

MEETING NO.1221

Minutes of the meeting of Feock Parish Council Planning Committee held on
Wednesday 7th November 2018 at 3.30pm
At the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: P Lightfoot, Meeting Chair
C Kemp
C Blake
R Brickell
H Freeman

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

Public present: Mr R McGuinness
Mr A Mills

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received and accepted from Cllrs Allen, Thomas and Morgan-Lundie.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 17th October 2018 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Brickell and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

Cllr Brickell declared an interest in PA18/09482 (High Close Old Carnon Hill Carnon Downs).

4. PUBLIC PARTICIPATION

Mr R McGuinness spoke as agent for PA18/10036 (Brambles, Trolver Hill, Feock) he tabled the design and access statement, plans and described the proposal.

Mr A Mills spoke in support of his application PA18/07239 (Appensleigh Pill Creek Feock) giving details of the amended proposal.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered as detailed.

1285 Appensleigh Pill Creek Feock TR3 6SD PA18/07239

The Chairman read out sections of the objection from the AONB Officer. Cllr Freeman commented that previously the committee had only raised the issue of light pollution, however her issue is that it is a very large extension, but she notes that there is already a sunroom there. She accepts the views of the AONB Officer regarding blinds but feels that it is a great improvement on the original plan and fits with the existing house better. She would like to acknowledge the AONB Officer's comments but feels this is a great improvement and has provided factors which mitigate her concerns over light spill. Cllr Kemp commented that it was the cumulative effect that must be considered but acknowledged that it was not new development on an open piece of land. The Chairman stated that previously the committee had supported the comments of the AONB Officer. Cllr Blake stated that he personally has no objection, he was worried about the issue of light at the time of the previous proposal, however this has been reduced in this amended proposal, it is a fairly large extension being taken down in order to provide this extension and there will be less of a light issue. The Chairman felt that the committee should support the AONB as stated within the NDP as not doing so would have detrimental effects in the future. Discussion, instigated by Cllr Freeman, took place regarding the previous consultee comment and stating newly considered material planning considerations. Cllr Brickell felt that we need to stick to the NDP policies.

RESOLUTION: Cllr Lightfoot proposed the consultee comment for the application as: **The Parish Council object to this application based on the comments of the AONB Officer.** This was seconded by Cllr Brickell and carried by a majority of three with one objection and one abstention.

1296 Land North of Rathillet Trolver Hill **Feock** TR3 6RR **PA18/09389**

The location was clarified, and the application details viewed. Discussion followed regarding access. The views of the AONB Officer were read out and discussed.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council objects to this application. We note and emphatically support the comments of the AONB Officer, have considerable concerns regarding the dangers of the access and believe the application is contrary to Neighbourhood Development Plan policies: LS1, LS2, D1 and H1.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1297 Tremanda 8 La Vague **Feock** TR3 6RQ **PA18/09763**

It was noted that the Tree Officer had not yet commented on the application. The plan and photograph were viewed, discussion followed regarding the need for the works.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish council object to this application. The trees are not diseased, have considerable visual amenity and should not be removed.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

1298 Cresva Penpol **Devoran** TR3 6NA **PA18/09818**

It was noted that the Tree Officer had not yet commented on the application. The plan and application details were viewed.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Lightfoot and unanimously carried by the meeting.

1299 Land West of Bosbigal Old Carnon Hill **Carnon Downs** TR3 6LF **PA18/09338**

The history of the application was discussed. A letter objecting to the application was considered. The application was considered against the NDP policies and Cornwall Council's view of the previous application.

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

1300 28 Chycoose Parc Point **Devoran** TR3 6NT **PA18/09759**

It was noted that the Tree Officer had not yet commented on the application. The plan and photograph were viewed.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1301 23 Belmont Terrace **Devoran** TR3 6PX **PA18/09503**

Discussion took place regarding the application being in the Conservation area, it was noted that Cornwall Cllr Alvey had not objected to the amendment.

