

MEETING NO.1214

Minutes of the meeting of Feock Parish Council Planning Committee held on
Wednesday 3rd October 2018 at 3.30pm
At the Parish Council Office, Market Street, Devoran

Members present: H Freeman, Meeting Chair
C Kemp
C Blake
B Thomas
R Brickell

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

Public present: Mr D Meeks, CSA Architects
Mr I Bodie
Mr J Vessey
Mrs E Delph

AGENDA

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from Cllrs Allen, Lightfoot and Morgan-Lundie.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Blake proposed the minutes of the Planning Committee meeting held on 5th September 2018 as a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Brickell and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

Cllr Freeman declared a non-pecuniary interest in PA18/05758 (Lambrook Farmhouse Feock TR3 6RG) and stated that she would not participate in the discussion of the application or vote and advised that Cllr Kemp would take over the role of Chair for that section of the meeting.

4. PUBLIC PARTICIPATION

Mr Dan Meeks of CSA Architects spoke in support of application PA18/05758 advising that the scheme had been revised to address the concerns of the Parish Council and the AONB Officer. The revised scheme reduces the number of properties to two and that the curved wall to the barn was now being retained. The one new dwelling in the garden to the north east of the site now has larger amenity space and a greater distance between existing houses and the development. The density of the development has also been reduced and the plot area is 16%. The revised design presents a more rural character with a liner design. Cllr Kemp questioned the height of the new buildings. Dan Meeks confirmed the heights as 58.5m and 58.33m and the roof was confirmed as natural slate. Cllr Brickell asked for the total square footage. Dan Meeks stated that the existing is 423sqm existing, the previous proposals were 842sqm and the current proposals are 698sqm being a 17% reduction in the gross internal area (7550sqft across the 3 dwellings and their outbuildings). Cllr Blake questioned the sensitive edge location and it was agreed that this would be discussed during the consideration of the application in the closed session.

Mr I Bodie tabled plans and drawings and spoke in support of his application PA18/07314 (Seamark Penpol Devoran TR3 6NW) advising that a revised plan had been submitted which indicated the extent of the existing property against the proposed more clearly. He stated that at the last meeting the issue of light shining down the creek was raised and advised that the line on the plan tabled showed that the light didn't hit the creek at all. On

the second drawing tabled the extent of the extension was highlight in green and showed an increase of 14% not 24% as previously stated. There was concern over the balcony, however the side of the balcony that overlooks the building below will have a 6ft screen, so they won't be able to see below. There was also concern about the footings and the impact on the bank below, the structural engineer has suggested that the footing will push it to a 45-degree angle. The carport has been reduced by a couple of feet to ease the turning circle at the top of the site. He advised that the main intention of the alterations is due to his deteriorating health. Cllr Freeman questioned the use of a structural engineer. Mr Bodie stated that he had spoken to one but will only be obtaining a written report if he receives planning approval. Cllr Freeman questioned the balcony having a 6ft obscured screen at the side and questioned if the area to the back of the carport was still to be built. Mr Bodie stated that the store room had been removed from the plans and there would now just be a gate across. Cllr Freeman asked how far the new proposal will be from the boundary. Mr Bodie stated that it would be 4ft from the actual boundary and there is a further 3ft on the other side to the top of the bank.

Mr J Vessey spoke in objection to PA18/07314 (Seamark Penpol Devoran TR3 6NW) expressing concern about the impact on the granite heritage cottages below. Last month it was discussed that several elements of the plan were misleading, and he believes that there is another element that is also misleading as the plans state that the bank is 6ft high, however it is 10ft high and the diagram of the shrub is shown at approximately 8ft however it is currently rising to 16ft. Whilst the Architects drawings do not state the height of the extension a conservative measure shows that the extension will rear up above the houses below by about 30ft which will overwhelm the cottages below cutting out light and cause shadowing and damp. He feels that a plan showing more accurate measurements would have been useful.

Mrs Delph spoke in objection to PA18/07314 (Seamark Penpol Devoran TR3 6NW) stating concern about the loss of light and the drainage.

Mr Bodie (Seamark Penpol Devoran TR3 6NW) spoke again to state that his property is on the East and would not block light and the cottages do not get the evening sun.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

1268 Lambrook Farmhouse Feock TR3 6RG PA18/05758

Cllr Freeman took no part in the discussion and did not vote on the application.

Cllr Kemp summarised the Parish Council's previous comment for the application, that it was sitting on a sensitive settlement edge in the AONB and the Architect has worked hard to consider the concerns of the Parish Council and AONB Officer and the committee need discuss the sensitive settlement area issue and anything else that hasn't been covered by the changes. Cllr Blake stated that reducing the scheme to one house rather than two is commendable, but he still thinks the one proposed is very large. However, we don't have the massing problem that we have elsewhere in Feock and it is being done in traditional materials, it does have a pitched roof, it is a large plot and will be difficult to see from outside of the site. Cllr Kemp stated that the barn is a dilapidated building that will be removed and there will be a better visual replacement. There are no issues regarding access and egress and happy with the fact that the wall is being kept retaining the character of the Village. Cllr Thomas stated that he felt we had previously stated that we have no objection in principle and the current proposal is a distinct improvement on the previous scheme, so he is minded to approve. Cllr Brickell stated that 6500sq ft is large, but he tends to agree that he can see no reason for objecting. The build plan and road use will be critical. Cllr Kemp advised that the AONB Officer had advised that he would not be objecting to the new scheme. Discussion followed regarding management of construction of traffic. Cllr Blake wished to compliment the Architect on the steps taken to amend the scheme to reduce the proposal to one more in keeping with the natural environment.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council has no objection to the amended proposal for two dwellings which we feel better reflects our NDP Policy D1. We commend the developer for his sensitivity to the issues regarding the local vernacular and local environment including the retention of the curved wall which is important to the character to this part of Feock Village. Due to the restriction of the lane we would still wish a strict traffic construction management plan as a planning condition so that local life isn't too severely disrupted by this development and local traffic flow is respected. We also wish to see a landscaping scheme that reflects the natural beauty of the local area to mitigate the new**

development in its setting and accord with NDP Policy LS2. This was seconded by Cllr Blake and unanimously carried by the meeting.

