

## MEETING NO.1239

Minutes of the meeting of Feock Parish Council Planning Committee held on  
Tuesday 2<sup>nd</sup> July 2019 at 3.30pm  
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: H Freeman, Feock Ward, Chair  
C Kemp, Carnon Downs Ward  
B Thomas, Devoran Ward  
C Blake, Feock Ward  
L Morgan-Lundie, Feock Ward  
K Hambly-Staite, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Dale & Jenny Bladon  
Adam Parsons  
Trevelyan Foye  
John Rowe  
Andrew Ferris

### 1. WELCOME & APOLOGIES

The Chair welcomed those present and the Committee introduced themselves. Apologies were received from Cllr Allen, Cllr Brickell and Cornwall Cllr Alvey.

**RESOLUTION:** Cllr Blake proposed that Cllr Hambly-Staite be co-opted onto the Planning Committee for the duration of the meeting. This was seconded by Cllr Thomas and unanimously carried by the meeting.

### 2. MINUTES OF PREVIOUS PLANNING MEETING

Cllr Hambly-Staite advised that in relation to the previous minutes Alan Rowe of Cornwall Council had advised him that the Environment Service is advising Cornwall Council planning that they need to provide biodiversity net gain for any new planning development.

**RESOLUTION:** Cllr Kemp proposed the minutes of the Planning Committee meeting held on 5<sup>th</sup> June 2019 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Thomas and unanimously carried by the meeting.

### 3. DECLARATIONS OF INTEREST

No declarations of interest were received.

### 4. PUBLIC PARTICIPATION

Dale and Jenny Bladon spoke regarding PA19/05146 (Little Trevilla, Trevilla Hill, Feock) to express concern at the short time between Cornwall Council informing neighbours of the planning application and the Parish Council's planning meeting thus not allowing time for neighbours to make any comment to the Parish Council. They explained that they had reservations and concern at the potential size of any additional property on the site and asked the Committee to express these concerns in their consultee comment.

Andrew Ferris spoke regarding PA19/04617 (1 Old Tram Road, Carnon Mine, Devoran) advising that he had already submitted a comment to Cornwall Council which was on the online planning register and summarised his objections as detailed in that comment.

John Rowe spoke regarding PA19/04617 (1 Old Tram Road, Carnon Mine, Devoran) stating his objection to the application. He believes the building is the size of a small house, will be obtrusive, cause overlooking and will set a precedent for development in the world heritage site.

Trevelyan Foye spoke regarding PA19/04617 (1 Old Tram Road, Carnon Mine, Devoran) stating his material planning concerns which include the lack of detail in the application, the proposed site layout plan doesn't show the proposed building only the existing and there is no plan showing the proposed height in relation to adjacent dwellings. The proposed building seems large in relation to the size of the existing house and its elevated position will give the appearance of another house and not an annexe. He has concerns over the potential for future use and the proposed timber cladding which does not respect the local character. He referenced the NDP and expressed concern that this proposal would set a precedent which would cause significant harm to the area. He also noted that a Bat and Owl survey had not been supplied in relation to the existing shed.

Adam Parsons introduced himself as the Architect for a proposed development at Prospect, Tregye Road, Carnon Downs. He advised that they had carried out a pre-application enquiry with Cornwall Council. He gave details of the location and the proposal and read out the conclusion from Cornwall Council's Planning Officer's advice letter. Cllr Freeman explained the Parish Council's position on Pre-Application enquiries that it was now Council policy to refer applicants to the policies of the NDP. Cllr Morgan-Lundie gave a personal view that she was opposed to excessive glazing in redevelopment proposals. Cllr Hambly-Staite questioned the location and its visibility from public footpaths.

## 5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

### 1385 1 Old Tram Road Carnon Mine Devoran TR3 6NG PA19/04617

The Chair gave details of the size of the proposed building and advised that the proposed building was significantly larger. Cllr Morgan-Lundie expressed concern at the lack of detail in the application stating that there was no plan showing the aspect from the road and creek. The use of the shed was discussed. Cllr Thomas stated that he had a strong objection to the proposal and Cllr Blake agreed. The comments of the Restronguet Creek Society were noted. Cllr Blake stated that the site is in the 1km buffer zone of the AONB. The committee discussed NDP policies and concluded that the proposal was contrary to LS1, LS2, HE1 and D1. Cllr Kemp expressed concern at the lack of a Bat survey and that there were no plans for the removal of foul water. It was agreed that there was not enough detail within the application and the committee needed to see information relating to the visual impact of the proposal. Discussion followed in which the committee expressed concern over the setting of precedent in this sensitive area.

