

MEETING NO.1253
Minutes of the meeting of Feock Parish Council Planning Committee held on
Wednesday 12th February 2020 at 3.30pm
At the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: P Allen, Meeting Chair, Carnon Downs Ward
C Kemp, Carnon Downs Ward
B Thomas, Devoran Ward
C Blake, Feock Ward
R Brickell, Carnon Downs Ward
K Gason, Carnon Downs Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Mrs R Field
Mr I Granville
Mr J Marshall
Mr D Simpson
Mr A Simpson

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from Cllr Freeman and Cornwall Cllr Alvey.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Thomas proposed the minutes of the Planning Committee meeting held on 15th January 2020 as a true record of the meeting and be sign by the Chair. This was seconded by Cllr Kemp and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

4. PUBLIC PARTICIPATION

Mrs Rosemary Field spoke in support of her planning application PA20/00081 (3 West Pill Road) and described the works proposed to re-render the front of her property and the reasons for the works.

Mr John Marshall, acting as agent, spoke to inform the Committee of future plans for The Beeches, Restronguet Point and introduce the new owners Mr D Simpson and Mr A Simpson. He advised that they will soon be submitting plans to Cornwall Council for a proposed extension. They wished to maintain the character of the existing house but proposed extensions over the existing single storey and onto the existing terrace. They proposed to reinstate a façade more in keeping and take away a large expanse of glass. All would be within the existing footprint. The existing house has been extended but is still quite modest in comparison to surrounding properties and their proposal reconfigures the internal space and adds one more bedroom providing a total of 6 bedrooms. They are not developing into the garden or affecting any of the trees. The application is nearly ready for submission to Cornwall Council, but they could still make amendments subject to any Parish Council and neighbour's comments. Cllr Allen referred to the Feock NDP and the Cornwall Design Guide and stated that Restronguet Point is in the AONB and development should be secondary to the natural environment, the Parish Council look at the element of need and cumulative effect which are both relevant in the AONB. The major mitigating element of development in Restronguet Point is the retention of trees and the natural landscape and while retention of trees is needed the addition of further landscaping can help with any damage to the area. Cllr Thomas asked for clarification regarding the garage shown on the plan and Mr Marshall confirmed that it was as is existing.

Mr Ian Grenville spoke to inform the Committee of his proposed amendments to his planning application PA19/10213 (Foreshore, Greenbank Road, Devoran) which had received objection from the Parish Council and

tabled revised plans. It was noted that Cllr Allen and Cllr Thomas had attended a site meeting at the property where Mr Grenville had informed them of the proposed alterations to the scheme. Cllr Kemp questioned how you accessed the first floor of the proposed garage. Cllr Thomas questioned the distance between the boundary with the proposed garage and Chyvelah, Mr Granville stated that it was 1m. Cllr Allen advised that when looking at these type of planning applications we consider unneighbourliness and will have to wait for the new plans to be formally submitted and for neighbours comments to be considered. It was stated that Cornwall Council's Planning Officer had not yet reconsulted the Parish Council in relation to the revised plan.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS

The following planning applications were considered, and consultee comments resolved as follows.

116/1471 3 West Pill Road Pill Creek **Feock** TR3 6SD **PA20/00081**

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

119/1474 Curlew Cottage **Feock** TR3 6RT **PA20/00489**

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council object to the felling of the Poplar tree and believe the removal of overhanging branches may be sufficient.** This was seconded by Cllr Blake and unanimously carried by the meeting.

120/1475 Treliance Trolver Hill **Feock** TR3 6RR **PA20/00603**

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Council objects to this large back garden development within the AONB. The site plan indicates that the proposed garage/gym would have a footprint larger than the domestic property next door and its scale and mass would not render it subservient to the existing property on site. The design appears incorporate large picture windows on its Western elevation which will cause great light pollution through the Woodland setting and are incongruous in the context of its proposed use as a garage. Recent developments within this Woodland setting have used natural materials, wood cladding and natural roofing, to mitigate their effect and the Council would expect that this pattern were continued. The Council would expect the development to be reserved for its indicated use and not used for domestic or commercial activities. The Council is disappointed that a building of this size, within this sensitive area has been started without planning permission. It has already been built to roof level and is visible through the trees. Before any decision is made we would suggest that a site meeting be arranged as much of the development is available to be viewed.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

121/1476 Trelissick Gardens Trelissick **Feock** TR3 6QL **PA20/00560**

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

122/1477 Malojo Restronguet Point **Feock** TR3 6RB **PA20/00623**

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **These trees are a very prominent feature and have great visual amenity, the tree cover in the area protected by tree preservation orders are the main mitigation for development in this area. We view this application as excessive action to mitigate the risk and would wish to see the Tree Officer negotiate a lesser removal of the crown which may include side branches instead of the crown.** This was seconded by Cllr Brickell and carried by the meeting.