1279 Seamark Penpol Devoran TR3 6NW PA18/07314

The plans were viewed, discussion followed regarding the concern expressed about the height of the extension and the plans were measured to establish the correct measurement. Cllr Freeman advised that there had been a lot of objections and stated that Restranguet Creek Society had advised that they maintained their objection. The single storey extension has been removed but that is not critical to the neighbour's objections. Cllr Thomas stated that he did not think the increase in mass was significant and some of the objections were not material planning considerations however he is concerned that it could be considered as being unneighbourly to the buildings below and is quite a large construction which may dominate over the 19th century cottages below. Cllr Freeman quoted NDP policy HE1 in this respect. Cllr Thomas reiterated that he felt the effect on the properties below will be too significant. Cllr Brickell felt that the ridge height should be in line with the existing ridge adjacent. Cllr Kemp stated that the main objections were unneighbourliness and we need to take these into consideration where they are relevant. Cllr Blake stated that regarding the concern about loss of light, he did not feel that because of the orientation this was a real argument. He wished to see the ridge height being kept the same all the way along.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council object to the proposal in its current form due to concerns over unneighbourliness and its effect and impact on the historic cottages on the eastern side of the proposed development.** This was seconded by Cllr Thomas and unanimously carried by the meeting. Colin abstaining.

1288 18 Trevallion Park Feock TR3 6RS PA18/08096

The details of the application were viewed, and the Tree Officer's comments read out.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

A 5-day protocol letter had been received in relation to PA18/07057 (Parkwood Hill Carnon Downs) and discussion took place regarding the proposed planning conditions and informative. It was agreed, proposed by Cllr Kemp and seconded by Cllr Blake that the Parish Council's response would be: **The Parish Council is pleased that you will be including conditions regarding the stables and external lighting as detailed in your letter. However, we disagree with your recommendation to use an informative regarding the construction traffic management plan due to an informative not being enforceable and still wish a construction traffic management plan to be conditioned to any approval. This request is due to frequent concerns of residents who are suffering substantial building development in the area which is impacting their daily life. We therefore disagree with your recommendation and request committee consideration.**

7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

The following applications decided by Cornwall Council since the last planning meeting with noted.

APPROVED

- 1271 Chyengarh Restranguet Point Feock TR3 6RB PA18/06178
- 1274 Land at Treliver Farm Ringwell Hill Carnon Downs TR3 6LQ PA18/06612
- 1275 Land North of Bosvean Trolver Hill Feock PA18/06708
- 1276 Copper Oaks 18 Wellington Plantation Penelewey Feock TR3 6QP PA18/07091
- 1277 19 Trelawne Road Carnon Downs TR3 6HP PA18/07116
- 1283 Peter House Trevilla Hill Feock TR3 6QG PA18/07462

PART APPROVED/PART REFUSED

- 1272 Trevallion Vean Trolver Hill Feock PA18/06404

WITHDRAWN

8. PLANNING PRE-APPLICATIONS

Cllr Freeman reported that the following pre-application meetings had taken place since the last planning meeting:

06.09.18 with Mr & Mrs Chivers and their Planning Agent regarding their recently refused application for alterations to The Dene, Feock. During the meeting it was suggested that they contact the Cornwall AONB Planning Officer to discuss the design of a revised scheme.

12.09.18 with Mr & Mrs Rickard. During the meeting Cllr Allen explained that the Parish Council would be evaluating all planning applications received for consultee comment against the Feock Neighbourhood Development Plan.

12.09.18 with Messrs Bains. Cllr Allen advised that their previously refused proposal for land in Carnon Downs was against the Feock Neighbourhood Development Plan and could not be supported by the Parish Council.

9. PLANNING ENFORCEMENT

The new planning enforcement flowchart issued by Cornwall Council was circulated for information.

10. NEIGHBOURHOOD DEVELOPMENT PLAN

It was agreed that a list of possible additions will be created and reviewed at all future meetings as a standing item.

11. MATTERS TO REPORT

Cllr Blake reported that he had attended Cornwall Council's Central Sub-Area Planning Committee meeting in St Austell on Monday 1st October to speak in objection to PA18/02493 (Brambles Trolver Hill Feock TR3 6RR). He advised that the committee had unanimously rejected the application. It was discussed that County Cllrs are keen to follow Neighbourhood Development Plans. Cllr Thomas asked for thanks to be recorded to Cllr Blake and Cllr Alvey for successfully stating the Parish Council's views on the application.

Cllr Alvey advised that the appeals to the Planning Inspectorate regarding the applications at Stamps Hill and Harcourt should be close to a decision and advised that the Valley Lane appeal had not yet been commenced. Discussion took place regarding the process of Appeals.

12. DATE OF NEXT MEETING

The date of the next planning committee meeting was provisionally agreed as Wednesday 17th October 2018 @ 3.30pm. It was noted that a meeting with the Affordable Housing Officer had been arranged for Wednesday 10th October 2018.

Signed:

**Chair, Planning Committee, Feock Parish Council
17th October 2018**