

MEETING NO.1187

**Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 9th October 2017 at 3.30pm
At the Parish Council Office, Market Street, Devoran**

Members present: Cllr R Richards, Chair
Cllr P Allen, Vice Chair
Cllr C Kemp
Cllr B Thomas
Cllr Brickell

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

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received and accepted from Cllrs Blake, Morgan-Lundie and MacDonald. The Chairman thanked Cllr Brickell for attending the meeting as a substitute and he was formally co-opted onto the Committee.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Allen proposed the minutes of the Planning Committee meeting held on 11th September 2017 were a true record of the meeting and be signed by the Chairman. 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

Martin Alvey advised that he had been contacted by several residents regarding their concern over the planning application at Chyreen. Cllr Allen informed members that from the river it was now obvious that a plot has been created within the trees at Chyreen and he would circulate photographs to members as soon as possible.

5. STATUTORY CONSULTATIONS – PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1142 Carrick Court, Restranguet Point, Feock TR3 6RB PA17/08144

The Chairman gave details of the proposal and noted that the AONB Officer had objected to the proposal also the neighbour Mr Philpott of Bodennick and that the Friends of Restranguet Point had submitted an objection which they had subsequently withdrawn. The plans were viewed. Concern was expressed at the size of the proposal. Cllr Allen stated that the cumulative effect of previous developments means that Restranguet Point is over the cusp of being a built-up area and has lost its character of an AONB. He suggested that if we wish to see that sort of development continue then perhaps we should look to de-designate the AONB status and if we do not then we must start understanding the nature of this

cumulative effect. When you look from the water the nature of the trees hide most of the older properties but the newer ones are becoming dominant and it is hard to look at this from the water and consider it still to be an AONB. Cllr Richards stated that the Neighbourhood Development Plan states that when replacing dwellings, the footprint should be of a similar size to the existing. He quoted from the AONB Officer's objection letter. The CGI montage was viewed. Cllr Allen stated that it was quite dramatic to see that whilst some of the older houses blend into the landscape some of the more modern ones are very stark and brash. In an AONB they should be retreating into the landscape. He appreciates modern architecture but it is not appropriate in an AONB and would wish to support the AONB Officer's objection. If the people of Restronguet Point would like to suggest that their area be taken out of the categorisation of AONB then this sort of development can happen but if it is AONB then we need to support the AONB status. Cllr Richards also reiterated that the Neighbourhood Development Plan should be adhered to. Cllr Kemp confirmed that she was in total agreement with Cllr Allen's views and noted that there was no effort in the design for it to blend in with the environment.

RESOLUTION:

Cllr Richards proposed the consultee comment for this application as:

The Parish Council has a fundamental objection to the replacement of the existing dwelling with a dwelling of the size, height and mass of the proposal. We wholeheartedly agree with the views expressed by the AONB Officer. We would be receptive to a design that would be in line with the policies set out in the AONB guidance and with our own draft Feock Neighbourhood Development Plan. Any building should be sympathetic to its surroundings and its neighbours and blend in with the natural landscape.

This was seconded by Cllr Allen and unanimously carried by the meeting.

1143 Chyreen, Restronguet Point, Feock TR3 6RB PA17/08640

The Chairman advised that there had been several objections from neighbours. The plans and photographs were viewed and the requested works stated.

RESOLUTION:

Cllr Richards proposed the consultee comment for this application as:

There is a considerable amount of work ongoing on the site which is against the approvals previously granted for works and the Parish Council would have a fundamental objection to the approval of further works until the current situation is regularised and a full assessment of ongoing work is undertaken.

This was seconded by Cllr Thomas and unanimously carried by the meeting.

1144 Tregytreat, Restronguet Point, Feock TR3 6RB PA17/08753

The Chairman read out the description of the works and the photographs were viewed. Discussion followed.

RESOLUTION:

Cllr Thomas proposed the consultee comment for this application as:

The Parish Council would respect the opinion of the Tree Officer for both trees but would lean towards the approval and support for the works to the Holm Oak.

This was seconded by Cllr Kemp and unanimously carried by the meeting.

1145 Water Lodge, Old Tram Road, Point, Devoran TR3 6NQ PA17/08988

The Chairman described the location and read out the comment from the neighbour supporting the application. The plans were viewed.

RESOLUTION:

Cllr Kemp proposed the consultee comment for this application as:

The Parish Council is supportive of the plans as set out.

This was seconded by Cllr Brickell and unanimously carried by the meeting.

1147 Glenview, 40 Devoran Lane, Devoran TR3 6PD PA17/08456

The plan was viewed and the conclusion of the Pre-Application with Cornwall Council was read out. It was stated that it was an outline application and no design had been submitted. Cllr Allen stated that he felt a two-storey design would not be acceptable but a single storey would be. Cllr Thomas stated that it was a large site and the land rises.

RESOLUTION:

Cllr Thomas proposed the consultee comment for this application as:

Subject to suitable design and consideration of the Officer's comments in the Pre-Application enquiry the Parish Council would have no objection in principle to the proposed development.

This was seconded by Cllr Kemp and unanimously carried by the meeting.

1148 The Vicarage, Devoran Lane, Devoran TR3 6PA PA17/09159

The Chairman read out the description of works proposed. Concern was expressed about the Sycamore tree, not mentioned in the application, which is leaning over the footpath, over the bus stop and appears to be causing the wall that it is leaning on to crack. A letter sent to the Diocese of Truro the previous year by a resident, expressing his concern about the health and safety impact of the tree was read out for information. It was discussed that this opportunity to remind the Diocese of the concern over this tree should be taken.

