

**MEETING NO. 1106**  
**Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on**  
**Wednesday 17<sup>th</sup> June 2015**  
**at the Parish Office, Devoran at 6.00pm**

**Members Present:**

WARDS	CARNON DOWNS	FEOCK	DEVORAN
	B Richards	A Hawken	B Shankland
	C Kemp	C Blake	
	I MacDonald		

**In Attendance:** Debbie Searle, Assistant Clerk  
Cornwall Councillor S Chamberlain  
4 members of the public

**PLANNING COMMITTEE CHAIRMAN: Councillor B Richards**

**1. WELCOME & APOLOGIES**

The Chairman opened the meeting and welcomed those present. It was noted that Cllr Shankland would be joining the meeting shortly.

**2. DECLARATIONS OF INTEREST**

Cllr MacDonald declared an interest in item no.776 on Agenda Report 1.

**3. PUBLIC PARTICIPATION**

A member of the public spoken in objection to item no.776 on Agenda Report 1 stating that they were direct neighbours and were objecting on the grounds of the scale of the development, the inaccuracy in the height measurement of the existing bungalow as stated in the application, the height of the proposed dwelling being higher than the village hall, the existing bungalow not being uninhabitable as stated in the application, the design not in keeping with the village and the conservation area and the overlooking and loss of privacy to their property.

A second member of the public spoke in objection to item no.776 on Agenda Report 1 stating that they were also direct neighbours and in addition to the previous speakers concerns they were also objecting on the grounds of the footprint being considerably larger than the existing and it being repositioned far closer to their property causing loss of privacy. The drainage statement in the application was also incorrect with the drainage pump being within their plot and not being adequate for the four bedrooomed house proposed.

**4. MINUTES OF PREVIOUS PLANNING MEETING**

The minutes of the meeting held on 13<sup>th</sup> May 2015 were agreed as correct proposed by Cllr Kemp and seconded by Cllr Hawken and were duly signed by the Chair.

**5. STATUTORY CONSULTATION-PLANNING APPLICATIONS**

The following applications were considered and decided as detailed.

Cllr MacDonald left the meeting.

**776** Quiet Quay, Quay Road, Devoran TR3 6PW **PA15/04505**

The Chairman summarised the application and showed photographs, previously circulated to the committee, of the existing bungalow with surface water reaching the property. Cllr Shankland joined the meeting at this point (6.15pm) The Chairman read out the comment on the online planning register made by the neighbours and advised that he, Cllr Kemp and Cllr Shankland had visited the site. Cllr Hawken expressed concern regarding the drainage pumping system, the flood risk and the design, height and scale of the proposed house in the Conservation area. Cllr Shankland stated that the extra height will block existing views and was unneighbourly. The plans were studied. Cllr Blake questioned the base height of the build due to the flooding risk and the Chairman advised that flood regulations stated that the build should be one metre above. Discussion followed regarding the design and the conservation area and the gentle slope of buildings down to the creek, it was noted that when Tramway House was constructed the property was not allowed to be above the height of the Village Hall in order to maintain the slope of property heights down to the creek.

**RESOLUTION: CLLR BLAKE PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL HAS STRENUOUS OBJECTIONS TO THIS APPLICATION IN ITS PRESENT FORM. IT IS CONSIDERED THAT THE PROPOSAL IS UNNEIGHBOURLY, AFFECTS THE PRIVACY OF SEVERAL NEIGHBOURS, IS TOO LARGE IN SCALE FOR THE SETTING (IN FOOTPRINT AND HEIGHT). THE HEIGHT OF THE PROPOSED DWELLING IS JUDGED CONSIDERABLY MORE THAN THE EXISTING DWELLING, PARTICULARLY BEARING IN MIND THE NEED TO RAISE THE GROUND FLOOR ABOVE FLOOD PLAIN LEVEL IN ACCORDANCE WITH CURRENT REGULATIONS. PHOTOGRAPHIC EVIDENCE IS ATTACHED CONFIRMING THE CONSIDERABLE EXISTING FLOOD RISK TO THIS PLOT. THE PROPERTY IS ALSO WITHIN THE DEVORAN CONSERVATION AREA, AND ANY INCREASED HEIGHT AND MASS WOULD HAVE A DETRIMENTAL EFFECT ON THE CONSERVATION AREA. THERE ARE ALSO CONSIDERABLE CONCERNS ABOUT THE FOUL DRAINAGE FROM THE PROPERTY, WHICH AT PRESENT IS VIA A SHARED PUMPING SYSTEM ON AN ADJACENT PRIVATE PROPERTY TO THE MAIN SEWERAGE WHOSE CAPACITY IS CURRENTLY UNDER INVESTIGATION. THIS WAS SECONDED BY CLLR HAWKEN AND CARRIED UNANIMOUSLY BY THE MEETING.**

Cllr MacDonald returned to the meeting.

