

**MEETING NO.1162**

**Minutes of the meeting of FEOCK PARISH COUNCIL PLANNING COMMITTEE MEETING held on  
Monday 16<sup>th</sup> January 2017 at 3.30pm  
At the Parish Council Offices, Devoran TR3 6QA**

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

In attendance: Debbie Searle, Assistant Parish Clerk  
Sam Edwards, Administrative Apprentice  
Cornwall County Cllr S Chamberlain  
Mrs H Harrison  
Mr J Chapman  
Mr McGaw

**1. WELCOME & APOLOGIES**

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

**2. MINUTES OF PREVIOUS PLANNING MEETING**

RESOLUTION: Cllr Thomas proposed the minutes of the meeting held on Monday 12<sup>th</sup> December 2016 were a true record of the meeting and signed by the Chairman. This was seconded by Cllr Kemp and the Chairman duly signed the minutes.

**3. DECLARATIONS OF INTEREST**

No declarations of interest were received.

**4. PUBLIC PARTICIPATION**

Mrs Harrison read out a statement, attached at appendix 1, regarding her application PA16/12104 for the felling of a Monterey Cypress at Pandora Cottage, Point, Devoran.

Mr Chapman spoke in support of PA16/12104 stating that shortly after the committee met on site he went to Curlews to measure exactly where those trees were that had been approved for removal by Cornwall Council. He established that they were 12m from the house and the offending tree with this application is 2.5m nearer to the house. The excavations clearly demonstrate that there are significant roots right up against the wall of the house now, the lawn is suffering and the driveway cannot be maintained properly and will need more and more maintenance. So it is difficult to see any difference in terms of principle between the situation at Curlews, where apparently healthy trees have been felled with the approval of the County and here, where we have another tree that is relatively safe, although you can never be sure a tree is always safe, but it is no better or worse than those that have been taken down further up the road.

Mr McGaw spoke to advise that his daughter was the applicant of PA17/00143 and as she was not able to attend the meeting and represent herself he thought he would come on her behalf. He did not wish to make any comments but wished to listen to the discussion.

**5. CORNWALL COUNCIL PLANNING FRIENDLY LINK OFFICER**

The Chairman introduced Hayley Wray and advised that she is now the Parish's Friendly Link Officer. Hayley advised that she is a Graduate Planning Officer; she has just completed her undergraduate and is beginning her masters in Town Planning, is now our Friendly Link Officer and can answer any questions on any planning applications in the area, either hers or any other Case Officer's applications and is able to attend more meetings if needed. Cllr Allen asked for an update on the Cornwall Local Plan. Hayley advised that it had been adopted on the 22<sup>nd</sup> November so now has full weight and is used in all decisions. Cllr Allen questioned if it included a full 5 year supply. Cllr Chamberlain confirmed that it did. Cllr Kemp questioned if Hayley was looking after this area. She advised that her area was Perranarworthal, Falmouth, Penryn, Feock and some of Helston. She works in the householder team, dealing with applications for works to existing dwellings and also tree applications. The Chairman thanked her for attending the meeting.

**6. STATUTORY CONSULTATION – PLANNING APPLICATIONS**

The following applications were considered and decided as detailed.

**1034 Pandora Cottage, Penpol, Devoran TR3 6NN**

The Chairman advised that a site meeting had been held at the property last week attended by Cllrs Richards, Thomas, Blake and Allen. The applicant Mrs Harrison, the agent Mr Chapman and Cornwall Council's Tree Officer Alan Rowe were also present and the Tree Officer has today uploaded his comments to the online planning register. The Chairman read out the comments which concluded with a recommendation to refuse the application. The Chairman advised that the Parish Council had received indications of support for the application from neighbours. Cllr Kemp suggested a compromise would be to trim the tree. Cllr Blake felt that the tree had a huge visual amenity and felt that removal would have a huge impact on the quay and the picturesque environment that we have grown to love and cherish. He has met several people who have voiced their concern should it be removed. The Tree Officer is the expert and we should listen to what he says and take his advice. He is willing to have the lower branches removed if that helps the situation and thinks that we should go along with his recommendations. Cllr Allen stated that he recognises that it is a magnificent tree but is mindful that there is a sort of contract between the community and householders, that if a tree becomes so intolerable, the interests of the householder should be taken above the general community. He appreciates that in all tree management there needs to be a continual cycle of growth and potential removal. He questioned that if the alternative to remove part of the tree was carried out what that would look like. Cllr Thomas stated that on balance he felt that there should be a compromise and it should be reduced by a reasonable amount. He has concern that it is overhanging the road but is inclined to keep the tree but see it significantly reduced. He acknowledged that the position the householders are in is very difficult. The Chairman noted that there were similarities with the application further along the road but noted that this tree was not throwing any large lumps of wood or large cones onto the house and garden and that at Curlews the trees were showing signs of serious wear and tear. The photograph of the tree in the 1960s and the one of the tree currently were viewed. Cllr Thomas asked if it would be possible to request a photo montage of a reduction proposal. Discussion followed in which the Chairman suggested that he

would like to resolve some sort of compromise before making a final decision. If this is considered and then concluded that it cannot be crown reduced or trimmed in some way to leave a viable tree we will then need to make a decision as to whether it stays or goes. Cllr Allen questioned what incentive is there for any home owner to grow a tree in their garden which will eventually become a significant amenity to the area when it can then become so intolerable and they are then not allowed to remove it. He noted that it was a tree planted in a garden and not on natural land which then had a house built next to it. It was noted that it was the last one of four trees that were originally planted. Cllr Thomas commented that he understood that the structure was not being put at jeopardy by the tree and discussion followed regarding the foundations of the house. Discussion concluded with agreement that members could not make a decision on the application and would like to see a proposal come forward to reduce the size of the tree and then reconsider its long term future after this.