**RESOLUTION:** Cllr Kemp proposed the consultee comment as: **The Parish Council strongly object to this application as presented which is contrary to NDP policies LS1, LS2, HE1 and D1. It is within the 1km buffer zone of the AONB and within the World Heritage Site and we have concern that this development would set a precedent in this locality.** We would also comment that there is insufficient detail within the application. This was seconded by Cllr Blake and unanimously carried by the meeting.

### 1390 Little Trevilla Trevilla Hill Feock TR3 6QG PA19/05146

The plans were viewed and discussion followed. Cllr Morgan-Lundie read an extract from CC's Chief Planning officer regarding infill and advised that potentially this additional development will create an urban environment whereas Trevilla is a rural hamlet and its distinctiveness is that properties have space around them. Cllr Thomas read out H1 of the NDP. Cllr Hambly-Staite stated that the application ignores the NDP and just sights the planning officer's reasons for granting approval of the first property. It is not in the settlement area of Feock. It was agreed that the developments were very visible from the road above if not from Trevilla Hill itself and would have detrimental impact when viewed from across the Valley. Cllr Blake gave examples of clusters of properties being developed in the Parish and expressed concern. He felt that the Parish Council must object.

**RESOLUTION:** Cllr Blake proposed the consultee comment for the application as: **The Parish Council object to this application which is contrary to NDP policy H1 and LS2. Development should not diminish a large gap that is considered important to the setting of the settlement. This valley, which is within the AONB, is clearly visible from many vantage points within Feock and the Carrick Roads. We have concerns about the cumulative visual effect of dividing up established gardens. We also note that at this stage in the**

consultation process there has been little opportunity for neighbours to comment and as such reserves the right to support any further subsequent objections from neighbours that may emerge. This was seconded by Cllr Freeman and unanimously carried by the meeting.

1381 Land and Buildings at Trolver Farm Trolver Hill Feock TR3 6RP PA19/04420

The application detail and plans were viewed, discussion followed regarding the use of the sheds.

**RESOLUTION:** Cllr Blake proposed the consultee comment as: **The Parish Council have no objection to the retrospective planning application for agricultural sheds on agricultural land.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1382 Fairways 14 La Vague Feock TR3 6RQ PA19/04746

The application detail was considered.

**RESOLUTION:** Cllr Thomas proposed the consultee comment 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 Kemp and unanimously carried by the meeting.

1383 Blacksmiths Cottage Smithy Lane Carnon Downs TR3 6LE PA19/04693

The plans were viewed and discussion followed.

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

1384 Gillanglaze Pill Lane Feock TR3 6SE PA19/04930

The application detail and photograph were viewed and discussion followed regarding the proposed height of the crown lift.

**RESOLUTION:** Cllr Freeman proposed the consultee comment as: **The Parish Council has no objection in principle to the crown lift of T1 but wish this to be at 2.5m and not 3.5m which we consider to be excessive and would detract from the visual amenity of the tree.** This was seconded by Cllr Hambly-Staite and unanimously carried by the meeting.

1386 Millridge Feock TR3 6RU PA19/05141

The plans were viewed and discussion followed regarding the visibility of the proposal from the footpath

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

1387 Quay Cottage Pill Lane Feock TR3 6SE PA19/05347

The application detail was viewed and discussion followed in which it was noted that the application was made by the owner of the land to the east of Quay cottage and the views of the owners of the properties in that portion of Pill lane are not known.

**RESOLUTION:** Cllr Morgan-Lundie proposed the consultee comment for the application as: **The Parish Council agree with the Tree Officer that there is insufficient information within the application and therefore object.** This was seconded by Cllr Hambly-Staite and unanimously carried by the meeting.

1388 Apsley Lodge 7 Wellington Plantation Penelewey Feock TR3 6QP PA19/04915

The plans were viewed and discussion followed in which it was noted that the application was not made by the owners of the 2 properties within which the trees are sited and the views of those owners are not known.

