

MEETING No.1319
Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 18th September 2023 at 7.30pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Richard Brickell, Feock Ward, Chair
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Anne Allen, Devoran Ward
Cllr Rick Bowers, Feock Ward
Cllr Sue Cooper, Devoran Ward
Cllr Keith Hambly-Staite, Feock Ward
Cllr Jan Allen, Carnon Downs Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Trevelyan Foy
Jonathan Barattini, Marraum Architects
Penny Lily-Brickell
Mark Griffiths

1. WELCOME & APOLOGIES

The Chair welcomed those present.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 14th August 2023 as a true record of the meeting. This was seconded by Cllr Allen and carried by the meeting.

3. DECLARATIONS OF INTEREST

Cllr Kemp declared a professional interest in PA23/06631.

4. PUBLIC PARTICIPATION

Jonathon Barattini (JB) spoke to state that he was the architect for PA23/06631 and was present to answer any questions members may have on the application. Cllr Cooper (SC) questioned that the proposed glazing will be very visible from the entrance into Restronguet Creek and Restronguet Point and will be more prominent in the landscape due to the increase in roof height and continuous sheet glazing and wondered what their proposals were to limit light spill and bird strikes. JB stated that the issue of light spill will be resolved through curtains and blinds. Trevelyan Foy (TF) confirmed that the top window was above an area that was galleried below so they would be fitting electric blinds. He further stated that the Restronguet Point houses are a couple of miles away, Lea Hurst is not in such a prominent position. JB stated that Lea Hurst's backdrop is of ground that slopes steeply up behind with trees, therefore the increase in roof height won't have any significant impact from the Point. SC stated the research on bird strikes shows it is more likely in rural areas particularly on a bird migration route and they are sited on the Fal RIA and the Cornwall Wildlife Site and right on the boundary of the AONB therefore her concern is that they are currently in a fairly dark green area where there isn't a lot of glazing and their proposal will introduce a significant amount of glazing and night light. Cllr Jan Allen (JA) questioned the species of birds using that route. SC suggested Red Wing and Cllr Bowers (RBo) suggested Osprey. Cllr Anne Allen (AA) questioned if they have ever had a problem with bird strikes at the property. TF stated that they had not and did currently have some glazing in the form of velux windows on the first floor. He confirmed that he had read the information provided and believed the main point was about where there are windows on a corner, they do have a triangle window proposed and are aware that having patterns on the windows is a potential mitigation available which they could do if they find there is a problem. The other mitigation is to ensure bird feeders and vegetation are kept away from the property. He is now aware of potential steps that can

be taken if they do discover they have a problem. Cllr Hambly-Staite (KHS) expressed concern about the single lane road and questioned what management would be put in place to prevent the Old Tram Road being damaged from construction vehicles and other members of the public being inconvenienced. The Chair (RBr) also stated concern over traffic management suggesting that there was an area on site that could be used for construction vehicles. TF stated that the size of the road naturally limits the size of the vehicles, and they are fortunate to have a large enough area on site for vehicles. It is their intention to build on top of the existing structure which would limit the amount of heavy machinery needed. JA asked how long the build would take. JB suggested between 7 and 10 months. AA stated that having had the benefit of a site visit that the proposal provides the opportunity to improve the energy efficiency of the building. RBr queried the red line on the site plan and it was confirmed that there was a further plan within the application documentation which showed the extent of ownership with a blue line.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

SCHEDULE A applications

RESOLUTION: Cllr Jan Allen proposed the consultee comments for the applications listed below as stated. This was seconded by Cllr Anne Allen and carried by the meeting.

PA23/06882 (032) - The Boathouse Greenbank Road Devoran TR3 6PJ

The Parish Council has no objection to the proposed management of these trees.