**RESOLUTION:** Cllr Thomas proposed the consultee comment for this application as: **The Parish Council considered the report from the applicant's Tree Surgeon and also the report from the Tree Officer and considered that there are discrepancies that need to be resolved which we are not qualified to comment on. We would also offer the suggestion of a compromise situation of considering reducing the overall size and spread of the tree. We would therefore be happy to see a proposal put forward on this compromise suggestion.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

#### **1036 29 Chycoose Parc, Point, Devoran TR3 6NT PA17/00143**

The Chairman gave details of the proposal. The existing and proposed elevation drawings were studied. It was recognised that this was not the first application in Chycoose Parc for a significant addition to a dwelling. The Chairman noted that it was a sloping site, and questioned if members considered it to be over-development of the plot and have any detrimental impact on the neighbours. Cllr Blake stated that it could not be considered over-development of the plot as it was not actually increasing the footprint of the dwelling. Cllr Kemp noted that a privacy screen could be installed to the west elevation. It was noted that no neighbour comments had been received. The block plan showing its situation in relation to neighbouring properties was studied and discussion followed. It was noted that the proposed footprint was of a similar size to the neighbouring property.

**RESOLUTION:** Cllr Richards proposed the consultee comment for the application as: **Subject to satisfactory screening to protect the privacy of neighbours from the sun terrace we can see no material planning considerations that would lead to a refusal.** This was seconded by Cllr Blake and unanimously carried by the meeting.

#### **1032 Cliff Cottage, Old Tram Road, Point, Devoran TR3 6NQ PA16/11891**

The plans were viewed. The Chairman informed members that the main difference with this application to the previous approved one is that there is a new first floor balcony leading from the new bay window, there are also changes to the bay window at ground floor as in the previous application the bay window was smaller with three similar windows whereas this application the bay window is larger with one central window. Cllr Kemp felt that the plan was lacking in cohesion and it was very difficult to see the proposal without a CGI. The Chairman noted that members had no objection to the previous application. Cllr Allen gave members information relating to the common land adjacent to the property advising that they had made application to land registry to take over a

significant area of land between the property and steps which the Parish Council wished to remain as common land. He advised that their claiming of additional land did not appear to be relevant to this application and discussion followed.

**RESOLUTION:** Cllr Richards proposed the consultee comment for the application as: **We have no objection to the proposal as set out.** This was seconded by Cllr Allen and unanimously carried by the meeting.

### **1033 The White Cottage, Carnon Crease, Carnon Downs TR3 6LJ PA16/12026**

The Chairman read out the details of the application, the location was clarified and the plans viewed. It was noted that the footprint was not being increased and Cllr Kemp commented that it would not have any effect on neighbours as it was isolated and all agreed that there could be no overlooking issues. Members agreed that it would not be overpowering the site. Cllr Kemp noted that there was no bathroom proposed upstairs.

**RESOLUTION:** Cllr Thomas proposed the consultee comment for the application as: **We can see no material planning considerations that would lead to a refusal but would like a condition placed on any approval that the shed does not become a separate habitable unit.** This was seconded by Cllr Allen and unanimously carried by the meeting.

### **1035 Carnon Valley Garage, Carnon Valley TR3 6LG PA16/11999**

The Chairman gave a brief history of the site and advised that a site meeting had been held in August 2016 where members had viewed the works that had been carried out. The stream which used to run at the back of the premises has been culverted and this is something which the Environment Agency had been concerned about. The other main concern was the landscaping of the site as it was built up to be a level site and there is a bank and a high wire fence surrounding it. It was felt that it should be landscaped as it is visible from the Bissoe trail. It was noted that it was a retrospective application. Cllr Thomas commented that at the site meeting the applicants had indicated they would be happy to carry out planting to screen the site. Discussion took place regarding plant and tree species suitable for the area. The Chairman asked if members would accept the principle of development and if so what level of landscaping. Cllr Allen stated that he would accept the principle of development for its current purpose but noted that it was very visually intrusive as it stands; it has a very open aspect from the Bissoe trail which is well used and it should therefore be properly screened. Whether this is on the land currently inside the fence or outside, with the agreement of the Environment Agency, would not matter. Cllr Thomas agreed with Cllr Allen's comments. The Chairman commented that there had been concern about it being built out into some sort of nature reserve or wildlife protection zone but the designation of the land had never been satisfactorily established and discussion followed in which Cllr Allen advised that during talks with the Environment Agency they had advised that it had been designated as a County wildlife site but this wasn't a statutory designation and wouldn't affect what could or couldn't be done in planning terms. Cllr Allen stated that the valley was important in scientific terms as it shows how a post industrial site can restore and there are plants that are very interesting and coming back and repopulating a heavily contaminated site. If this were to come up as planning application there is no question that the Environment Agency and other Environmentalists would have asked for plants that currently populate the site to be removed and replanted elsewhere. This opportunity is no longer there so the best we can do is to have it properly screened.

