

MEETING NO.1227

Minutes of the meeting of Feock Parish Planning Committee held on
Wednesday 30th January 2019 at 4pm
At the Parish Council Office, Market Street, Devoran TR3 6QA

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

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

Public present: 5 members of the public including
Richard Dickinson
Luke Risdale
Brian Ashdown
Trevelyan Foy

1. WELCOME & APOLOGIES

The Chairman welcomed those present. No apologies were received.

RESOLUTION: Cllr Thomas proposed, seconded by Cllr Kemp and unanimously carried by the meeting that Agenda Item no.8 Planning Enforcement Matters be moved to be taken at the end of the meeting in closed session but to allow Cornwall Cllr Alvey to attend.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 12th December 2018 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

Public comments on items on the agenda.

Richard Dickinson spoke regarding his application PA18/03280 (Land at Creek Vean). He explained that he has amended his original proposal and believes that his proposals are demonstrably different from those others along the Creek. He gave details of the new design and materials to be used and advised that the AONB Officer has acknowledged the difference in the application. He gave details on the method of construction, advised that the new proposal was 4.5m shorter and 3m lower in height, the garage has been omitted and it is now positioned 4m away from the Monterey Pine that was previously a concern. There is significantly less glass as there are no glass balustrades and he will be using overhangs to help with the light issue. The proposed steps to the creek and jetty have been omitted.

Trevelyan Foy spoke regarding local concern over potential for development in an area along the Old Tram Road particularly regarding a piece of land adjacent to his property which has recently been purchased. He would be interested in the Parish Council's views on the potential for such a development on the existing green belt between Devoran and Point and how that would align with the NDP. Local residents have noticed that there has been a severe clearing of the land, the siting of caravan and creation of an access. Also there has been gardening of the common land opposite the site where fruit trees have been planted which is concerning.

Brian Ashdown spoke to suggest that the common land was owned by the Parish Council. The Chairman advised that the common land was vested with the Parish Council. It was agreed that the planting of trees on this land would come under the Parish Council's remit. The Chairman advised that this matter would be discussed under agenda item no.8 but this would be in closed session without members of the public present due to new GDPR rules.

Luke Risdale spoke regarding his application PA19/00250 stating that he had bought one of the two plots behind Lambrook House and is a developer. He advised that the previous owner had obtained planning permission in order to sell the plots and he believes that no massive attention to detail was made with the original application. He and his new neighbour have put in a joint application. The application seeks to make changes to Plot 2 by moving the dwelling 1m away from the boundary fence to avoid the roots of a TPO tree and raising the ridge by 230mm as the ceilings are very low. Plot 1 looked like a terrace of houses with a single storey flat roofed porch, he has tweaked and wishes the front to be stone and timber cladding and also wishes to put a pitched roof on the porch. All alterations are a matter of personal taste but he feels they will be an improvement. The garage he has altered to be part car port.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following planning applications were considered as detailed.

1238 Land at Creek Vean Pill Lane Feock PA18/03280

The Chairman recognised the changes that had been made by the applicant in consideration of the Parish Council's previous consultee comment which he felt were a major improvement on the previous design and siting. The Parish Council's previous consultee comment was read out. The Chairman stated that he did understand the arguments for following precedent; there has been considerable precedent in Pill Creek and the whole of the AONB area, however in recent years it has been recognised that relying on precedent to guide our decisions results in the cumulative effect in this area which in his opinion was now overwhelmingly to the detriment of the AONB status. He stated that within the AONB, development should be subservient and recessive within the environment. Whilst this particular application goes a long way to making a development that is recessive to the natural environment he personally believes the issues around cumulative effect of development in this area is the overriding issue, and if development continued in this manner we will find that there is little point of having an AONB designation. Cllr Kemp agreed stating whilst she liked the design of the house we have to stand our ground on this and also the issue of access; Highways have commented that the application fails to demonstrate safe and suitable access with the intensification of use of a substandard access. Cllr Thomas agreed that the cumulative effect causes detriment to the area and has strong objection to the application but acknowledges the lengths that applicant has gone to. Cllr Blake stated that he thought it was a nice design and noted that it would be replacing a garage which is falling down and will need to be removed in the future. He stated that he would like to see a written report from the AONB Officer and also would like to see a statement from the Tree Officer guaranteeing that there will be no effect on the trees in the area. He stated that there are several planning applications along the lane which have been objected to by the Parish Council and refused by Cornwall Council and we must listen to the Highways comment which is quite a strong statement to halt further to development on Pill Lane. The Chairman stated that the comment from Highways is similar to ours in respect of the cumulative effect in that the lane can no longer cope. Cllr Brickell stated that he agreed. The previous consultee comment was viewed and discussion took place regarding the relevance of each sentence to the amended proposal.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council maintains its strong objection to this further development within the AONB which must, through cumulative effect, detract from the natural beauty of the area. The Council sees no overriding social need which would counter the protection afforded by the AONB designation. The sub division of this plot is likely to detract from the design ethos of the listed building. The Parish Council is unhappy with further pressure on the beach and foreshore by the subdivision of the plot which would see a further property utilising the foreshore. The Parish Council does not believe the access roads can sustain further development.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1305 Chyreen Restronguet Point Feock TR3 6RB PA18/09460

