

MEETING NO.1175
Minutes of the meeting of Feock Parish Council Planning Committee held on
Thursday 8th June 2017 at 3.30pm
at the Parish Council Office, Market Street, Devoran

Members present: Cllr R Richards
Cllr P Allen
Cllr B Thomas
Cllr C Kemp
Cllr L Morgan-Lundie
Cllr P Lightfoot

In attendance: Debbie Searle, Assistant Clerk
Alan McGaw

1. WELCOME & APOLOGIES

Cllr Richards welcomed Cllrs Morgan-Lundie and Lightfoot to the Planning Committee. Apologies were received and accepted from Cornwall Cllr Martyn Alvey who was unable to attend due to the general election, Cllr Stuart Parker who was not able to attend due to the time of the meeting and Cllr Colin Blake who was away.

Cllr Richards also advised members that Cllr Bob Edgerton was the new Cabinet member for Planning taking over from Edwina Hannaford.

2. ELECTION OF CHAIR & VICE CHAIR

Cllr R Richards was elected as Committee Chair proposed by Cllr Kemp and seconded by Cllr B Thomas and Cllr P Allen was elected as Committee Vice Chair proposed by Cllr Richards and seconded by Cllr Thomas.

3. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 24th April 2017 were a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Thomas and unanimously carried by the meeting. The Chairman duly signed the minutes.

4. DECLARATIONS OF INTEREST

Cllr Kemp questioned committee members' interest in agenda item 1087 as the applicant had previously served as a Parish Councillor and was known to the Committee and agenda item 1091 as the applicant was a contractor who was employed by the Parish Council. Discussion followed in which the Chairman advised that there was no conflict of interest as he considered the relationships did not affect the way in which members would consider the applications.

5. PUBLIC PARTICIPATION

Alan McGaw spoke regarding his application PA17/04177, agenda item 1086, advising that he had a meeting with Alan Rowe regarding the trees on his land who had at that time agreed that they needn't be covered by a Tree Preservation Order however the new TPO had included the trees at G2. He has 40+ trees that are residues of hedging and very close to his property. In the past parts of the tops of the trees have fallen off and landed on the ground and about two years ago the top 3m of one the trees came away and fell through his neighbour's garage. Cllr Richards questioned the extent of the work in the application. He confirmed that it was to reduce the height and not to fell them. Cllr Thomas questioned the works and the annotated photographs accompanying the application were viewed. Cllr Kemp questioned the extent and type of Tree Preservation Order in the Pill Lane area and this was confirmed.

6. STATUTORY CONSULTATION - PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1077 55 Devoran Lane, **Devoran** TR3 6PD **PA17/03344**

The Chairman gave details of the history of the application. It was noted that there would be no alteration to the design of the property apart from blocking up of the internal door. Cllr Thomas noted that parking may be an issue however there is parking for two vehicles on the drive.

RESOLUTION: Cllr Thomas proposed the consultee comment for this application as: **The Parish Council has no objection to the lifting of the condition however we do have concerns over parking and would not want to see additional parking on Devoran Lane result from the change of use.** This was seconded by Cllr Lightfoot and unanimously carried by the meeting.

1079 Water Lodge, Old Tram Road, Point, **Devoran** TR3 6NQ **PA17/03647**

RESOLUTION: Cllr Richards proposed the consultee comment for this 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 Allen and unanimously carried by the meeting.

1080 Land Adjacent to Dunvegan, Quenchwell Road, **Carnon Downs** TR3 6LN **PA17/03284**

The Chairman noted that there was a chalet style building in situ on the land which bears no resemblance to the building proposed. The plans were viewed. Cllr Kemp questioned why it had only now been noted that the overhead cables were an issue. Cllr Allen noted that the Parish Council objected to the original application because we do not consider it to be infill and would therefore prefer the building to be in the centre of the site to retain a semi-rural atmosphere. For information, the Chairman provided Cllrs Morgan-Lundie and Lightfoot with the history of the site and the previous application which had been taken to County Planning Committee and discussion followed regarding infill policy.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: **The Parish Council would reserve judgement on the siting of the dwelling but would respectfully point out to the Case Officer that the new chalet style building which is already on site appears to be different in design to the approved plans and would like clarification before we can make any comment on the re-siting.** This was seconded by Cllr Morgan-Lundie and unanimously carried by the meeting.