RESOLUTION:

Cllr Thomas proposed the consultee comment for this application as:

The Parish Council has no objection to the works proposed but would remind the Diocese that the Parish Council still have concerns over the Eucalyptus tree that overhangs the road not mentioned in the application. It would appear to us that the tree is causing cracking and potential destabilisation of the adjacent wall and would ask that this tree is also looked at.

This was seconded by Cllr Brickell and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

The 5 day local protocol letters received regarding PA17/07484 Bosalan, Restronguet Point and PA17/05699 Chy-En-Garth, Restronguet Point were read out and discussed. It was unanimously agreed that the Parish Council's response be: The Parish Council has noted the comments made by the Case Officer but still have concerns over the amount of glazing and on this occasion will agree to disagree with the recommendation.

7. CORNWALL COUNCIL PLANNING DECISIONS

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

APPROVED

- 1097 Pandora Cottage, Penpol, Devoran TR3 6NN PA17/05234
- 1123 2 Elm Meadow, Feock TR3 6RN PA17/06838
- 1125 The Surgery, Bissoe Road, Carnon Downs TR3 6JD PA17/06705
- 1126 Featherbeds, Come To Good, Feock TR3 6QS PA17/06206
- 1130 Bosula, Harcourt Lane, Feock TR3 6RW PA17/07537
- 1134 Pengelly, Trolver Croft, Feock TR3 6RT PA17/07881
- 1136 Carrick House, Restronguet Point, Feock TR3 6RB PA17/08078

REFUSED

- 1075 Land Adjacent Chypraze, Quenchwell Road, Carnon Downs PA17/02608
- 1127 The Poplars, Devoran TR3 6PF PA17/06976

8. PLANNING POLICIES

The Chairman suggested that there was still some confusion regarding the infill policy and discussion followed. Cllr Allen stated that the policy did not differentiate between industrial and residential properties and he does not see any reasonable argument that industrial development should not be considered the same as residential and would wish to see development in this respect take place which would help to ensure that future residential development need would not extend into open countryside. Cllr Kemp questioned, in regard to application PA17/06976 now refused by Cornwall Council, that if the geography of the site had been different would it have been allowed. Cllr Thomas stated that he felt there should be room to allow some development. Cllr Richards gave information regarding a site on Quenchwell Road which was given planning permission in relation to infill policy. He questioned if it could be infill if it is a garden rather than a field. Cllr Allen felt that it was an established garden and could be accommodated as infill as there is frontage along that road. Another site in Carnon Downs was discussed in relation to infill policy against garden and agricultural fields. Cllr Thomas asked for clarification if the infill policy is black and white or grey. Cllr Thomas asked Cllr Alvey for his view, he stated that this had been discussed at his recent planning training and noted that Planning Officers wanted it defined. Agricultural fields should be easily identifiable as agricultural fields and safe against development. Cllr Richards stated that members should be rigid in their support of the planning policy within the Neighbourhood Development Plan. Cllr Allen stated that his interpretation of the infill policy meant that the now refused application was infill. Cllr Richards summarised that in every case we should back the policies within the neighbourhood development plan and this was agreed by all present. Cllr Allen asked for Cornwall Council to be contacted to ask if they have maps with designated areas identifying land as forestry, agricultural, horticultural or garden and that it would also be beneficial for a Planning Officer to attend a future meeting and give further clarification.

Cllr Kemp left the meeting at 4.45pm.

9. PLANNING PRE-APPLICATIONS

It was noted that the committee had earlier held a meeting with Tom Green of Rogers & Green Architects regarding a possible proposal for Quiet Quay, Devoran. It was noted that it

was a fruitful discussion and Tom Rogers will be getting back to the committee with further information and a proposal before submitting an application to Cornwall Council.

The request by Mr M Diston for a Pre-Application meeting was agreed.

Cllr Brickell asked about the designation of fields that had been allowed to overgrow and Cllr Allen suggested that this subject (the designation of land) needs to be discussed at a future meeting. Cllr Brickell also asked who owned the tramway at Carnon Gate and Cllr Richards advised that the part on the plot of land currently being developed was owned by the landowner. Conversation followed in which the history of the gate was discussed.

10. PLANNING APPEALS AND ENFORCEMENTS

It was noted that an appeal had been lodged in response to Cornwall Council's refusal of PA17/03857 for a proposed residential development at the former Devoran Car Sales site in Devoran. It was agreed that no further comment needed to be submitted to the Inspector as the original comment would be taken into account.

11. PLANNING COMMITTEE TERMS OF REFERENCE

The current terms of reference for the Planning Committee were discussed.

RESOLUTION: Cllr Richards proposed that the Committee should be increased to 8 members and the meeting quorum be increased to 5 members. This was seconded by Cllr Thomas and unanimously carried by the meeting.

12. MATTERS ARISING

It was noted that the first instalment of the section 106 monies for affordable housing had been received by Cornwall Council in relation to PA17/00877 The Valley, Carnon Downs. Discussion followed regarding the spending of the money within the Parish. Cllr Allen advised that a meeting had been held with Paul Renowden of Cornwall Council regarding Section 106 monies and he would present a report to the committee regarding this at a future date. Cllr Brickell questioned the areas in which the money could be spent.

13. DATE OF NEXT MEETING

The date of the next planning committee meeting was agreed as Monday 13th November at 3.30pm.

There being no further business the meeting closed at 5pm.

Signed:.....

Feock Parish Council Planning Committee

13th November 2017