

MEETING No.1275
Minutes of the meeting of Feock Parish Council Planning Committee held on
Wednesday 17th November 2021 at 4pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Colin Blake, Meeting Chair, Feock Ward
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Kate Gason, Carnon Downs Ward
Cllr Phil Allen, Carnon Downs Ward
Cllr Sue Cooper, Devoran Ward
Cllr Bea Robson, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: 2 members of the public

1. WELCOME & APOLOGIES

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

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 2nd November 2021 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Allen and carried by the meeting.

3. DECLARATIONS OF INTEREST

Cllr Allen declared a non-pecuniary interest (friends of the applicants) in PA21/09097.

4. PUBLIC PARTICIPATION

The applicants for PA21/09097 spoke to say that they had made their representations to Cllrs at the site visit which had been held the previous Monday.

5. STATUTORY CONSULTATION – PLANNING APPLICATION FOR COMMENT

The following planning applications were considered, and the consultee comments agreed as follows

PA21/09097 (102) - Land North of Bojewyan Chycoose Devoran TR3 6NU

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **Whilst the Parish Council has no objection in principle to this application, due to the Climate Change emergency we would ask Cornwall Council to ensure that any loss of trees is replaced with new planting.** This was seconded by Cllr Robson and was carried by the meeting. (Cllr Allen took no part in the discussion and did not vote)

PA21/08926 (099) - Creek Vean Pill Lane Feock TR3 6SE

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **Whilst the Parish Council has no objection in principle, in accordance with NDP policy BIO2 all trees should be given protection and we would ask the Tree Officer to visit the site to ensure that construction is possible without harm to existing trees. We would ask that non-reflective glass be conditioned to the design. We also wish to ensure that a suitable and realistic construction management plan is conditioned to any approval.** This was seconded by Cllr Allen and carried by the meeting.

PA21/10867 (101) - Brambles Trolver Hill Feock TR3 6RR

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council is mindful that this application is within the AONB and is subject to a TPO order and make our decision considering NDP policies D1, BIO1, BIO2, BIO3, LS1 and LS2. We also note this is a bio-diversity action plan area and woodland, and adjacent to a sensitive settlement area boundary and in light of this support the comments of the AONB**

Officer and those of Cllr Martyn Alvey and object to this application. This was seconded by Cllr Cooper and carried by the meeting.

PA21/10682 (103 - Stringers Ropewalk Penpol Devoran TR3 6NS

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council has no objection in principle however has concerns regarding the extent of the glazing proposed and the light spill that this will create and ask for non-reflective glass to be conditioned to any approval. We note that no neighbours have commented on the proposal.** This was seconded by Cllr Robson and carried by the meeting.

6. SUBMITTED CONSULTEE COMMENTS

RESOLUTION: Cllr Blake proposed the following consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting be formally ratified. This was seconded by Cllr Cooper and carried by the meeting.

PA21/09845 (092) - Lambrook Elms Feock TR3 6RG

The Parish Council are concerned that there is a stream that seems quite steeply set into the bottom of the garden between Lambrook and the orchard of La Feock and there is potential for conflict with NDP policy LS2 if engineering solutions are needed to ensure the safe construction of the substantial additions to the house. Also, regarding NDP policy BIO1 it is very important that the green boundary of the field and the garden are kept. This is important for maintaining the integrity of the stream, which is undoubtedly important for wildlife, not least as a significant corridor. In any event this site is on a Sensitive Settlement Edge and as stated in the NDP 'Development adjacent to SENSITIVE settlement edges is discouraged unless a strong public interest can be demonstrated' therefore, the Parish Council must object to this application.

Proposed by Cllr Blake, seconded by Cllr Cooper and agreed by Cllr Kemp, Cllr Robson and Cllr Gason and submitted to the online planning register on Thursday 4th November 2021.

PA21/10312 (096) - Woodlands Penelewey Feock TR3 6QU

The Parish Council will defer to the Tree Officer for this application.

Proposed by Cllr Robson, seconded by Cllr Blake and agreed by Cllr Gason and Cllr Cooper and submitted to the online planning register on Thursday 11th November 2021.

PA21/09426 (097) - Chypraze Quenchwell Road Carnon Downs TR3 6LN

Subject to the Planning Officer being satisfied that the access and turning space arrangement is adequate, the measures suggested in the bat report are adhered to and there is a condition to ensure the annexe remains ancillary to the main dwelling, the Parish Council has no objection.

Proposed by Cllr Robson, seconded by Cllr Blake and agreed by Cllr Gason and Cllr Cooper and submitted to the online planning register on Thursday 11th November 2021.

PA21/10178 (098) - 1 Porthgwidden Feock TR3 6SG

If the Yew Tree has been damaged due to the installation of the oil tank, then a replacement tree planted in a more appropriate position is justified and should be conditioned to any approval granted.

(Cllr Gason declared an interest and took no part in the discussion or consultee comment).

Proposed by Cllr Robson, seconded by Cllr Blake and agreed by Cllr Cooper and Cllr Kemp and submitted to the online planning register on Thursday 11th November 2021.

PA21/09775 (100) - 2 Tregye Lodge Tregye Carnon Downs TR3 6JH

The Parish Council has no objection.

Proposed by Cllr Blake, seconded by Cllr Kemp and agreed by Cllr Cooper and Cllr Robson and submitted to the online planning register on Monday 15th November 2021.

Cllr Kemp left the meeting (5.12pm).

7. MATTERS TO REPORT

The Assistant Clerk reported:

Since 1st April 2021 the Planning Committee have been consulted on 109 new planning applications (equating to an average of 3.3 new planning applications per week). This can be broken down into wards - 28 Carnon Downs / 25 Devoran / 56 Feock.

Of these 109 applications, 54 have been approved by Cornwall Council, 4 have been refused, 5 have been withdrawn, there were 2 relating to trees in the conservation area where Cornwall Council decided not to place a Tree Preservation Order and 44 have yet to be determined.

The committee have received 32 Local Council 5 day Protocol communications (8 of which referred to planning applications we were consulted on in the previous year). Responses can be broken down as 15 Agreed with recommendation, 6 Agreed to Disagree and 11 Maintained objections.

8. DATE OF NEXT MEETING

The date of the next planning committee meeting was agreed as **Wednesday 1st December 2021** at **4pm** in the Parish Council office.

There being no further business the meeting closed at 5.16pm

Signed:
Feock Parish Council, Planning Committee
1st December 2021