1081 Tyrrell Craft, Old Carnon Hill, **Carnon Downs** TR3 6LE **PA17/03178**

It was noted that members held a pre-application discussion with the applicant's agent and could see no fundamental reason for objecting to the development in general. It was considered that they were proposing two large dwellings in a small plot which would overcrowd the smaller property already existing. It was noted that in planning terms as there were two properties now in the other half of the plot where the Blacksmith's Cottage used to be then it would be difficult to object to two in this plot. The letter from the neighbour was read out. It was agreed that the area of concern was the point of access and the plan was viewed and the line of sight discussed. It was considered that the access would be safer if both properties were accessed from the existing access. Cllr Kemp suggested that as their main garden area is to the front of the properties the inevitable fencing that would be installed would affect the sight lines. Discussion regarding Highways followed and part of the design and access statement was read out. Cllr Allen felt that this seems to be an overdevelopment of the site and reiterated the points made at the pre-app meeting regarding access and the bullying of the smaller neighbouring property and noted that the applicants had not made any real changes to the proposal since the pre-app meeting. Cllr Thomas identified that adjustments had been made to the eastern boundary hedge and some of the fenestration on the back had also been changed. Cllr Morgan-Lundie felt that the two smaller properties within the neighbouring site sat well within their plot but the properties proposed were too large and overbearing.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: **The Parish Council have no fundamental objection to the development of the site but have reservations about the proposal for the site. We still feel that the access is in the wrong place and both dwellings should be accessed from the existing access which was the access to the carpark for the craft shop, we would not want to see an access onto Smithy Lane as it would detract from parking availability for the shop. We consider that the overall mass of the dwellings is overbearing to the neighbours, particularly dwarfing the smaller of the two recently built dwellings and that there are no other dwellings of this size in the**

immediate area. We take issue with the discrepancies in the design and access statement that 'Forth Coth is now a relatively quiet one way street since the traffic has been diverted to a by-pass'. Although it is not a material planning considerations we would like the owner to carry out his responsibility for maintaining the outside of the hedge with immediate effect as it is overgrown and affecting pedestrian traffic on the pavement to the shop. This was seconded by Cllr Kemp and unanimously carried by the meeting.

- 1082** Jarna, Road To Greenacre From Junction At The Old Post Office, **Feock** TR3 6RG **PA17/03974**
The plans were viewed and location clarified. It was considered to be a large plot, set well back from the road. It was noted that no neighbour's had commented on the application. It was noted that the materials would be matching of the existing.

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

- 1083** 24 Chycoose Parc, Point, **Devoran** TR3 6NT **PA17/03750**
RESOLUTION: Cllr Richards proposed the consultee comment for this 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 Allen and unanimously carried by the meeting.

- 1084** Creek End, Pill Lane, **Feock** TR3 6SE **PA17/04303**
The Chairman gave details of the application and history of the site. Cllr Morgan-Lundie advised that the area extends 1.5m from the original store and the plans and photographs were viewed. Comments provided from Cllr Blake who was unable to attend the meeting were read out. Discussion followed regarding glazing and light pollution.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council objects to the amount of glazing in this proposal and would request a significant reduction in the amount of additional glazing to reduce the amount of light reflection and glare.** This was seconded by Cllr Lightfoot and unanimously carried by the meeting.

- 1085** Little Pentrelew Annexe, Restronguet Point, **Feock** TR3 6RB **PA17/03401**
The Plans were viewed and members agreed that they could see no reason to object to the application.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council can see no reason to object to the proposal as set out.** This was seconded by Cllr Richards and unanimously carried by the meeting.

- 1086** Pentui, Pill Lane, **Feock** TR3 6SE **PA17/04177**
The location and photographs were viewed and the Chairman summarised the application was to take down 2-3m from the tops and reduce a branch by a couple of metres. Cllr Kemp and Cllr Thomas suggested that as the Tree Officer had already said he had no objection there was no reason to object.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **Subject to the work being carried out in accordance with the submitted plan the Parish Council has no objection.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

- 1087** Hideaway (formerly Roseland View), Harcourt Lane, **Feock** TR3 6RW **PA17/04663**
A plan from application PA15/07476 showing the subdivision of the plot was viewed in comparison with the site plan submitted with the application and members questioned that the plot is considerably smaller than the submitted plan. Plans were viewed and discussion followed.