PA23/06286 (033) - 27 Devoran Lane Devoran TR3 6PD

Whilst the Parish Council has no objection to the proposed changes to this property, it is located almost opposite the pedestrian entrance to Devoran School and at a point where there are traffic issues already. Therefore, we ask that a suitable construction management plan is in place to ensure that all contractors are advised to operate sensitively to the opening hours of the School and avoid causing obstruction and delay at the entrance to the village.

PA23/06781 (034) - Teag Eth Restronguet Point Feock TR3 6RB

Whilst the Parish Council will defer to the Tree Officer for this application, we note that there have been several previous applications for tree felling and ask that the Tree Officer ensure that previous replacement tree planting has been carried out. We consider that properties sited within the AONB should appear secondary to the natural environment and tall trees play a vital role in breaking up the skyline and mitigating the built environment within this sensitive setting.

SCHEDULE B applications

PA23/05481 (035) - Highwood Restronguet Point Feock TR3 6RB

RESOLUTION: Cllr Hambly-Staite proposed the consultee comment for the application as: **The Parish Council has no objection to this application but wishes to ensure that the energy efficient measures proposed within the energy report are carried out to ensure that the new property can achieve net zero carbon emissions. Also, we are pleased to see ecological measures mentioned within the application detail and would like these, including the design of the roof to encourage bats and the use of bird friendly glazing, together with the intention for low level lighting conditioned to any planning approval.** This was seconded by Cllr Bowers and carried by the meeting.

PA23/06631 (031) - Lea Hurst Old Tram Road Point Devoran TR3 6NQ

RESOLUTION: Cllr Cooper proposed the consultee comment for the application as: **The Parish Council has no objection to this application which will create an opportunity to make the house more energy efficient. However, considering the location of the site adjacent to the AONB we consider that the AONB Officer should be consulted specifically in consideration of policy PD-P3 and the appropriateness of the glazing design to the first floor. Should permission be granted we would ask that a suitable construction management plan is conditioned to the approval**

due to the access via the single lane Old Tram Road which is too narrow for large building supply vehicles. This was seconded by Cllr Hambly-Staite and carried by the meeting. Cllr Kemp took no part in the discussion and did not vote.

PA23/06410 (028) - Tregoose Point Devoran TR3 6NX

RESOLUTION: Cllr Bowers proposed the consultee comment for the application as: **The Parish Council have been made aware that this tree is registered on the Ancient Tree Inventory and the proposed works would damage this ancient monument according to Tim Kellett, the Chair of the Ancient Tree Forum. We note that the applicant has stated that there are no safety concerns and we therefore object to this application.** This was seconded by Cllr Kemp and carried by the meeting.

6. SUBMITTED CONSULTEE COMMENTS

RESOLUTION: Cllr Cooper proposed the following consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting be formally ratified. This was seconded by Cllr Anne Allen and carried by the meeting.

PA23/06703 (029) - 11 Pengelly Close Carnon Downs TR3 6FP

The Parish Council ask the Planning Officer to investigate the reason for the removal of permitted development rights for this property and advise if the reason for the removal of rights is still relevant.

Proposed by Cllr Kemp, seconded by Cllr Cooper and agreed by Cllr P Allen, Cllr A Allen and Cllr Brickell. Submitted to the online planning portal on 06.09.23.

PA23/06227 (030) - 10 Parkancreeg Carnon Downs TR3 6HN

The Parish Council note and support the comment of Historic England and also wish to protect the setting of the historic monument. We ask the Planning Officer to work with the Historic Environment Planning (Archaeology) Officer in this regard. We also ask that should permission be granted for a garage then the approval is conditioned to ensure that the garage is used for the parking of vehicles and there is no residential use permitted.

Proposed by Cllr Kemp, seconded by Cllr Cooper and agreed by Cllr P Allen, Cllr A Allen and Cllr Brickell. Submitted to the online planning portal on 06.09.23.

7. MATTERS TO REPORT

There were no matters to report.

8. DATE OF NEXT MEETING

The date of the next meeting was proposed as Monday 2nd October 2023.

There being no further business the meeting closed at 8.50pm.