The Chairman summarised the previous consultee comments made for the application and the amended plans were viewed. Discussion followed in which Cllrs acknowledged that there had been a reduction in fenestration but that the bulk of the building had not changed. It was noted that the AONB Officer had maintained his objection. Cllr Kemp questioned if the building enhanced or conserved the AONB and it was agreed that it did not. The Chairman stated that trees were the mitigation for development in Restronguet Point. The bottom storeys of the house are visible and unless further trees are planted the bottom of the house will always be visible, it is the crowns of the trees which are hiding the top of the house in the photograph and CGI supplied. Cllr Brickell felt that if one of the big tree crowns were lost the mass of the building would have a very big impact. The Chairman wished it to be noted that the AONB organisation is not a pressure organisation but an arm of statutory control and if the Parish Council follow the recommendation of the AONB Officer it would be adhering to our NDP policy. Cllr Thomas stated that if these areas are not protected then there is a good case for asking for the AONB status to be withdrawn.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council maintains our objection to this proposal and whilst we appreciate that efforts have been made to reduce the fenestration we still feel that the size and bulk of the building proposed is detrimental to this Area of Outstanding Natural Beauty.** This was seconded by Cllr Thomas and carried by the meeting.

1330 1 Belmont Terrace **Devoran TR3 6PX PA19/00059**

The plans were viewed and discussion followed in which Cllrs expressed delight that the building was to be restored. It was noted that the property was in the Conservation Area and there are rules and regulations which will be followed.

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

1331 Land at Carnon Downs **Carnon Downs PA18/10933**

The Chairman advised that this application was discussed at full parish council and it was agreed at that meeting that Parish Council objected to the application. Cllrs agreed that they did not believe the marketing that has been carried out as evidenced in the application is adequate and do not believe that there is no demand for this type of development. Discussion followed in which Cllr Thomas questioned if a register was kept, the Chairman advised that they relied on commercial agents in order to understand the demand. He believes they have consulted a commercial agent in Plymouth but they may not be familiar with Carnon Downs. Cllr Thomas questioned SWW's view on the application and discussion followed regarding their objection to the previous application for 60 dwellings. The Chairman felt that it was satisfactory to register the planning committee's decision to object to the application and request further time to gain further information and a meeting with the Case Officer

RESOLUTION: Cllr Kemp proposed that the consultee comment will be an objection and wished it to be noted that the Parish Council will work with Cornwall Council to explore what is possible on this site with regard to commercial provision and for something that will benefit the community and not continue to put overloading pressure on the infrastructure of the village. The consultee comment to be worded after the meeting with the Case Officer. This was seconded by Cllr Thomas and unanimously carried by the meeting.

1332 Lambrook House **Feock TR3 6RG PA19/00250**

The plans were viewed, Cllr Blake stated that he walks past the site daily and feels the proposals are an improvement, he likes the stone and the quality of work already taking place and would like to complement the builder on the entrance they have created and reports that there has been no difficulties with the community i.e. the entrance has been tarmacked and there has been no mud on the road.

RESOLUTION: Cllr Brickell 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.

1333 Little Inside Farm **Feock TR3 6RU PA18/12039**

The plans were viewed and discussion followed.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council has no objection but wish a condition placed on any approval that it is not to be used as residential accommodation.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1334 Kiddlewinks Tregye Road **Carnon Downs** TR3 6JG **PA19/00311**

The plans were viewed and discussion followed.

