

MEETING NO.1229

Minutes of the meeting of Feock Parish Planning Committee held on
Tuesday 26th February 2019 at 4pm
At the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: C Kemp, Carnon Downs Ward, Meeting Chair
C Blake, Feock Ward
L Morgan-Lundie, Feock Ward
B Thomas, Devoran Ward
R Brickell, Carnon Downs Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Robert Orriss
Delia and Andy Mills
Ashley Butler

1. WELCOME & APOLOGIES

The Chair welcomed those present and Committee members introduced themselves. Apologies were received from Cllr Allen, Cllr Freeman, Cllr Lightfoot and Cornwall Cllr Alvey.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Blake proposed the minutes of the Planning Committee meeting held on 30th January 2019 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Thomas and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

4. PUBLIC PARTICIPATION

Andy Mills (AS) spoke to advise that he was the applicant for PA19/00898 (Appensleigh Pill Creek Feock TR3 6SD) and was present to answer any questions. Cllr Blake questioned why this proposal was not included within the previous application. AS advised that what they had in the previous application was adequate it was only when they looked at where they would site the boiler did they realise it would need to be re-sited. He also stated that his neighbour to the right in Creek House is happy with the proposal.

Roberts Orriss (RO) spoke in objection to application PA18/12061 (The Annexe Hawkridge King Harry Road Feock TR3 6QN). He informed the Committee that he is the neighbour and that Cornwall Council had not notified him of the application and also wished it noted that the site notice only went up last week which does not give people much time to comment. He asked if any members had visited the site (several members confirmed that they had). He also asked if members had seen his letter of objection (which they confirmed they had) and then summarised his concerns as detailed in his letter. Cllr Brickell asked if he had carried out any appraisal on how much the traffic may increase due to the proposal. RO gave details of the current level of use and suggested this would increase. Cllr Blake questioned if the ground floor was a garage, RO advised that the original planning application conditioned that this should be retained as a garage and that all the living accommodation is on the first floor.

Ashley Butler spoke to advise that he was the applicant for PA19/00888 (Penpol Boatyard) and was present to answer any questions that the Committee had. He was advised that the application will be on the agenda of the next planning meeting in March. No questions were asked and he left the meeting.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following planning applications were considered as detailed.

1339 Appensleigh Pill Creek Feock TR3 6SD PA19/00898

The Chair noted that the neighbour has no objection and there had been no objection from the Ramblers Association. The plans were viewed. Cllr Morgan-Lundie felt that this extension to the already approved extension constituted an overdevelopment of the plot and Cllr Thomas agreed and discussion followed. Cllr Brickell questioned the size of increase. Cllr Morgan-Lundie reiterated that it was over massing but acknowledged that it would not have any visual impact. Cllr Kemp suggested that the Committee raise concern but could not see any reason to object to it in principle.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council whilst not objecting in principle has some concern over overdevelopment of this plot and the increase in the footprint.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1340 The Annexe Hawkridge King Harry Road Feock TR3 6QN PA18/12061

Cllr Thomas stated that he could see no justification for removing the condition and felt that the accommodation should remain ancillary to the main house. Cllr Morgan-Lundie expressed concern that King Harry Road was dangerous with fast moving traffic and the Parish Council had been trying to get the speed limit lowered there. Cllr Blake stated that he had visited the site and described the difficulties with access in and out of Smithy Lane onto King Harry Road. The Chair quoted from NDP policy H1 regarding overlooking and safe means of access and discussion followed.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council have strong objection to this application which could create a third residential dwelling on Smithy Lane which would result in an unacceptable increase in the use of the junction with King Harry Ferry Road which would seriously prejudice highway safety. The proposal would not therefore be served by a safe means of access and be contrary to NDP Policy H1. The proposal would also cause detriment due to overlooking of the neighbouring property.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1336 Chykesten Quenchwell Road Carnon Downs TR3 6LN PA19/00627

The Chair read out the details of the application and the plans were viewed. Discussion followed in which the location of the windows was identified and the committee's previous comment regarding the withdrawn certificate of lawfulness application noted.