**772** Palm View, Old Carnon Hill, Carnon Downs TR3 6LF **PA15/04581**

The Chairman summarised the application, the plans viewed and discussion followed regarding it being a bungalow and the raising of the ridge height however it was noted that the ridge height of other neighbouring properties had been raised. Cllr Hawken noted that no neighbour's comments had been received.

**RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS TO REFUSE THIS APPLICATION. THIS WAS SECONDED BY CLLR MACDONALD AND CARRIED UNANIMOUSLY BY THE MEETING.**

**773** Land North Of Porthgwidden, Feock TR3 6SG **PA15/04845**

The Chairman read out the Tree Officer's report and discussion followed.

**RESOLUTION: CLLR HAWKEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL ARE HAPPY TO ACCEPT THE THOROUGH ASSESSMENT OF THE TREE OFFICER. THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.**

**775** Storrie, Old Carnon Hill, Carnon Downs TR3 6LE **PA15/04903**

The Chairman summarised the application and its context to the previous approved application. Cllr Kemp noted that there were no objections from the neighbours. Discussion followed regarding privacy and the roof height and the application and plans were studied further.

**RESOLUTION: CLLR HAWKEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS TO REFUSE THIS APPLICATION. THIS WAS SECONDED BY CLLR MACDONALD AND CARRIED UNANIMOUSLY BY THE MEETING.**

**777** 2 Greenbank Terrace, Greenbank Road, Devoran TR3 6PH **PA15/04970**

Cllr Shankland stated that at the proposed rear extension would be bringing the property in line with neighbours'. Discussion followed regarding the existing and proposed porch. Cllr Kemp considered that the proposed works tidied up the property. Cllr MacDonald questioned if there was an overlooking issue and it was noted that no neighbours had commented. Discussion followed regarding the use of materials in relation to the property being in the conservation area.

**RESOLUTION: CLLR KEMP PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL WOULD RECOMMEND A PALETTE OF MATERIALS IS SUPPLIED AND APPROVED BEFORE THE APPLICATION IS PASSED. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.**

**778** The Old Cottage, Bissoe Road, Carnon Downs TR3 6HY **PA15/05150**

The Chairman summarised the application and the existing and proposed plans were viewed. Discussion followed.

**RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS TO REFUSE THIS APPLICATION. THIS WAS SECONDED BY CLLR HAWKEN AND CARRIED UNANIMOUSLY BY THE MEETING.**

**779** Tregye House, Tregye Road, Carnon Downs TR3 6JH **PA15/04494**

The Chairman summarised the application and the plans and details were viewed. Discussion followed relating to it being a large plot and that it was not overlooked.

**RESOLUTION: CLLR HAWKEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS TO REFUSE THE APPLICATION, PROVIDING THE PROPOSAL DOES NOT LEAD TO AN INCREASE IN TRAFFIC ON THE ROAD. THIS WAS SECONDED BY CLLR SHANKLAND AND CARRIED UNANIMOUSLY BY THE MEETING.**

**780** Rosemullion, Point Road, Point, Devoran TR3 6NZ **PA15/05239**

The size of the extension was discussed. Cllr Hawken questioned the impact on neighbours and it was noted that no neighbours had commented on the application.

**RESOLUTION: CLLR BLAKE PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS TO REFUSE THIS APPLICATION. THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.**

**781** 1 Trevince, Bissoe Road, Carnon Downs TR3 6LL **PA15/05143**

The Chairman summarised the application. Discussion followed relating to access and the plan was viewed.

**RESOLUTION: CLLR HAWKEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL WOULD LIKE TO SEE A CONDITION THAT THE GARAGE IS SPECIFICALLY USED AS A GARAGE FOR 1 TREVINCE. THIS WAS SECONDED BY CLLR SHANKLAND AND CARRIED UNANIMOUSLY BY THE MEETING.**

Cllr Chamberlain left the meeting.

