

MEETING NO.1211

Minutes of the meeting of Feock Parish Council Planning Committee held on
Wednesday 4th July 2018 at 4pm
at the Parish Council Office, Market Street, Devoran

Members present: Cllr P Allen, Chair
Cllr C Blake
Cllr C Kemp
Cllr B Thomas
Cllr R Brickell
Cllr H Freeman

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

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from Cllr Morgan-Lundie.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Blake proposed the minutes of the Planning Committee meeting held on 6th June 2018 as a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Freeman and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations were received.

4. PUBLIC PARTICIPATION

No members of the public were present.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

1252 Land South Of Gorseways Quenchwell Road Carnon Downs PA18/04627

The Chairman gave details of the proposal. The access plan to the proposed development on the other side of the road was viewed and the Chairman questioned the possibility of a highway issue and the principle of subdividing the plot. He felt that in policy terms the sub-division of the plot and infill was acceptable. He read out the comment from the Highways Officer and the neighbour from the online planning register. Cllr Brickell questioned the future use of speed humps and the necessity of replacing it. Cllr Kemp advised that the speed humps did cause noise nuisance and also expressed concern at the closeness of the proposed dwelling to the existing. Discussion followed regarding the speed humps and traffic calming. Cllr Freeman suggested that the existing house access would be compromised when the new development access on the other side of the road was created. Cllr Thomas felt that the proposal was overdevelopment of the site. The Chairman clarified the accommodation layout.

RESOLUTION: Cllr Freeman proposed the consultee comment for the applications as: **The Parish Council has no objection in principle to the proposed infill but does have concerns over a new entrance and would wish the Highways Officer to be made aware of the planning permission for a new entrance opposite this site granted under PA16/10402. The Parish Council also wishes to ensure that the dwelling will remain single storey and would like permitted development rights withdrawn to ensure that conversion to a second storey is not permitted.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1253 25 Chycoose Parc Point **Devoran** TR3 6NT **PA18/04917**

The Chairman read out the Tree officer's comments.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council agrees with the Tree Officer's comments.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

1254 Tranquility Penpol Hill Penpol **Devoran** TR3 6NP **PA18/04947**

The location was clarified and previous works to trees in the area discussed. The application detail and photographs were viewed.

RESOLUTION: Cllr Allen proposed the consultee comment as: **The Parish Council will defer to the opinion of the Tree Officer but would prefer to see the trees remain.** This was seconded by Cllr Blake and unanimously carried by the meeting.

1255 Carinya Green Close **Feock** TR3 6SF **PA18/05137**

The photograph were viewed.

RESOLUTION: Cllr Allen proposed the consultee comment as: **The Parish Council will defer to the opinion of the Tree Officer however we would wish to see the replacement for any canopy that has been lost.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1256 Still Waters Trolver Croft **Feock** TR3 6RT **PA18/05350**

The application detail and photographs were viewed. Discussion followed regarding the age of the trees.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **In this Area of Outstanding Natural Beauty the Parish Council views tree canopy as the main mitigation for development and therefore wishes to see as much tree cover as possible preserved in the area. If trees are to be removed that are not covered by a TPO we would wish to see trees that are covered by TPO given full protection. We would not wish to see healthy trees reduced simply to enhance a view.** This was seconded by Cllr Kemp and unanimously agreed by the meeting.

1257 Tregew Farm **Old Kea** TR3 6AX **PA18/04490**

The comment from the neighbour was read out and the plans viewed.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council has no objection but would support the reservation expressed by the neighbour regarding the height of the garage.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1258 Trevean Harcourt **Feock** TR3 6SQ **PA18/05033**

The plans were viewed and the comment for the previous application PA16/11919 read out. Discussion followed.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council has no objection to the proposed open swimming pool subject to permitted development rights being withdrawn to ensure that the swimming pool does not become enclosed.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1259 10 St Johns Terrace **Devoran** TR3 6NE **PA18/05400 (& PA18/05401 Listed Building consent)**

The plans were viewed and the Parish Council's comment for the previous application (PA18/02040) was read out. It was noted that the Historic Environment Officer is still concerned about the introduction of a dormer window and discussion followed.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council broadly supports this application but notes and supports the comments of the Historic Environment Officer.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

1260 Carrick Boat House Feock TR3 6SG PA18/05399

The application detail was discussed and the photographs viewed.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council has no objection in principle but will defer to the advice of the Tree Officer.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1261 Still Waters Trolver Croft Feock TR3 6RT PA18/05726

The photographs were viewed and the reasons for the application read out and discussed. Discussion continued regarding the replanting of trees.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **This should be viewed in light of the previous application at Still Waters PA18/05350 and our comment on that is equally applicable. If the Tree Officer feels that the loss of light is substantial the Parish Council might accept some crown raising of lower branches.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

1262 Land East Of Quenchwell Road Forth Coth Carnon Downs PA18/04964

The Chairman read out the comment resolved at the full Parish Council and the Committee endorsed the comment:

The Parish Council are disappointed at the new proposed residential development in that the site has become restricted in area leading to a development which is out of character with the surrounding area. The previous design approved with conditions on 19th January 2017 showed an open aspect estate and the council believes that this should be used as the basis for future design, the Council is also disappointed at the removal of the commercial mixed used development on the site which was specifically stated in the planning officers report as being of benefit to, provide services and local employment to the local community. The Parish Council are also concerned that the position of the affordable housing is divisive and not inclusive. The Parish Council is therefore opposed to this design

1263 Jarna Feock TR3 6RG PA18/05825

The plan was viewed and discussion followed regarding the aesthetics of the porch.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council has no objection to this amendment.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

1264 3 Carnon Gate Devoran TR3 6PG PA18/05661

The plan was viewed.

