

MEETING No.1271

Minutes of the meeting of Feock Parish Council Planning Committee held on
Wednesday 20th October 2021 at 7pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Colin Blake, Meeting Chair, Feock Ward
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Kate Gason, Carnon Downs Ward
Cllr Paul Lightfoot, Carnon Downs Ward
Cllr Sue Cooper, Devoran Ward
Cllr Bee Robson, Feock Ward

In attendance: Cornwall Cllr Martyn Alvey
Debbie Searle, Assistant Parish Clerk

Public present: 3 representatives of Kingsley Developments
4 members of the public

1. WELCOME & APOLOGIES

The Chair welcomed those present, and members introduced themselves to the public. Apologies were received from Cllr Allen. The Chair stated the following

“We as members of the Parish Council and in particular the planning committee were saddened and devastated at our Chair of Planning, Hilary Freeman’s, decision last weekend to resign as a Feock Parish Councillor. She has worked tirelessly as Chair of the Planning Committee to try to preserve the beautiful area and AONB in which we live, from the ravishes of inappropriate design, size and arboricultural carnage. She was always prepared to listen to all sides of debate and use her analytical skills derived from many years as a practicing lawyer to prepare very clear and extremely well documented reasons for accepting or refusing planning proposals. We thank her for all that she has done for this council, it has been an honour and a privilege to have had her at the helm and she will be missed by all, except probably some developers, some architects, and some planning officers at county hall. It is appropriate for us to thank her and have this minuted.

Planning committee members have continued to submit comments (265 of them) throughout covid. This would not have been possible except for the very hard work of Debbie Searle. Each Monday the new batch of applications with all its associated documentations arrives, she admirably compiles them and writes a summary of what we have said, then these are proposed and seconded before being sent to county. Quite honestly what would we do without her! Debbie thank you from all of us, and we want this minuted as well!”

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 11th March 2020 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Lightfoot and carried by the meeting.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. PUBLIC PARTICIPATION

A representative of Kingsley Developments (KD) spoke in support of their amended plans for application PA21/05219 and to address some comments on the online planning portal. He clarified that the principle of 10 dwellings had already received approval many years ago and they have simply redesigned the scheme to something that they consider is better. The previous scheme was industrial in design which they didn’t think was suitable for the rural setting. They had noted comments from neighbours and wanted to clarify that the properties were the exact same floor area as the previous approval and are further away from neighbours. He advised that the amendments had been made to reduce ridge heights and reduce overlooking by removing roof terraces and balconies. The properties are further away from boundaries compared to the approved plans and

the properties are the same size. He noted that concern had been raised over the track at the end of the site and stated that they are obliged to keep an access into the agricultural field for use by the previous owner who had retained ownership of that field. They did not own the other field and wanted to provide reassurance that they had no intention of bringing forward any future scheme for that land. In terms of support for residents, they have looked at other schemes but did not want to force anyone purchasing the properties into expensive care packages so have provided a community lounge, and there will be a warden there, and will establish a management company where residents can decide amongst them what level of care they want. He stated that they had already received 100 expressions of interest in the proposed dwellings. Cllr Kemp asked if the dwellings would be easily adaptable for care home items needed by people as they age (hoists/grab rails etc), questioning whether the properties are designed with that in mind. KD stated that they could be and stated that they encouraged bespoke design. All the properties are designed for ground floor living with ground floor bedroom and wider doors, a wet room and level access from the estate road. Bedrooms on the first floor are intended for visiting relatives/grandchildren etc. Cllr Kemp questioned how the process works to ensure that people over 55 are only eligible to purchase. KD stated that it will come out in the legal process and as it is a planning condition the purchaser's solicitors will inform their client of it. Cllr Kemp asked for further clarification on the use and KD stated that enforcement action could be taken against anyone not found to be abiding by the condition. The planning condition intends to ensure the properties are the principle permanent residence for over 55s. Cllr Cooper asked about the plans were for renewable energy. KD stated that there will all be air source and underfloor heating. Cllr Lightfoot questioned if solar panels would be used. KD stated that it was a possibility and would depend on the fabric of the building which would be looked at during the technical stage. Cllr Cooper asked how biodiversity net gain will be continued long term. KD stated that the previous owner retains land on site and will take on the responsibility for this, they will be building ponds, and will be bringing in trees and renewing hedges. There is a condition for this to be continued for 30 years. Cllr Robson questioned what tree species will be planted. KD confirmed that they will be native species but did not have the schedule with him.

In regard to PA21/05219 a member of the public asked what the frontage to the site was going to look like from the main road. KD stated that the Cornish hedge will remain, and the trees will be staying although as there is a requirement to put in a footpath some trees may need to be trimmed. It is their intention to improve what is already there.

Regarding PA21/05219 a member of the public questioned the proximity of his property to the new dwellings, expressing concern that there were dormer windows overlooking his garden. KD stated that they had met the Planning Officer on site and had ensured that the new plans had not brought any of the dwellings closer to neighbouring properties than the previous approval. Discussion followed between them regarding the angle of property. Cllr Kemp stated that she was pleased that dialogue between KD and the neighbour had commenced and hoped that it would positively continue after the meeting.

5. STATUTORY CONSULTATION

PA21/05219 – Land adjacent to Bissoe Road, Carnon Downs

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

6. SUBMITTED CONSULTEE COMMENTS

RESOLUTION: Cllr Blake proposed that the list of 265 consultee comments submitted to Cornwall Council since the last planning committee meeting on 11th March 2020 be ratified. This was seconded by Cllr Kemp and carried by the meeting.

7. COMMITTEE PROCEDURE

Members discussed the effectiveness of the current system that the planning committee had used since the beginning of the covid pandemic against the previous system of applications being dealt with at a monthly meeting. A hybrid system of combining both systems was discussed and the possibility of more frequent planning committee meetings (every other week) to better facilitate consultee comments to be submitted to Cornwall Council within the 21 days required.

RESOLUTION: Cllr Blake proposed that the planning committee's process for consultation on future planning applications be

- For all non-controversial applications, the process to remain as current i.e. weekly via email maintaining the benefits of the current system.
- For controversial applications, or when a stakeholder has requested verbal representation, these applications to be dealt with at a fortnightly planning meeting which will allow for a more manageable planning meeting where greater time can be allocated to those planning applications where more detail is needed.

The terms of reference for the committee to be updated to detail this process and taken to the next full Parish Council meeting on Wednesday 10th November for ratification. This was seconded by Cllr Kemp and unanimously carried by the meeting.

8. COMMITTEE MEETING DATES

The date of the next planning committee meeting was agreed as Tuesday 2nd November 2021 at 4pm in the Parish Council office.

There being no further business the meeting closed at 8.07pm.

Signed: _____

Feock Parish Council, Planning Committee

Tuesday 2nd November 2021