

**MEETING NO. 1111**  
**Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on**  
**Monday 3<sup>rd</sup> August 2015**  
**at the Parish Office, Devoran at 2.30pm**

**Members Present:**

<b>WARDS</b>	<b>CARNON DOWNS</b>	<b>FEOCK</b>	<b>DEVORAN</b>
	B Richards C Kemp I MacDonald	C Blake	B Shankland

**In Attendance:** Cllr P Allen  
Debbie Searle, Assistant Clerk  
3 members of the public

**PLANNING COMMITTEE CHAIRMAN: Councillor B Richards**

**1. WELCOME & APOLOGIES**

The Chairman opened the meeting and welcomed those present. Apologies were received from Cornwall Councillor S Chamberlain.

**2. DECLARATIONS OF INTEREST**

No declarations of interest were received.

**3. PUBLIC PARTICIPATION**

Mrs Caroline Taylor and Professor Christopher Taylor introduced themselves as the owners of Quiet Quay, Devoran and also introduced their brother Mr Stephen Taylor from Carnon Downs. Their recent planning application to knock down Quiet Quay had been refused by Cornwall Council and they wished to discuss their new proposal with the Parish Council as they were aware that the Parish Council had a number of concerns with the previous application. They stated that the bungalow was in a poor state of repair and they had been advised by a Surveyor that it needed knocking down and rebuilding as there was only one gable wall which was structurally sound. They had discussed the project with local architects and had decided that they wanted something reasonably contemporary but they were aware that it was within a conservation area and wanted it to look good and enhance the area. They stated that the height of the proposed dwelling would not be higher than The White House (12m) and would not be visible from Quay Road. A flood risk assessment was being carried out and would be submitted with the application. Cllr Allen asked what the required level of flood risk proofing the Environment Agency had advised them of and they confirmed it was 600mm.

The Chairman summarised that the Parish Council's main objections to the proposal were the height and mass of the building, the footprint positioning on site and the flood risk as evidenced by the photographs the Parish Council had received. He acknowledged that the bungalow was substandard and recognised that the building could be replaced.

It was clarified that the Surveyor had suggested a concrete raft foundation and they advised that the overall footprint is slightly smaller than the existing although it does have another level. They are happy to move the proposed dwelling back onto the location of the existing bungalow.

Cllr Blake asked if the foul drainage situation had been sorted out, Professor Taylor advised that he was in discussion with the neighbour regarding this.

Mrs Taylor advised that they wanted to use natural materials i.e. stone walls and slate on the roof and showed Members photographs of a property in Feock constructed with their proposed materials.

Cllr Blake requested clarification of the proposed height and it was stated again that it would not exceed the height of The White house at 12m.

The Chairman reiterated that the height, mass, position and flood risk were the main concerns and advised that building in Devoran needed to follow the natural contour of the land down to the creek. He concluded by commenting that if the new proposal was not going to be as high or obtrusive as the previous then it would be considered a far better prospect.

#### **4. MINUTES OF PREVIOUS PLANNING MEETING**

The minutes of the meeting held on 15<sup>th</sup> July 2015 were agreed as correct proposed by Cllr Kemp and seconded by Cllr MacDonald and were duly signed by the Chair.

#### **5. STATUTORY CONSULTATION-PLANNING APPLICATIONS**

The following applications were considered and decided as detailed.

##### **789 Blacksmiths Cottage, Old Carnon Hill, Carnon Downs TR3 6LE PA15/06254**

The Chairman advised that a site meeting with the agent had been carried out earlier in the day and confirmed that this had shown that the previous work carried out to the property was very shoddy and as a result the cottage is beyond redemption. He advised that an objection had been received from Mr Rowse, owner of the adjacent bungalow, who objected on grounds of the impact of surrounding buildings and environment, the impact on the local community and the design, appearance and layout of the proposed development. Also Mrs Dance who used to live in the cottage in the 1970s had objected on the grounds that it was the oldest building in the village, housed a Cornish range and that the front garden used to be the Village bowling green. She also believed it to be a listed building. The Chairman advised that no record of it being a listed building could be found and that it does not appear on the list of unlisted important buildings in the Neighbourhood Development Plan. It was stated that it was a classic brownfield infill site within the village boundary and close to amenities. The proposed ridge height in relation to the existing cottage and adjacent bungalows was discussed. Cllr Kemp stated that she had concerns over vehicular access to the site however the Agent had explained that a turning area was provided within the driveway to allow forward facing access and egress. The plans were studied and the parking areas clarified and the position in relation to neighbouring properties identified. It was discussed that there was approximately 8m between the proposed property and the fence so there should be no overlooking issue.

