

MEETING NO. 1092
Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on
Wednesday 25th February 2015
at the Parish Office, Devoran at 6pm

Members Present:

WARDS CARNON DOWNS
 B Richards
 C Kemp
 I MacDonald

In Attendance: Debbie Searle, Assistant Clerk
 Cornwall Councillor S Chamberlain
 1 Planning Agent
 3 members of the public

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. WELCOME & APOLOGIES

The Chairman welcomed those present; apologies were accepted from Cllr Blake. The Chairman advised that Cllr Carter had resigned as a Parish Councillor and there was now a vacancy on the Planning Committee.

2. DECLARATIONS OF INTEREST

No declarations were received.

3. PUBLIC PARTICIPATION

A Planning Agent spoke regarding item no.737 on Agenda Report 1 and tabled two plans of the proposal and a written document regarding perimeter walls, creek views and overlooking. Members asked clarifying questions in regard to the plans tabled.

4. MINUTES OF PREVIOUS PLANNING MEETING

The minutes of the meeting held on 28th January 2015 were agreed as correct, proposed by Cllr Kemp and seconded by Cllr MacDonald and were duly signed by the Chair.

5. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

735 Bonmarche, Carnon Downs Garden Centre, Carnon Downs TR3 6LN PA15/00611

Members discussed and clarified the exact location and that the application had been amended to be for a non-illuminated sign. The Chairman proposed, Cllr Kemp seconded that the Consultee comment be "The Parish Council has no objection to this proposal provided that the outlet complies with existing planning consents for retail development on this site".

736 Rosemullion, Tremarne Close, Feock TR3 6SB PA15/01027

Members considered that this was a large plot and that no objections had been received. The application was discussed and discussion concluded with Cllr MacDonald proposing and Cllr Kemp seconding that the Consultee comment should be "The Parish Council can see no material planning considerations to object to the proposal as set out".

737 7 Carclew Terrace, Devoran TR3 6PN PA15/00733

Members discussed the neighbour's objection at the loss of view however this was confirmed as not being a material planning consideration. Discussion continued regarding the building being in a serious state of dilapidation and concluded with it being agreed, proposed by Cllr Kemp and seconded by Cllr MacDonald, that the Parish Council's Consultee comment should be "The Parish Council considers that the property is badly in need of restoration and appropriate redevelopment and considers that there are no material planning considerations why the current proposals should not be acceptable and alleviate the current problems".

738 Land North Of Bissoe Road, Bissoe Road, Carnon Downs TR3 6LL PA15/00868

Members discussed the Tree Officer's views which had not been considered strong enough to justify refusal of the previous application. The plans were studied in relation to car parking and concern was expressed about the number of spaces in the north east corner of the development accessed via Forth Noweth. Members agreed that the general feeling was that this was an improvement on the previous plan and therefore there was nothing to object to. For information the Chairman summarised some of the objections to the previous application. The Chairman then proposed, seconded by Cllr Kemp that the recommendation to be taken to the full Parish Council meeting scheduled for Monday 3rd March 2015 would be that the Planning Committee have considered these proposals in depth along with the existing extant permissions for this site, and can see no material planning considerations to justify refusal but would appreciate the developers further consideration of the allocated number of parking spaces in the north east corner of the development. It had also been noted that the Tree Officer's comments were a reflection of his concerns in the 2012.

739 Tanglewood, Penelewey, Feock TR3 6QU PA15/00938

The Tree Officer's comments were read out and discussed and the photographs accompanying the application studied. The Chairman proposed, seconded by Cllr MacDonald that the Consultee comment should be "The Parish Council agrees with the Tree Officer's comments on T3 - T5 but would also require further information regarding T1 and T2 but would be prepared to be guided by the Tree Officer's recommendations".

740 Waterside, 18 St Johns Terrace, Devoran TR3 6NE PA15/01274 (Listed Building) & PA15/01002

Cllr Kemp noted that the neighbour had no objection. Members discussed that the proposal would be an improvement and concluded with Cllr MacDonald proposing, seconded by Cllr Kemp, that the Consultee comment be "The Parish Council can see no material planning considerations to lead to a refusal provided that the materials used are in keeping with the Conservation Area".

741 Chylowena, 10 Dozmere, Feock TR3 6RJ PA15/01076

Members viewed the photograph and discussed the application. Cllr Kemp proposed, seconded by Cllr MacDonald that the Consultee comment be "The Parish Council are happy to be guided by the Tree Officer but have no objection to the work as proposed as shown in the photograph".