**RESOLUTION:** Cllr Richards proposed the consultee comment for the application as: **We have no fundamental objection to the proposal as set out but we would like to see screening all around the site with suitable endemic species. We would also like to ensure that the applicant is made responsible for the maintenance of the culverted drainage ditch which runs under the site.** This was seconded by Cllr Blake and unanimously carried by the meeting.

4:37pm Cllr Kemp and Cllr Chamberlain left the meeting.

## **7. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL**

The Chairman advised that a 5 day local protocol had been received for PA16/10447 and members had agreed to a revised smaller scheme with a condition that the annexe does not become a separate open market dwelling.

## **8. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2**

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

### **APPROVED**

- 866** Land To West Of Point Road, Carnon Downs **PA15/11578** Development of 14 new residential dwellings and associated work. Dwellings are a mix of houses and apartments, open market and affordable.
- 992** Featherbeds, Come To Good, Feock TR3 6QS **PA16/09437** Demolition of existing dwelling and construction of proposed replacement dwelling
- 995** Devoran Methodist Chapel, Chapel Hill, Devoran TR3 6NY **PA16/08027** Widen existing vehicle gateway by demolition of section of wall and provide widened opening. Existing granite gatepost to be repositioned as hanging post for new gate
- 996** Westward, Bissoe Road, Carnon Downs TR3 6JB **PA16/09292** Construction of a single storey dwelling on land rear of Westward
- 998** Chyreen Restronguet, Point, Feock TR3 6RB **PA16/09279** Various tree works
- 1007** Pipers Lodge, Goonpiper, Feock TR3 6RA **PA16/10196** Various tree works
- 1011** Chinook, Trolver Croft, Feock TR3 6RT **PA16/10329** Lime Tree (T1) - Raise crown by approx. 3 metres. Removal of damaged limbs, Reduce height from approx. 13 metres to 10 metres and balance structure
- 1013** Saqqara, Restronguet Point, Feock TR3 6RB **PA16/10179** Construction of replacement dwelling, garage and boathouse and associated landscape works
- 1016** Cartref Water, Point Road, Point, Devoran TR3 6NZ **PA16/10337** Various works to trees
- 1017** The Boathouse, Feock TR3 6AS **PA16/10688** Works to trees subject to a tree preservation order. Reduce and reshape two branches of one twin-stemmed Oak
- 1018** Tresarnow, Penpol, Devoran TR3 6NN **PA16/10703** Conversion of garage to bedroom, extension to form new garage and addition of bedroom and bathroom with terrace
- 1019** Chy-An-Porth, Restronguet Point, Feock TR3 6RB **PA16/10440** Felling of T71 (Sycamore) and T66 and T67 and one from G16 (Sycamore trees)
- 1024** 2 Dozmere, Feock TR3 6RJ **PA16/10862** Proposed extensions, canopy and alterations to roof. Relocation of vehicular access

## **9. PLANNING PRE-APPLICATIONS**

The Chairman advised that a meeting had been held with the owners and the agent of North Grange Industrial Estate to discuss the possible expansion of the site. It was noted that the large grassed area

at the front which they are proposing to develop was included in the original permission for the site which has now lapsed. It was noted that a formal application was expected to be submitted to Cornwall Council in a couple of weeks' time.

**10. PLANNING APPEALS AND ENFORCEMENTS**

It was noted that the Hearing for the Appeal of the proposed 60 dwellings off Quenchwell Road in Carnon Downs is to be held on the 21<sup>st</sup> and 22<sup>nd</sup> February and would be at the Town Hall in Truro. The hearing is open to the public and anyone can attend.

Cornwall Council has commenced an enforcement case regarding works to the woodland at Chyreen, Restronguet Point, which have been carried out without an authorised method statement. It is understood that a site visit was carried out last week by the Enforcement Officer and Forestry Officer but an update has not yet been received.

It was noted that the Appeal Hearing for Turbary at Goonpiper, Feock has been scheduled for 8<sup>th</sup> February at the Council offices in Camborne.

Cllr Blake reported that he had queried the conversion of a barn into what appears to be a holiday let at Trevilla, Feock. Sam Edwards has checked the situation and advised that planning permission was granted two years ago but there were certain conditions attached relating to the materials used on the roof. They have applied to have those conditions lifted however this hasn't yet been granted.

**11. MATTERS ARISING**

There were no matters to report.

**12. DATE OF NEXT MEETING**

The date of the next planning meeting was agreed as Monday 6<sup>th</sup> February 2017 at 3.30pm.

There being no further business the meeting closed at 4.50pm.

**Signed.....**

**Chairman, Feock Parish Council Planning Committee**

**6<sup>th</sup> February 2017**