RESOLUTION: Cllr Brickell 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.

1335 Premier Inn Forth Coth **Carnon Downs** TR3 6JZ **PA18/11876**

The location of the footpath and plantings referred to in the Ramblers Association's comment discussed and the plans were viewed. Cllr Kemp expressed concern about the additional pressure on the sewerage system in Carnon Downs already known to be over capacity and questioned if the Applicant could be asked to contribute to the upgrading of the system.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **Whilst the Parish Council have no objection in principle to the extension of the Premier Inn we do have concerns over the capacity of South West Water's foul drainage system to cope with the increase and cannot therefore fully support the proposal until this situation has been investigated and therefore request SWW to be consulted on this application. We also wish to support the Ramblers Association concerns regarding the planting on the footpath.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was reported that PA18/04082 (Land adjacent to Caloundra) had been called to Central Planning Committee on Monday 18th February and Cllr Blake or Cllr Allen would be speaking on behalf of Parish Council. The Chairman summarised the situation with the application which was that further traffic would create intolerable pressure on the bridleway.

7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

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

APPROVED

- 1303** Brambles Trolver Hill **Feock** TR3 6RR **PA18/10036**
- 1309** Trekelly Trevilla Road **Feock** TR3 6RB **PA18/10596**
- 1310** 10 St Johns Terrace **Devoran** TR3 6NE **PA18/10739 & PA18/10740**
- 1312** 40 Devoran Lane **Devoran** TR3 6PD **PA18/10714**
- 1314** Arbennek Restronguet Point **Feock** TR3 6RB **PA18/11249**
- 1317** Carnon Downs Village Hall Tregye Road **Carnon Downs** TR3 6GH **PA18/11091**
- 1320** Grey Stables 3 Devoran Lane **Devoran** **PA18/11312**

REFUSED

- 1316** Land Off Pill Creek Pill Lane **Feock** **PA18/11025**

WITHDRAWN

- 1319** Chykesten Quenchwell Road **Carnon Downs** TR3 6LN **PA18/11097**

NOT ACCEPTABLE AS AMENDMENT

- 1324** Teal Lodge Greenbank Road **Devoran** TR3 6PQ **PA18/11793**

8. PLANNING ENFORCEMENT MATTERS

RESOLUTION: Cllr Thomas proposed, seconded by Cllr Kemp and unanimously carried by the meeting that this agenda item be taken in closed session (but would include Cornwall Cllr Alvey) due to new guidance from Cornwall Council regarding GDPR.

9. CORNWALL DEVELOPMENT COMPANY

The Chairman stated that he and the Assistant Clerk had met with Matthew Vowels of Cornwall Development Company to discuss the viability of commercial property in villages. He advised that in previous years, commercial estates and properties were aided in their development by a team of development specialists within Cornwall Council as it was assisted in much the same way as housing. This changed to the regional agency, these agencies rely on National and EU funding but in recent years this well-oiled system has not worked as well as it has in previous years and now with the loss of EU funding Cornwall Council could see this type of development as needing some greater support and have developed their own expertise over the last couple of years. There is legitimately a short fall between the cost of developing this type of commercial development and the rental that can be received from it and it could be that any development has to look at a more imaginative approach. He advised that the Parish Council will be looking to explore this avenue.

10. VALLEY LANE APPEAL

Cllr Kemp advised that she would be speaking on behalf of the Parish Council at the public hearing on Wednesday 6th February and Cllr Alvey gave details of the public hearing process. Cllrs sated that the location of the public hearing being outside of the Parish and not easily accessible was inconvenient and discussion followed.

11. MATTERS TO REPORT/CORRESPONDENCE RECEIVED

It was reported that Cornwall Council were in the process of implementing Area Team Planning in Cornwall and a session to meet Area Officers would take place in March 2019. Places will be limited to three spaces per local council and invitations will be sent out nearer the time. Cllr Alvey advised that Cornwall Council’s aim is that Parish Councils can build relationships with one or two planning officers and become very familiar with their areas and Neighbourhood Development Plans.

It was reported that Cornwall Council had decided to create a Tree Preservation Order on trees at Pill Lane, Feock.

12. DATE OF NEXT MEETING

It was agreed that a day/time during the week commencing 25th February would be established for the next planning committee meeting.

Signed.....

**Planning Committee Meeting Chair
Feock Parish Council
26th February 2019**