

MEETING NO.1168
Minutes of the meeting of FEOCK PARISH COUNCIL PLANNING COMMITTEE held on
Monday 20th March 2017 at 3.30pm
at the Parish Council Offices, Devoran TR3 6QA

Members present: Cllr R Richards
Cllr B Thomas
Cllr C Kemp
Cllr C Blake
Cllr Allen

In attendance: Debbie Searle, Assistant Clerk
Mark Ledgard, Savills

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from Cllr Hambly-Staite and County Cllr Chamberlain.

2. MINUTES OF THE PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the meeting held on Monday 27th February 2017 were a true record of the meeting and signed by the Chairman. This was seconded by Cllr Thomas and unanimously carried by the meeting. The Chairman duly signed the minutes.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. PUBLIC PARTICIPATION

Mark Ledgard (ML) of Savills, Exeter spoke regarding PA16/11919 on behalf of his client Sarah Tyzack. He advised that she had bought the property 18 months ago and wished to replace the existing 1950s dormer bungalow with the proposal being considered today. He tabled plans and gave further information and explanations regarding the proposal advising that the proposed dwelling was not a typical modern building and had been designed in line with his clients wish that the property reflect its site and could have been there 200 years ago. It is a stone-faced building with natural slate roofs, timber joinery, timber double hung sash windows and conventionally constructed. He advised that the stone will not be as bright as that shown in the photomontage and is happy to have this conditioned by the local planning authority. He explained that they had dropped the platform so the new property would sit lower than the existing. A tree survey has been carried out and there are no trees of any consequence which will be affected.

Cllr Allen joined the meeting 3:35pm.

Cllr Blake questioned the percentage increase against the existing. ML advised that it was about 25% larger. Cllr Kemp questioned if there were plans for removal of rock/earth offsite. ML stated that they would need to remove some from the site but they will minimise this as much as possible. Cllr Blake questioned how many metres lower it would be. ML stated that the ridge height of the proposed is 1.2m below that of existing. Cllr Allen questioned the proposal for trees on the site as trees in the front obscure the views. ML advised that there are no plans for works to trees.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1065 Trevean, Harcourt, Feock TR3 6SQ PA16/11919

The Chairman advised that the Planning Committee had held a pre-application meeting with Mark Ledgard and Ben Wood of Savills on 7th November regarding this site and the proposals were as that which had been discussed. It was stated that it was within an AONB and a Tree Preservation area and we would wish these to be protected. The only other concern was the access and the applicants have advised that they would provide a traffic management plan and reinstate the track to its condition before construction works. Cllr Kemp stated that their seemed to be a lot of due care and consideration in preserving the atmosphere of the peninsular which was very positive. Discussion followed regarding the palette of materials to be used and members agreed that this should be agreed with the Case Officer before any approval be given. Cllr Thomas stated that if the Tree Officer was happy that no protected trees would be harmed he had no objections. Cllr Blake stated that he implored the use of natural materials and found it refreshing to see the traditional style of building proposed. Cllr Allen stated that he would like to see an adequate traffic management plan as the process of building would be quite disruptive to neighbours.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **Subject to an adequate traffic management plan, subject to the applicant agreeing to reinstate the track to its original condition once construction is completed and subject to a satisfactory palette of materials being accepted by the Case Officer the Parish Council has no objection to the proposal as set out.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1058 21 Trevallion Park, Feock TR3 6RS PA16/11181

Members felt that the proposed balcony would not affect neighbour's privacy due to the size if the plot. Members questioned the relevance of the Western Power Distribution plan to the application.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **Feock Parish Council have no objection to the plans as set out.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1059 Loxley, Old Carnon Hill, Carnon Downs TR3 6LE PA17/01579

The plans were viewed and members considered that it was quite a small plot.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **Feock Parish Council has no objection to the proposals as set out.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1060 Seamark, Penpol, Devoran TR3 6NW PA17/01718

The plans were viewed, it was noted that no neighbour comments had been received. Cllrs considered that it was a large plot and there should be no overlooking issues.

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

1061 Morvoren, Trolver Croft, Feock TR3 6RT PA17/01288

The plans were viewed. Members agreed that it was a large plot and already had previous approval and these were design changes. It could not be considered overdevelopment of the plot and there would be no overlooking issues.

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

1062 Killigarth House, 37 St Johns Terrace, Devoran TR3 6ND **PA17/00405**

The Chairman gave details of the application. The right of way access was discussed and the email between the applicant and the Case Officer in relation to the comments by the Countryside Access Team was read out. It was noted that the site was not within the Devoran Conservation Area.

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

Cllr Allen declared an interest in item 1063, left the meeting and took no part in the discussion.