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

1337 Land South of Menihuan Penpol Devoran PA19/00669

It was noted that there were 10 objections on online planning register. The location plan was viewed and discussion followed.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council considers there to be no justification whatsoever for supporting established use for the mooring of craft in this area. Consultation with local residents has established no past evidence of significant craft being moored for any significant period of time in this area. In support of this, the Council attaches download evidence from Google Earth which consistently shows no evidence of craft moorings in this area for the last 17 years.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1338 Nyrabilia La Vague Feock TR3 6RQ PA19/00777

The plans were viewed, and the details of the application read out and discussed. It was noted that no neighbours had commented, and discussion followed regarding the overlooking of neighbouring properties.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council has no objection in principle but wish the Case Officer to ensure that the provision of the roof terrace will not cause overlooking issues to neighbours.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1341 Land adjacent Lambrook Elms Feock TR3 6RG PA19/01002

The plans were viewed and discussion took place regarding the location of the site being outside of the settlement boundary. The Chair read out extracts from Cornwall Council's pre-application decision letter.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council object to this application which is outside of the settlement boundary, would cause overdevelopment of the plot and an unacceptable increase in the density of housing in this AONB.** This was seconded by Cllr Thomas and carried by the meeting with one abstention (Cllr Morgan-Lundie).

1342 Chyengarth Restronguet Point Feock TR3 6RB PA19/01140

The Chair read out the application details and the plans were viewed. Discussion followed regarding the level of glazing and the plans were measured to determine the extent of the increase in glazing.

RESOLUTION: Cllr Morgan-Lundie proposed the consultee comment for the application as: **The Parish Council note the apparent increase in the level of glazing on the South elevation and would like confirmation of the exact dimensions of glazing panels to assess this fully.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1343 Rathillet Trolver Hill Feock TR3 6RR PA19/01365

The photographs within the application were viewed and discussion followed regarding the recently refused planning application for the site.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council would like Cornwall Council's Forestry Officer to fully assess this application considering the recently refused planning application PA18/09389 and the Parish Council's wish to protect TPO trees as stated in NDP policy BIO2.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

The following applications had been subject to the Local Council 5 day protocol procedure since the last meeting:

PA18/09460 Chyreen, Restronguet Point, Feock TR3 6RB – the committee had requested committee consideration

PA18/12129 Oak Lodge, Wellington Plantation, Penelewey- the committee had agreed to disagree with recommendation for conditional approval

PA18/10433 Griff, Ropewalk, Penpol TR3 6NS – the committee had requested committee consideration

7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

The following planning decisions made by Cornwall Council since the last meeting were noted.

APPROVED

1322 Cote La Vague Feock TR3 6RQ PA18/11575

1325 La Paz Ropewalk Penpol Devoran TR3 6NS PA18/11888

REFUSED

1315 The Dene Churchtown Feock TR3 6SA PA18/10950

8. MATTERS TO REPORT/CORRESPONDENCE RECEIVED

It was noted that Cllr Freeman, Cllr Brickell and the Assistant Clerk will be attending the 'meet your planners' event on Friday 22nd March.

The Chair reported that since the last meeting the planning committee had met with the Case Officer for application PA18/10933 (Land at Carnon Downs) and the consultee comment had subsequently been uploaded to the online planning register.

Discussion took place regarding a question to be put to the Minister for Housing at the meeting with Sarah Newton scheduled for Monday 8th March which Cllr Freeman will be attending to represent the Parish Council.

9. DATE OF NEXT MEETING

The date of the next planning committee meeting was agreed as Wednesday 20th March at 4pm.

There being no further business the meeting finished at 5.45pm.

Signed:
Planning Committee Chair, Feock Parish Council
Wednesday 20th March 2019