## **6. PLANNING DECISIONS**

The following applications, decided by Cornwall Council since the last meeting on 13<sup>th</sup> May 2015, were reviewed.

### **APPROVALS:**

- 760** 3 Trevince, Bissoe Road, Carnon Downs TR3 6LL **PA15/02997** Extension and improvements.
- 761** Chyreen, Restranguet Point, Feock TR3 6RB **PA15/02920** Removal of a Hawthorn.
- 762** Stellarton, Quenchwell Road, Carnon Downs TR3 6JF **PA15/03295** Demolition of existing fire damaged detached bungalow & construction of a replacement bungalow on the same footprint.
- 765** Quiet Quay, Quay Road, Devoran TR3 6PW **PA15/03863** Felling of three Leylandii.
- 766** The Croft, Road From Trevallion Park To Spindrift, Trolver Croft, Feock TR3 6RT **PA15/03877** Works to one Monterrey Cypress (T1).
- 767** Treliance, Trolver Hill, Feock TR3 6RR **PA15/03967** Works to include internal alterations, a replacement room in the roof structure and first floor terrace.
- 768** Killigarth House, 37 St Johns Terrace, Devoran TR3 6ND **PA15/04364** Topping of former hedging Yew and Holly to 4.5m high.

## **7. PLANNING APPEALS AND ENFORCEMENTS**

Cllr Hawken spoke regarding the email reply received from the Enforcement Officer in relation to enforcement case EN15/00742 and discussion followed.

**RESOLUTION: CLLR RICHARDS PROPOSED THAT A REPLY BE SENT TO PLANNING ENFORCEMENT ADVISING THAT THE PARISH COUNCIL ARE UNHAPPY WITH THE OUTCOME OF THIS ENQUIRY AND COUNTY CLLR CHAMBERLAIN SHOULD BE COPIED IN ON THE CORRESPONDENCE. THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.**

Photographs supplied by a resident in relation to enforcement case EN14/02077 were viewed and the case discussed.

**RESOLUTION: CLLR RICHARDS PROPOSED THAT THE DOCUMENTS BE SENT TO THE ENFORCEMENT OFFICER DEALING WITH THE CASE WITH THE REQUEST THAT THE INFORMATION BE INCLUDED IN THE INVESTIGATION. THIS WAS SECONDED BY CLLR HAWKEN AND CARRIED UNANIMOUSLY BY THE MEETING.**

## **8. CORRESPONDENCE**

The Chairman read out the letter received from a local resident regarding noise disturbance and planning conditions on the Garden Centre on Sundays and discussion followed.

**RESOLUTION: CLLR RICHARDS PROPOSED THAT THE PARISH COUNCIL REPLY TO THE RESIDENT ADVISING THAT WE HAVE BEEN UNABLE TO FIND ANY PLANNING CONDITION THAT RESTRICTS MOVEMENT ON SUNDAYS HOWEVER IF THEY CONTACT CORNWALL COUNCIL THEY MAY BE ABLE TO HELP FURTHER. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.**

**9. CONSULTATION ON THE NEW LOCAL VALIDATION LIST**

The Chairman read out the letter from Cornwall Council regarding the consultation request on the local validation list. It was agreed that Councillors will submit any comments to the Assistant Clerk by the end of June in time for these to be collated into a formal response by the end of the consultation period on 17 July 2015.

**10. MATTERS ARISING**

Cllr Hawken commenced discussion regarding the Parish Council's policy on Pre-Application meetings and the Parish Council's document 'Pre-Planning Application Consultation Protocol' was circulated for information. Discussion continued in regard to a recent meeting held at Cornwall Council and aspects of the procedure for taking the pre-application being discussed further. It was agreed that all correspondence and arrangements should be carried out via the Parish Council staff.

The Chairman advised that a Pre-Application meeting had been arranged for the beginning of July however it was determined that no other Councillors would be available to attend. It was agreed that the meeting be re-arranged for a time when more Councillors would be available.

**11. DATE OF NEXT MEETING**

The date of the next meeting will be decided when further planning applications for comment have been received.

The meeting closed at 8.00pm.

**Signed: .....**  
**Chairman, Feock Parish Council Planning Committee**  
**15th July 2015**