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

1302 High Close Old Carnon Hill **Carnon Downs** TR3 6LE **PA18/09482**

Cllr Brickell did not vote on the resolution. The location was clarified, the plans viewed, discussion followed regarding the size of the extension. It was noted that no neighbours had commented on the application, that it was remaining a bungalow so should not cause any overlooking issues and it was a large site so could not be considered overdevelopment of the plot.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council has no objection to this application and note that no neighbours have commented.** This was seconded by Cllr Lightfoot and carried by the meeting.

1303 Brambles Trolver Hill **Feock** TR3 6RR **PA18/10036**

Sections of the objection from the AONB Officer was read out and discussed. Cllr Blake advised that the existing building cannot be seen from the road and even if you extend by a first floor it will not be seen due to the tree. Architecturally it was agreed that the new proposal was far more in keeping. The Chairman questioned its suitability within the policies of the NDP, policy LS2 was considered and it was felt that the proposal did reflect local character. Cllr Blake stated that there was no opposition against redevelopment of the site and his personal view was that the new proposal was far better. Cllr Freeman stated that she would like to see a lower pitched roof but if the Beech tree is retained and not damaged or removed then she would not object to the proposed design as the Beech tree gives a huge amount of screening to the property. Cllr Kemp wished to acknowledge the AONB Officer's objection but felt that the committee's own reflection, on balance, given that the site will be developed this design is a vast improvement on the previous one. The Chairman agreed that it was a vast improvement on the previous design.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council acknowledge the views of the AONB Officer however are very conscious that the application could be compliant with NDP policy LS2 and on balance considering the screening that the mature Beech tree T2 provides we would support this application.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1304 23 St Johns Terrace **Devoran** TR3 6NE **PA18/10129**

The plan was viewed, it was discussed that there was already an application approved for a very similar extension and that with its location within the Conservation area the application would be considered by the WHS Officer. It was noted that there were no neighbour comments on the online planning register

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council note that there are no neighbour comments and have no objection to the extension subject to any comments or restraints made by the Conservation Officer.** This was seconded by Cllr Blake and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that PA18/06151 (Topsails at Pentui, Pill Lane, Feock) had been put forward to the Central Sub-Area Planning Committee on 26th November. It was agreed that either Cllr Blake or Cllr Freeman would attend the meeting to speak in objection to the application on behalf of the Parish Council.

7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

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

APPROVED

1268 Lambrook Farmhouse **Feock** TR3 6RG **PA18/05758**

1279 Seamark Penpol **Devoran** TR3 6NW **PA18/07314**

1286 Grey Roofs Trolver Croft **Feock** TR3 6RT **PA18/07880**

8. PLANNING PRE-APPLICATIONS

An email received from Mr Stott planning agent for Mr Bains for a further pre-application meeting, and the reply sent was read out. Discussion followed regarding the Parish Council’s position on Pre-application meetings. Cllr Lightfoot proposed, seconded by Cllr Kemp and unanimously carried by the meeting that a proposal would be made to the full Parish Council at their meeting on 4th December that the Parish Council would no longer offer Pre-application meetings and the Parish Council would only engage with applicants/agents when dealing with large scale developments which would be via full Parish Council consultation. It was agreed that any applicants/agents requesting pre-application meetings would be directed to NDP policies. The wording on the Parish Council’s website was viewed and it was agreed that this would be amended. The committee requested the Assistant Clerk to reply to Mr Stott advising him that due to a change in policy we would not be able to offer a further meeting.

9. MATTERS TO REPORT

Cllr Brickell instigated discussion with Cllr Alvey regarding the appearance of caravans on land within the Parish and Cornwall Council’s planning policy.

Cllr Alvey advised that he had attended a training session regarding Neighbourhood Development Plans and had established that it was a good idea to keep a log of possible additions to the NDP. He had questioned the process and had been advised that it was cumbersome and very much like the process of making the plan in the first place, it would need to go through the consultation process, then would need to go for inspection and scrutiny however it wouldn’t necessarily have to go to referendum unless there were fundamental changes. He advised that it may be possible to receive £9,000 for this purpose.

10. DATE OF NEXT MEETING

After discussion the next planning committee meeting was agreed as Thursday 15th November at 6pm.

There being no further business the meeting closed at 5.30pm.

Signed.....
Feock Parish Council, Planning Committee Chair
15th November 2018