1063 Land north of the Old Cart House, Chycoose, Devoran TR3 **PA17/01629**

The Chairman advised that the site was a former stone quarry currently occupied by a couple of semi-derelict buildings/sheds. He described the site and its surroundings and advised that under policy 21 of the Cornwall Local Plan it qualified as reusing of previously developed land. It was considered that it not in open countryside but in a little hamlet. Cllr Thomas expressed concern that it might be setting a precedent for other areas and discussion followed regarding the reusing of previously used land. It was clarified that is only an outline proposal and the final design may not be as shown in the current application. Cllr Blake stated that he would like to ensure onsite parking. Cllr Richards commented that he would like to ensure that a bat and barn owl survey is carried out. Cllr Blake questioned the size of the site.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **Subject to the provision of off road parking adequate for 2 vehicles, that Bat and Barn Owl surveys and any other relevant wildlife survey are conducted on site and subject to a satisfactory design at detailed application stage, the Parish Council have no objection to this outline application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

Cllr Allen re-joined the meeting.

1064 Oakwood, 10 Kelliwith, Feock TR3 6QZ **PA17/01965**

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

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

1066 North Grange Industrial Estate, Devoran TR3 6PF **PA17/01712**

It was noted that the applicants had attended a pre-application meeting with the Planning Committee and the application was as the proposal discussed at that time. The Chairman noted that the whole area down to the road has planning consent for industrial use so there was no question of change of use of the land. Discussion took in place in which it was noted that they are envisaging only 8 or 10 cars as a maximum as it is only a modest fitness centre and should not cause any impact on traffic on the road. Cllr Allen stated that should the area be further developed restrictions may need to be made regarding noise however this application did not warrant it.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council are happy with the proposal as set.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1067 10 Trevallion Park, Feock TR3 6RS **PA17/02090**

The application detail and photographs were viewed and discussed.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **Subject to the observations of the Tree Officer the Parish Council has no objection.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1068 The Haven, Old Tram Road, Point, Devoran TR3 6NQ **PA17/02382**

The plans of the existing and proposed and the photographs were viewed and considered. Cllr Kemp commented that it was tidying it up of the site.

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

1069 Plot 1 Former Blacksmiths Cottage, Smithy Lane, Carnon Downs TR3 6LE **PA17/02081**

The Chairman advised that this was a minor non-material amendment for the design of the roof shape which he and Cllr Chamberlain had been emailed about as a query from the Case Officer.

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

Since setting the agenda two further applications had been received for consultee comment:

1070 The Ropery, Ropewalk, Penpol, Devoran TR3 6NS **PA17/02122**

The plan of the existing and proposed were viewed together with the plan of the proposal already approved under application PA15/10181. Discussion followed in which the proposal was considered acceptable in relation to the size of the plot.

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

Cllr Allen left the meeting at 4.17pm.

1071 Killiganon Manor, Killiganon, Carnon Downs TR3 **PA17/02556**

The proposal was discussed and it was agreed that the decision should be left to the Tree Officer.

RESOLUTION: Cllr Richards 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 Kemp and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that a 5 day local protocol notice had been received for PA17/00371 (Linden Hey, Penelewey, Feock) and committee members had agreed with the Case Officer that the application should be partially approved in accordance with the Tree Officers comments.

A 5 day local protocol notice had also been received regarding PA17/01210 (Dowland House, Trolver Hill TR3 6RR) and committee members had agreed with the Case Officer that the application could be approved without being conditioned on use.

7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

The Chairman reported that he had attended the Sub-Central Planning Committee meeting at County Hall on Monday 13th March and spoken in objection to PA16/10680 (Quiet Quay, Quay Road, Devoran TR3 6PW) citing the principle of upholding the Devoran Conservation Management Plan as a supplementary planning document as reason for refusal of the application. County Cllr Chamberlain had also spoken in objection to the application. The application was subsequently unanimously refused by the Committee.

The Chairman advised that at the Cornwall Planning Forum they had been advised that there are further guidelines coming out regarding infill development.

The following applications decided by Cornwall Council since the last meeting, were also reviewed.

APPROVED

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| 1042 | Ebb Tide, Point Green, Devoran TR3 6NH PA17/00588 |
| 1046 | 2 Dozmere, Feock TR3 6RJ PA17/00823 |
| 1049 | Tregarthen, Penpol, Devoran TR3 6NP |

8. PLANNING PRE-APPLICATIONS

No Pre-Application meetings had been held since the last Planning Committee Meeting. A request has been made by Situ8 planning consultants for a pre-application meeting regarding Featherbeds, Come-to-Good, Feock and a date and time was agreed.

9. PLANNING APPEALS AND ENFORCEMENTS

No planning appeals had been made and no new enforcement cases since the last Planning Committee meeting.

The Chairman advised that in relation to approved application PA16/11999 he had visited the site at the request of Pellows to discuss the situation regarding the positioning of the screening as conditioned in the planning approval. He advised Pellows to again discuss the matter with the Environment Agency.

10. MATTERS ARISING

It was reported that a response had been received from Cornwall Council regarding the request for planning committee members to spend time shadowing a planning officer. Cornwall Council advised that they are currently developing a new online interactive planning guide 'Day in the life of a Planning Application' which they hope will provide useful information to help planning committee members but are not able to accommodate a request for committee members to shadow a planning officer at this time due to high workloads.

11. DATE OF NEXT MEETING

The date of the next planning meeting was agreed as Monday 24th April 2017 at 3.30pm.

There being no further business the meeting closed at 4.30pm.

Signed:
Chairman, Feock Parish Council Planning Committee
24th April 2017