask the Planning Officer to clarify how many vehicles could be parked off road at the site and if there is adequate turning area within the boundary.

Proposed by Cllr Blake, seconded by Cllr Cooper and agreed by Cllr Kemp and Cllr Gason and submitted to the online planning register on Wednesday 15th June 2022.

PA22/04922 (033) - Killiganoon Manor Carnon Downs TR3 6JT

The Parish Council has no objection to this proposal subject to the Highways Officer not imposing conditions for any further removal of hedgerow to provide sight lines etc, and subject to the driveway being rural in character and not suburban.

Proposed by Cllr Blake, seconded by Cllr Kemp and agreed by Cllr Cooper (objection from Cllr Gason) and submitted to the online planning register on Wednesday 22nd June 2022.

7. MATTERS TO REPORT

Members agreed a day and time to carry out a site visit at Shortlands, Ropewalk (PA22/02626). The consultee comment for the application to be resolved at the full Parish Council meeting on Monday 11th July.

8. ELECTION OF COMMITTEE CHAIR & VICE CHAIR

RESOLUTION: Cllr Brickell proposed Cllr Blake as Chair of the planning committee. This was seconded by Cllr Gason and carried. Cllr Cooper proposed Cllr Kemp as Vice Chair of the planning committee. This was seconded by Cllr Gason and carried by the meeting.

9. DATE OF NEXT MEETING

The next planning meeting was agreed as Tuesday 12th July @ 4pm.

There being no further business the meeting finished at 5.55pm.