RESOLUTION: Cllr Thomas proposed the consultee comment for this application as: **The Parish Council has no objection to this amendment.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

Two further applications had been received since the setting of the agenda and were also considered:

1265 Bosula Harcourt Lane Feock TR3 6RW PA18/06058

The detail of the application was read out.

RESOLUTION: Cllr Allen proposed the consultee comment for this application as: **The Parish Council has no objection to this amendment.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1266 Arbennek Restronguet Point Feock TR3 6RB PA18/05981

The photographs were viewed and discussion followed.

RESOLUTION: Cllr Allen proposed the consultee comment for this application as: **In this Area of Outstanding Natural Beauty the Parish Council views tree canopy as the main mitigation for development and therefore wishes to see as much tree cover as possible preserved however we are happy to take the advice of the Tree Officer for this application.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

The Committee noted that the 5 day local protocols (detailed below) had been discussed at the full Parish Council meeting held the evening before.

PA18/04121 The Dene Churchtown Feock TR3 6SA - remain opposed to the application and requested committee consideration by the planning committee

PA18/04082 land south of Coloundra, Ropewalk, Devoran TR3 6NA - agreed to disagree with recommendation for approval

PA16/06449 Land adjacent Bissoe Road, Carnon Downs - agreed with recommendation for approval subject to conditions and the s106 agreement as stated

PA18/03968 Pipers Meadow Four Turnings Feock TR3 6QR - agreed to disagree with recommendation for approval

PA18/04524 Still Waters, Trolver Croft, Feock TR3 6RT - agreed to disagree with recommendation for approval but requested that appropriate restrictions relating to traffic management are made conditions of the planning approval

7. CORNWALL COUNCIL PLANNING DECISIONS

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

APPROVED

1201 Land At Treliever Farm Ringwell Hill Carnon Downs **PA18/00395**

1234 Plasmarl Tregye Road Carnon Downs TR3 6JH **PA18/03499**

1236 23 Belmont Terrace Devoran TR3 6PX **PA18/02955**

1239 3 Edwards Road Devoran TR3 6PP **PA18/03989**

1240 Little Tregew Old Kea TR3 6AU **PA18/03949**

1245 The Barges Quay Road Devoran TR3 6PW **PA18/04252**

1248 Arbennek Restronguet Point Feock TR3 6RB **PA18/04543**

1250 Chycoose House Chycoose Devoran TR3 6NU **PA18/04814**

NOT ACCEPTABLE AS AN AMENDMENT

1251 Bosula Harcourt Lane Feock TR3 6RW **PA18/05040**

8. DEVELOPMENT CONDITIONS

The Chairman advised that further correspondence had been received from the Friends of Restronguet Point regarding destruction of verges by heavy vehicles and the need to have a better system for putting restrictions on the conditions of construction working. He advised that a list of potential restrictions is being prepared and when

this is complete the committee will look to correlate the need of specific restrictions with different Parish areas e.g. Pill Lane, Restronguet Point etc. This will then provide a list of standard restrictions for each area. Cllr Kemp questioned if there were existing conditions relevant to and placed on all permissions. Cllr Alvey advised that there was not and it is reasonable to request conditions. It was also discussed and agreed that it would be useful to create and maintain a list of items to be considered for the first revision of the NDP.

9. AFFORDABLE HOUSING

The Chairman advised that money was lodged with Cornwall Council and advised that a meeting was being arranged for September for discussion with the Affordable Housing Officer. Cllr Alvey gave information regarding affordable housing surveys and an issue with another Parish's NDP where an issue had arisen regarding housing need within the Parish and the clustered area. He advised that the affordable housing survey is the overall rider for exception sites and when assessing affordable housing surveys it is based on delivery and not on permissions. He advised that it is important that the NDP makes it clear that exception sites and affordable needs are not clustered but Parish area specific. Discussion followed regarding the Parish's affordable needs requirement and sites with permission. It was clarified that an assessment needs to be paid for. It was also suggested that it would be useful to establish if any houses of the affordable element went beyond the affordable need area if they could not be filled locally. Cllr Brickell questioned the CIL levy and discussion followed. It was agreed that recent communication regarding the CIL levy would be circulated to the committee for information.

10. PLANNING PRE-APPLICATIONS

The Chairman advised that a request for a pre-app meeting had been received and times and dates for the meeting were discussed but a suitable date could not be established. It was agreed that a poll of possible dates/times would be circulated to the committee and a meeting date decided asap.

11. MATTERS TO REPORT

Cllr Freeman reported that she had received a letter regarding the proposed TPO order at Pill Creek and that she had replied to advise that planning permission can be applied for to carry out tree works to trees covered by a TPO. Cllr Blake advised that he had also received the same communication and had replied with details regarding the purpose of a TPO. It was discussed that any works being carried out to trees detailed within the Tree Preservation Order, currently out for consultation, should be reported to Planning Enforcement as the trees are protected.

12. DATE OF NEXT MEETING

It was agreed that the next planning meeting would be arranged via email as soon as possible.

Signed:.....
Chair, Feock Parish Council Planning Committee
24th July 2018