742 Goonpiper House, Goonpiper, Feock TR3 6RA PA15/01165

The site plan was studied in relation to the proposed works and neighbouring properties. Members discussed and expressed concern over the proposed wall. The Chairman proposed, seconded by Cllr Kemp, that the Consultee comment should be "The Parish Council can see no material planning

considerations that would lead to a refusal but have concerns regarding the potential height and stability of the proposed new wall. If these can be allayed we have no other concerns over the application”.

743 9 Parkancreeg, Carnon Downs TR3 6HN **PA15/01372**

The Chairman noted that there had been no neighbour comments. The site plan was viewed and the property’s location in relation to neighbouring properties studied. Cllr Kemp proposed, seconded by Cllr MacDonald that the Consultee comment be “The Parish Council can see no material planning considerations why the proposal should not go ahead as planned”.

Cllr Chamberlain left the meeting.

Three further planning applications had been received since the agenda had been issued:

744 The Lookout, Penpol, Devoran TR3 6NZ **PA15/01557**

The Chairman asked Members to consider this application and provide the Assistant Clerk with their view on the application as soon as possible.

745 Trelowen, Mount George Road, Penelewey, Feock TR3 6QX **PA15/01482**

The Chairman summarised the application, it being for the part rebuilding of a fire damaged property and that the remains of the property were currently unstable and hazardous. The Chairman advised members that he had, in association with the Clerk, confirmed that the Parish Council had no objection to the demolition of the unstable remains of the property. The Consultee comment for the application was agreed as “The Parish Council has no objection to the proposals as set out to rebuild the property in the same size, scale and finishes as the original”.

746 Pine Cottage, Four Turnings, Feock TR3 6QR **PA15/01469**

The Chairman gave details of the application, it being for the removal of condition no.3 of approved planning consent PA14/11197. Members agreed that they had no objection to the removal of this condition. The Consultee comment for the application was agreed as “This is a simple resubmission of an existing approval which seeks to remove an unrealistic condition. The Parish Council therefore has no objection”.

6. PLANNING DECISIONS

Cornwall Council had decided the following applications since the last meeting on 28th January 2014.

- 722** Creek Vean, Pill Lane, Feock TR3 6SE **PA14/10917** - Approval
- 723** 24 Chycoose Parc, Point, Devoran TR3 6NT **PA14/11057** - Approval
- 724** 6 Agar Meadows, Carnon Downs TR3 6HS **PA14/11589** - Approval
- 727** Land Adjacent To 3 Trevince, Bissoe Road, Carnon Downs TR3 6HZ **PA14/10794** - Approval
- 730** Wood End, Access To Wood End From Trevilla Road, Feock TR3 6QW **PA14/12150** - Approval
- 731** 22 Belmont Terrace, Devoran TR3 6PX **PA15/00029** – Decided not to TPO
- 732** Devoran Village Hall, Quay Road, Devoran TR3 6PQ **PA14/12106** & **PA14/12094** - Approval
- 733** Ancarva, 5 Wellington Plantation, Penelewey, Feock TR3 6QP **PA15/00087** - Approval

The Chairman confirmed that the Parish Council had maintained their objection to nos.723 and 727. However the grounds of objection had not been considered enough to justify refusal by the Planning Officer and the Parish Council had agreed to disagree.

Members then discussed trees in the Conservation Area and Tree Preservation Orders in reference to item no.731. It was agreed that the Assistant Clerk would seek clarification from Cornwall Council's Tree Officer of the general rules concerning trees within the Conservation Area.

7. PLANNING APPEALS AND ENFORCEMENTS

There were no planning appeals.

The Chairman summarised a new planning enforcement issue at Point.

The Chairman advised that he had been contacted by a local business owner who had received a visit by a Planning Enforcement Officer. The Chairman confirmed his advice had been to comply with the planning conditions that were in place or apply to have the conditions varied.

8. MATTERS ARISING

The Chairman advised that since the last meeting several Councillors had met with potential developers, to discuss proposals and offer advice, who were expressing an interest in developing in Carnon Downs. Both developers wished to retain confidentiality at this stage and the Parish Council had agreed to respect their request.

9. DATE OF NEXT

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

Signed:

Chairman, Feock Parish Council Planning Committee

1st April 2015