RESOLUTION: Cllr Richards proposed the consultee comment as: **The Parish Council cannot reconcile the outline of the plot as shown on the plan as the outline of the plot as shown on PA15/07476 which was**

for the sub division of the original plot for the provision of a new dwelling in what was the rear garden and would like clarification of this issue before commenting on the proposal. The reason we request this clarification is potential overdevelopment of the plot and concern that the proposal is uncharacteristic of the area. This was seconded by Cllr Allen and unanimously carried by the meeting.

1088 Sandpipers, Quay Road, **Devoran** TR3 6PW **PA17/04725**

RESOLUTION: Cllr Richards proposed the consultee comment for this 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 Allen and unanimously carried by the meeting.

1089 20 Knights Meadow, **Carnon Downs** TR3 6HU **PA17/04995**

The objection from the neighbour was considered and plans studied. Cllr Allen stated that he had great sympathy with the objection. Cllr Morgan-Lundie felt that in that area you would have to accept some overlooking. Discussion followed.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: The Parish Council would like reconsideration and redesign of the west elevation to alleviate the overlooking issues to the neighbours. **This was seconded by Cllr Thomas and unanimously carried by the meeting.**

1090 18 Trevallion Park, **Feock** TR3 6RS **PA17/04788**

RESOLUTION: Cllr Richards proposed the consultee comment for this 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 Allen and unanimously carried by the meeting.

1091 Sandoes Gate, King Harry Road, **Feock** TR3 6QN **PA17/04860**

The Parish Council considered further whether the relationship with the applicant meant that it wouldn't be fitting to make a comment on the application and concluded that it was appropriate to make a comment. It was discussed that it was a listed building and clarified that they wished to extend slightly at the rear to accommodate a growing family. It was considered that it was not an extension visible from the road and materials used would be in-keeping with the existing building.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council has no objection to the proposal as set out subject to materials used being in keeping and the approval of the Conservation Officer.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1092 Land North of Porthgidden, Harcourt Lane, **Feock** **PA17/04763**

The Chairman advised that there was a proposal a year ago to build two new dwellings in this plot which was refused by Cornwall Council as it was outside of the settlement boundary, was inappropriate for development, the road formed a natural boundary to the settlement boundary and there were also potential flooding and access issues. There were also issues regarding the taking down of trees and hedgerows protected by regulations. The design and access statement was read out and the plan viewed. It was considered that in its current form there could be no objection to a stable in the field. It was noted that there is evidence of an old barn on the site. Cllr Allen expressed concern over possible damage to the trees and the plan was viewed in relation to the trees.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council has no objection to the plans as set out subject to a condition being imposed that the access is not altered and suitable measures are taken to ensure that no damage is caused to trees within the site.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

Application in Perran-ar-worthal Parish also for comment:

Former Devoran Car Sales Site, **Devoran** TR3 7NR **PA17/03857**

The Chairman advised that Perran-ar-worthal Parish had commented that they had no objection to the application. Discussion followed in which concerns were raised over the potential pollution of the creek and the need for a method statement, the Flood risk as the site was in flood Zone 2. The potential pollution issues due to

the oil tanks from when the site was originally a petrol filling station. The Foul drainage proposals were read out and discussed and concern was expressed about the developments potential to pump into SWW's Carnon Downs sewerage works which is over capacity already. Cllr Thomas stated that this would possibly be the best option for redevelopment of this site. Cllr Allen questioned the colour of the wood cladding and suggested that the site should be designed in keeping with the nearby Perran Foundry development.

RESOLUTION: Cllr Richards proposed a comment be submitted for this application as: **Feock Parish Council considers that five dwellings is overdevelopment of a restricted site creating a mass of building at the head of the creek which is out of character of the area. We would also question the use of the existing foul drainage public sewer at Old Carnon Hill as this is already over capacity as evidenced by recent SWW comments on other applications in the Carnon Downs area. Any development for the site should be accompanied by a method statement to ensure that no pollution seeps into the creek during the construction phase and an assurance that the potential contamination of the site because of petrol tanks currently buried underground, from the former use of this site as a petrol filling station, is alleviated. We would like to see landscaping proposals to the site and a proposed palette of materials.** This was seconded by Cllr Allen and unanimously carried by the meeting.

7. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

No 5 day local protocol notices had been received since the last meeting.