**RESOLUTION:** Cllr Hambly-Staite proposed the consultee comment for the application as: **The Parish Council has not had sight of the views of Cornwall Council's Tree officer for this application and would wish to do so before submitting a consultee comment in reference to Cornwall Council's climate change emergency.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1389 Mount George Farm Old Kea TR3 6AU PA19/05077

The plans were viewed and discussion followed regarding the location and size and use of buildings.

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

#### **6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOLS**

The 5 day local protocol received for PA19/03699 (Deva, Trolver Croft, Feock) was considered. Cllr Freeman proposed, seconded by Cllr Thomas and unanimously carried by the meeting that the Parish Council would agree with the recommendation for conditional approval.

It was noted that following the 5 day local protocol received for PA19/03554 (Orchard Meadow, Tremarne Close, Feock) the Planning Committee had agreed with the Planning Officer to approve the application subject to conditions suggested by the Tree Officer

#### **7. APPEALS TO THE PLANNING INSPECTORATE**

Cllr Hambly Staite stated that since the refusal of PA18/11025 (Land off Pill Creek, Pill Lane, Feock) climate change emergency has been declared by Cornwall Council. The Committee therefore considered that a further comment to the Planning Inspectorate was appropriate regarding the recently submitted appeal against Cornwall Council's refusal.

**RESOLUTION:** Cllr Freeman proposed the comment to the planning inspectorate as: **The Parish Council reiterate our objection to this proposal which is contrary to NDP policies LS1, LS2, D1, BIO2, BIO3 and H1. It is outside the settlement boundary and is in a sensitive settlement edge within the AONB. It does not fit the criteria for infill or rounding off and would jeopardise the new TPO which covers the area. This should be protected and enhanced in alignment with the climate change emergency declared by both Cornwall Council and Feock Parish Council. Any development on this site would set a precedent in an area which is already subject to a number of planning proposals and appeals which if granted would further detriment this unique and sensitive environment and fundamentally change the landscape character within this AONB.** This was seconded by Cllr Hambly-Staite and unanimously carried by the meeting.

It was noted that the appeals to the Planning Inspectorate for PA18/10950 (The Dene, Feock Churchtown) and PA18/06151 (Topsails at Pentui, Pill Lane. Feock) had not yet been decided.

Cllr Morgan-Lundie left the meeting (4.45pm)

#### **8. CORNWALL COUNCIL CONSULTATION - PLANNING FOR COASTAL CHANGE**

It was agreed that it was not necessary to comment on this consultation.

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

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

APPROVED

- 1365 La Paz Ropewalk Penpol Devoran TR3 6NS PA19/02910
- 1369 Penlee Penpol Devoran TR3 6 PA19/03110
- 1370 The Dene Churchtown Feock TR3 6SA PA19/03329
- 1372 Chypraze Barn Quenchwell Road Carnon Downs TR3 6 PA19/03571
- 1374 Orchard Meadow Tremarne Close Feock TR3 6SB PA19/03554
- 1376 Imagine Tregye Road Carnon Downs TR3 6JH PA19/03657

**REFUSED**

- 1367 36 Devoran Lane Devoran TR3 6PD PA19/02979

**10. MATTERS TO REPORT/CORRESPONDENCE RECEIVED**

The Committee considered an email sent to Carnon Downs Ward Councillors regarding the possible development of two areas of land in Carnon Downs. The wording of a response was agreed, proposed by Cllr Kemp, seconded by Cllr Freeman and unanimously carried by the meeting.

Committee members considered an email regarding a proposal for development of a site in Carnon Downs. Councillors resolved, proposed by Cllr Kemp and seconded by Cllr Thomas to make no further comment. This was unanimously carried by the meeting.

It was noted that the Tree Preservation Order at Land West of Lea Hurst, Old Tram Road, Devoran had been confirmed

**11. DATE OF NEXT MEETING**

The committee considered whether a second planning meeting was necessary in July. It was agreed to assess the situation in a couple of weeks and decide then.

The date of the planning meeting in September was agreed as Wednesday 11<sup>th</sup> September @ 3.30pm.

There being no further business the meeting closed at 5.50pm.