

MEETING NO.1238
Minutes of the meeting of Feock Parish Planning Committee held on
Wednesday 5th June 2019 at 3.30pm
At the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Hilary Freeman, Feock Ward, Chair
Phil Allen, Carnon Downs Ward
Barrie Thomas, Devoran Ward
Cathy Kemp, Carnon Downs Ward
Ricard Brickell, Carnon Downs Ward
Lindsey Morgan-Lundie, Feock Ward

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

Public present: Keith Hambly-Staite

1. WELCOME & APOLOGIES

The Chair welcomed those present. Apologies were received and accepted from Cllr Blake.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Thomas proposed the minutes of the Planning Committee meeting on 15th May 2019 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Kemp and carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

4. PUBLIC PARTICIPATION

Keith Hambly-Staite spoke regarding agenda item no.8 stating that he would like to talk about trees and the environment generally in the context of the Parish Council's and Cornwall Council's policies of Climate Change Emergency and Wellbeing. Trees and green spaces generally play an important part in reducing pollution and enabling pollinators to do their work and planning has potentially an important role in achieving the aims of these policies. He would like to urge the Parish Council to use the planning process to reduce the loss of trees and hedges. He understands that there are constraints which need to be examined. Placing conditions on planning approvals can ensure that there is not the amount of tree loss currently happening. He would urge that additional pressure is placed on Cornwall Council to enforce conditions that are already made. He would suggest that in the context of Cornwall Council's Climate Change Emergency it would be justified to deliver additional staffing. Where there are difficulties, we should be mindful that the Government may itself be creating hurdles to delivering its own policies on environment. He would suggest that the Parish Council encourage and support Cornwall Council to put pressure on Government where current legislation makes it difficult to implement the proposals outlined. We should inform the local MPs and put pressure on them to ensure legislation supports and not hinders these policies. In addition to planning in terms of the environment it is important that the Neighbourhood Development Plan recognises what we seek to achieve and build on the plan to develop a Tree Management Plan for the Parish which includes Tree Preservation Orders, green spaces and Parish owned land. There is space in the parks to plant more trees to carry out some of these objectives. In addition, he would like the Parish Council to encourage householders within the Parish to plant trees and flowers in their own gardens to reduce pollution and encourage pollinators. He would wish Devoran School and if appropriate Devoran Pre-School be encouraged in projects which encourage pollinators. He would appreciate the Parish Council taking those thoughts on board during their discussion of agenda item no.8.

Cllr Allen proposed and it was unanimously agreed that agenda item no.8 be brought forward for immediate discussion.

8. CORNWALL COUNCIL ENVIRONMENTAL POLICIES

Cllr Brickell advised that each of the potential new leaders of the Conservative party had been asked to declare what their input will be into climate change. He also advised that it was 60 years since the AONB organisation had been set up and hopes that they may look at trees a bit more closely in regard to climate change. Cllr Allen stated that the general issue of encouraging trees and tree planting will be dealt with under climate change and he has carried out a survey of Parish land and his findings will be presented to the Access & Amenities Committee at their next meeting. In terms of planning we have initiated a meeting with Cornwall Council on the issue of Monterey Pines discussed at the last planning meeting and Tree Preservation Orders (extension to and scope of) will also be raised at that meeting. He stated that it is a fabulous tree splendent Parish when looking at Feock from the shoreline in Restronguet Creek and the Carrick Roads. Discussion followed in which Cllr Brickell expressed surprise that in 60 years of the AONB the rules hadn't been modernised, Cllr Freeman questioned if Cornwall Council had adequate resources. Cllr Morgan-Lundie stated that trees are the main source of capturing CO2 and if climate change is an emergency then in future all trees will have TPOs. Cllr Allen felt that it would be a counterproductive rule for all trees were TPO'd. Cllr Freeman summarised that the committee all felt that they would wish to support Cllr Hambly-Staite's comments. She noted that 17 tree applications had been received since the beginning of the year, how many of those included a condition of replanting would be established and she would then propose that Cllrs check if the replanting has taken place. Further discussion on suggestions for encouraging tree planting took place. Cllr Kemp stated that the committee needed to be mindful that existing trees and hedges are protected and need Cornwall Council to make this a condition of planning permissions. Discussion followed in which Cllr Hambly-Staite stated that the Parish and Cornwall Council needed to work together to establish what conditions could be implemented. Cllr Freeman suggested that the Parish Council may be able to establish a relationship with a local retailer to assist residents in obtaining appropriate trees for replanting conditions. She also wondered if Environmental Science students at Truro College would be interested in becoming involved and would work with the Parish. Cllr Hambly-Staite stated that this issue comes under two committees and he was asked by the Access & Amenities committee to contact Cornwall Council about getting advice on a tree management plan, this he has done but has yet to receive a response. Cllr Brickell advised that with the blessing of the committee he would try and get this issue onto the agenda of the next community network group meeting and this was unanimously agreed. Cllr Freeman summarised that it had been a very useful discussion and the issue would be kept under review and various options and angles would be pursued. Cllr Morgan-Lundie stated that suggested conditions for planting trees, dependant on the size of garden, should be made in all comments on all future applications considered by the committee.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS

The following planning applications were considered as detailed.