123/1478 The Bungalow Podgora Gig Lane **Carnon Downs** TR3 6JS **PA20/00774**

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **In the absence of any neighbour comment the Parish Council has no objection.** This was seconded by Cllr Thomas and carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that the following planning applications had been dealt with under the Local Council Protocol procedure since the last planning meeting:

PA19/10205 Land South of Greenbank House, Feock TR3 6RG (barn conversion) – Agreed to disagree
PA19/10760 Springwood, 2 Wellington Plantation, Feock TR3 6QP (trees) – Agreed to disagree
PA19/10841 Killiganoon Manor, Killiganoon, Carnon Downs TR3 6JT (trees) – Agreed to disagree
PA19/08687 The Anchorage, Quay Road, Devoran TR3 6PW (replacement garage) – Agreed to disagree
PA19/10908 Ebenezer, Quenchwell, Carnon Downs TR3 6LA (agricultural shed) – Agreed to disagree

7. APPEALS TO THE PLANNING INSPECTORATE

The Parish Council had not been made aware of any new appeals to the Planning Inspectorate since the last planning meeting.

8. CORNWALL COUNCIL PLANNING DECISIONS

It was noted that the following planning decisions had been made by Cornwall Council since the last planning meeting.

APPROVED

72/1427	Quiet Quay Quay Road Devoran TR3 6PW PA19/07727
84/1439	Orchard Meadow Tremarne Close Feock TR3 6SB PA19/09116
99/1454	The Anchorage Restronguet Point Feock TR3 6RB PA19/10062
104/1459	Caloundra Penpol Devoran TR3 6NA PA19/10558
106/1461	Springwood 2 Wellington Plantation Penelewey Feock TR3 6QP PA19/10760
108/1463	Killiganoon Manor Killiganoon Carnon Downs TR3 6JT PA19/10841

REFUSED

109/1464	Woodend and Blossoms Feock TR3 6QW PA19/10741
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9. CORNWALL COUNCIL CONSULTATION ON DRAFT CORNWALL DESIGN GUIDE

It was agreed that the Committee would consider the document and provide comments to the Assistant Clerk. Cllr Allen advised the committee of concerns over the blocking of verges in Carnon Downs and correspondence with Cornwall Highways over a remedy. He believes that in the 1960s when the properties were built verges were provided in order to maintain a safe pedestrian access around the village. Archive planning documentation was being sought in order to establish the details. Discussion followed. Cllr Allen proposed, seconded by Cllr Brickell and carried by the meeting that an appropriate policy on verges and the provision for footways should be included in the response to the draft design guide. Discussion followed in which Cllr Gason expressed reservations and concern over losing the integrity of villages and felt that there was a balance that needs to be achieved.

10. MATTERS TO REPORT/CORRESPONDENCE RECEIVED

It was noted that consultee comments had been agreed, detailed below, for two applications (one an amendment to a previous approval and one for trees in the Conservation Area) via email between the planning committee since the last meeting.

PA20/00425 Devoran Metals Ltd (Felling of 3 trees in the conservation area): The Parish Council have declared a climate emergency and do not wish to see any loss of trees in the Parish. We are also concerned that removal of these trees within the Conservation Area may reduce the screening of this industrial site from public vantage points in the World Heritage Site and Conservation Area and should Cornwall Council's Tree Officer consider approving this application would wish it conditioned that replacement trees are planted.

PA20/00571 16 Belmont Terrace (Amendment to previous approval): Subject to the Planning Officer being satisfied that this proposal is in keeping with the aims of and protection afforded by the Devoran Conservation Management Plan and that it will not have an unacceptable impact on the neighbours, the Parish Council has no objection.

Cllr Thomas and Cllr Kemp advised that they, along with Cllr Brickell, had attended a meeting arranged by Cornwall Cllr Alvey, between Devoran residents and Jeremy Content (CC Planning Area Team 4 Leader) on 10th

February 2020 regarding a recently approved studio in the garden of a St John's Terrace property. They advised that 19 members of the public had attended the meeting which was well tempered. One of the main contentious issues was that the Parish Council had asked for the Conservation Officer to be consulted which had not happened. Cllr Alvey had also requested the same and Jeremy Content had acknowledged that this should have happened and stated that measures had now been undertaken to ensure this does in the future. They advised that the meeting had concluded with Jeremy Content confirming that he would visit properties to establish the effect of the development and would consult with the Conservation Officer. Discussion followed in which the Committee discussed the use of planning terms used at the meeting and Cllr Allen expressed thanks to the Cllrs for attending the meeting. It was also noted that the letter from Cornwall Council to residents regarding the development stated incorrect information regarding the Parish Council's consultee comment and it was agreed that this should be brought to Cornwall Council's attention.

It was noted that there is currently a pre-application in with Cornwall Council for a dwelling at Topsails (Pentui) at Pill Lane and the Planning Officer is willing to accept informal comments from the Parish Council if they wished to submit any. It was agreed that the committee will look at the detail of the proposal and respond to the Assistant Clerk with any comments.

11. DATE OF NEXT MEETING

The date of the next meeting was agreed as Wednesday 11th March @ 3.30pm.

There being no further business the meeting closed at 5.20pm.

Signed.....
Feock Parish Council, Planning Committee
11th Marc 2020