8. CORNWALL COUNCIL PLANNING DECISIONS - AGENDA REPORT 2

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

APPROVED

- 1063** Land North of The Old Cart House, Chycoose, **Devoran PA17/01629**
- 1064** Oakwood, 10 Kelliwith, **Feock TR3 6QZ PA17/01965**
- 1065** Trevean, Harcourt, **Feock TR3 6SQ PA16/11919**
- 1066** North Grange Industrial Estate, **Devoran TR3 6PF PA17/01712**
- 1067** 10 Trevallion Park, **Feock TR3 6RS PA17/02090**
- 1068** The Haven, Old Tram Road, Point, **Devoran TR3 6NQ PA17/02382**
- 1070** The Ropery, Ropewalk, Penpol, **Devoran TR3 6NS PA17/02122**
- 1071** Killiganoon Manor, Killiganoon, **Carnon Downs TR3 6JT PA17/02556**
- 1072** 8 Manse Road, **Carnon Downs TR3 6JE PA17/02845**
- 1073** Trefellyn, Penelewey, **Feock TR3 6QU PA17/02705**
- 1076** Land Adjacent To Shipway, Penelewey, **Feock TR3 6QY PA17/02229**

9. PLANNING PRE-APPLICATIONS

No Planning Pre-Application meetings had been held since the last Planning Committee meeting however it was noted that Cornwall Council were currently considering a pre-application application in relation to Creek Vean, Pill Lane, Feock TR3 6SE (PA17/00841/PREAPP) seeking pre-application advice for a new house within the grounds of Creek Vean. Cllr Morgan-Lundie declared an interest and took no part in the discussion.

10. PLANNING APPEALS AND ENFORCEMENTS

No planning appeals had been made since the last committee meeting. It was noted that Cornwall Council had opened the following enforcement cases.

EN17/00570

Penpol Boat Yard, Trolver Croft, Feock TR3 6RT - Complaint regarding people living on board boats in the boatyard.

It was noted that the Enforcement Officer had visited the site and advised that he will be sending out planning contravention notices to owners of four vessels and will keep the Parish Council updated with progress.

EN17/01012

River View, Ropewalk, Penpol, Devoran TR3 6NS - Complaint regarding alleged works not being carried out in accordance with approved plans PA16/08952, re-instated window on south elevation and larger window inserted on eastern elevation and also concerns with erection of a fence
The allegation is under investigation.

EN17/01009

Chyreen, Restronguet Point, Feock TR3 6RB - Alleged breach of condition 3 of Method Statement attached to PA16/09279

Mr David Watson is in correspondence with Cornwall Council, Cornwall Wildlife Trust and Natural England regarding the allegations.

EN17/01067

Chycoose Beach, Devoran - An enforcement case had been opened regarding the removal of trees and vegetation by a neighbour. The case has been closed due to the size/age of the trees removed not being covered by the Tree Preservation Order which is dated 1966. We have suggested that Highways put up some fencing. It will be discussed at the next full parish council meeting.

Members were also advised that Mr Peter Warton has requested the Parish Council insist that Cornwall Council is made to enforce the condition relating to PA12/04538 to block up the access to the field off Harcourt Lane (the opening has been partially blocked but a small gap remains allowing pedestrian access). It was noted that the Parish Council had instigated an enforcement case relating to this in 2015 (EN15/0114) which was closed by the Case Officer because it was not expedient to continue with it.

11. MATTERS ARISING

The Chairman advised that Cornwall Council had prepared an interactive document 'Day in the Life of a Planning Application' which has been circulated to all planning committee members.

Documents relating to the Community Infrastructure Levy and Planning Enforcement were provided to members for their information.

Cllr Kemp informed the committee that Devoran School had been oversubscribed by 16 and at Perran-ar-worthal School it was 17 therefore until we have the prospect of one of our local schools expanding or a new school being considered it should be a strong objection to any further planning applications in the area and lengthy discussion followed. The Chairman asked Cllr Kemp to make a report on the matter at the next full Parish Council meeting.

The Chairman reported that in regard to PA16/08980 Cornwall Council have given the applicant an extension to the end of August for the application due to the elections and advised that the Parish Council have reiterated our objections to the application.

12. DATE OF NEXT MEETING

The date of the next meeting was agreed as Monday 3rd July at 3.30pm.