1376 Imagine Tregye Road Carnon Downs TR3 6JH PA19/03657

The plans were viewed. Cllr Kemp commented that there was no change to the pitch of the roof and no neighbours had commented on the application.

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

1377 Land South West of Higher Tresithick Carnon Downs TR3 6JW PA19/03139

Cllr Allen advised that he is familiar with the lane, the field has wonderful views and he would hope that whatever is developed there does not impede the view from the field gate. The plans were viewed. It was noted that there currently appears to be a grassed tennis court on the land. Cllr Allen noted that the road is very narrow and he wouldn't like to see any additional traffic. Cllr Morgan-Lundie suggested that there would inevitably be more traffic due to the proposal. The size of the sand school was confirmed. Discussion followed regarding ownership of the road and the location of the footpaths. Cllr Morgan-Lundie raised the issue of trees and suggested an area of wildflowers to compensate for the sand school and discussion followed.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council has no objection but would like to see a traffic management plan and ecological compensation for the loss of pasture due to climate change emergency.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1378 Trelawne Chapel Terrace Devoran TR3 6PY PA19/04275

Cllr Thomas stated that the tree should be assessed by Cornwall Council's Tree Officer.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council will defer to the decision of the Tree Officer.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

1379 Tallacks Reach Greenbank Road Devoran TR3 6PQ PA19/04251

Cllr Thomas stated that he had no objection in principle, he gave details of the land levels and felt that the building of a house here would be quite imposing. The planning applications for two properties recently developed further along the road (Teal Lodge and Ardevora) were required to provide a street view be submitted with the application. He has been unable to determine the ridge height from the plan. Cllr Brickell questioned the proposal regarding the levels. The location plan was viewed, and the heights of adjoining properties discussed in relation to overlooking issues. Cllr Thomas stated that there should be some privacy screening conditioned to the left side. Cllr Kemp clarified that the footprint of the building is not changing. Cllr Morgan-Lundie suggested that it may be more acceptable to have a dormer bungalow. Cllr Thomas felt that it would be quite imposing in relation to the land to the north. Cllr Morgan-Lundie questioned the effect on the properties behind and Cllr Thomas felt that it would not be unneighbourly from their aspect. Cllr Freeman summarised that the issues are the overlooking of the property to the left, whether there is a need to have such a steep pitch to the roof and whether the ridge needs to be so high. Cllr Morgan-Lundie questioned the provision of the balcony and level of glazing, questioning light pollution issues and its effect on bats.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council has no objection in principle to development of this property however we have concerns about the massing of the property, the impact on the street scene and the immediate neighbouring bungalow properties. We would like to see a reduction in the glazing particularly at first floor level and a reduction in the ridge height. We would also like to see privacy screening to the left side of the balcony to prevent overlooking of Tredowr.** This was seconded by Cllr Freeman and carried by the meeting (Cllr Morgan-Lundie abstained).

1380 Rosenannon Quenchwell Road Carnon Downs TR3 6JF PA19/04507

Cllr Kemp noted that there were no neighbour comments and the footprint was not changing. Cllr Freeman requested a condition to ensure the annexe remains attached to the property. It was considered that there was adequate parking. Discussion followed regarding the aesthetics of the building.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council has no objection to this development.** This was seconded by Cllr Kemp and carried by the meeting (Cllr Morgan-Lundie abstained).

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that the 5 day local protocol received from Cornwall Council in relation to PA19/00888 had been considered and a response resolved at the full Parish Council meeting held on Monday 3rd June 2019. Cllr Alvey provided an update by advising that an extension to the 30th June for the determination of the application had been agreed between Cornwall Council and the applicant.

7. CORNWALL COUNCIL PLANNING DECISIONS

The following planning decisions made by Cornwall Council since the last meeting were noted.

APPROVED

- 1305 Chyreen Restronguet Point Feock TR3 6RB **PA18/09460**
- 1359 Stamps Trolver Croft Feock TR3 6RT **PA19/01718**
- 1360 Devoran Boatyard Greenbank Road Devoran TR3 6PQ **PA19/02033**
- 1362 Tresithick Cottage Carnon Downs TR3 6JW **PA19/02773**
- 1363 Ty-An-Ryn Mount George Road Penelewey Feock TR3 6QX **PA19/02584**
- 1368 Blossoms Four Turnings Feock TR3 6QN **PA19/03306**
- 1371 Mizzentop Trolver Croft Feock TR3 6S **PA19/02931**

8. MATTERS TO REPORT/CORRESPONDENCE RECEIVED

It was noted that the minutes of the meeting held with the developers for land at Quenchwell Road had been circulated to the planning committee. Cllr Allen proposed, seconded by Cllr Brickell that they were an accurate record of the meeting.

9. DATE OF NEXT MEETING

It was discussed that the date of the next planning meeting previously agreed as Wednesday 3rd July may not now be suitable due to several Cllrs giving apologies. A new date and time will be agreed via email as soon as possible.