At this point Mr & Mrs Hughes arrived (3.05pm) providing a letter of objection which the Chairman read out. Cllr Kemp left the meeting (3.07pm).

Discussion followed regarding the front garden being the original bowling green for the Village and the building work that has occurred over the last few years being sub-standard. Cllr McDonald asked

Mr Hughes if he would be able to see the proposed dwellings. Mr Hughes confirmed that he can see the existing roof and will definitely be able to see the two new properties which would be overlooking and causing loss of privacy to Venture and Edgefield. The plans were studied and the chairman confirmed that the agent had stated the proposed ridge height was approximately one metre higher than the existing building. Cllr Allen commented that the properties were very small. Cllr MacDonald stated that the current property does need to come down but two dwellings on the site was questionable. Discussion followed in which it was agreed that in principle the Parish Council have no objection to the demolition of the existing property and it being replaced. Cllr Allen stated that it appeared to be overdevelopment and even though they've shown that parking and turning spaces can be provided within the plot it seems very tight to have that number of potential vehicles going in and out.

**RESOLUTION: CLLR ALLEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: IN PRINCIPLE THE PARISH COUNCIL HAS NO OBJECTION TO THE DEMOLITION OF THE EXISTING PROPERTY BUT HAS RESERVATIONS THAT THE CURRENT PROPOSAL IS OVERDEVELOPMENT OF THE PLOT, HAS TRAFFIC ISSUES AND WE WOULD LIKE TO SEE SOMETHING MORE SYMPATHETIC TO THE RIDGE HEIGHT OF NEIGHBOURING PROPERTIES. THIS WAS SECONDED BY CLLR MACDONALD AND CARRIED UNANIMOUSLY BY THE MEETING.**

**754** Brendon, Trevilla Road, **Feock** TR3 6QW **PA15/02157**

The Chairman summarised the application and read out the Parish Council's consultee comment made in April 2015. The additional drawing provided was viewed and discussed. The email from the Planning Officer to the Agent dated 27<sup>th</sup> March 2015 was read out and it was questioned whether the plan satisfied the purpose stated in the email. Cllrs Allen, MacDonald and Blake viewed the location plan. Cllr Allen commented that it doesn't appear to be unreasonable due to the size of the plot. The Chairman read out the letter from the Planning Officer requesting the Parish Council's further comments on the application dated 21<sup>st</sup> July 2015 and discussion followed.

**RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL STILL HAS NO OBJECTION IN PRINCIPLE TO AN INFILL DWELLING ON THIS SITE AND THE RECENTLY SUBMITTED DRAWINGS REPRESENT A REASONABLE SOLUTION TO THE CASE OFFICER'S INITIAL RESERVATIONS ON DESIGN HOWEVER WE RESERVE THE RIGHT TO MAKE FORMAL COMMENT ON A FULL APPLICATION SHOULD ONE BE FORTH COMING IN THE FUTURE. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.**

**790** 22 Belmont Terrace, **Devoran** TR3 6PX **PA15/06265**

The application and the use of upvc in the Conservation area was discussed and the history of the Parish Council's policy on the matter clarified and discussed.

**RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL HAVE NO OBJECTION IN PRINCIPLE TO THE REPLACEMENT OF THE WINDOWS AND VELUX HOWEVER WE DO HAVE STRONG OBJECTION TO THE USE OF UPVC IN THE CONSERVATION AREA. THIS WAS SECONDED BY CLLR MACDONALD AND CARRIED UNANIMOUSLY BY THE MEETING.**

Cllr MacDonald left the meeting at this point. It was confirmed that the meeting was still quorate as three Members were still present.

**791 & 792** Trelissick Gardens, Trelissick, **Feock** TR3 6QL **PA15/06670 & PA15/06669**

The application was discussed and it was clarified that the pay and display machines were for out of hours use.

**RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS TO REFUSE THIS APPLICATION AND THEREFORE HAVE NO OBJECTION. THIS WAS SECONDED BY CLLR SHANKLAND AND CARRIED UNANIMOUSLY BY THE MEETING.**

**793** Asphaltic Ltd, Road From Junction At Grenna Lane To North Grange Industrial Estate, **Carnon Downs** TR3 6LG **PA15/06190**

The application was summarised and discussed.

**RESOLUTION: CLLR RICHARDS PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE: THE PARISH COUNCIL HAS NO OBJECTION TO THE PLANS AS SET OUT. THIS WAS SECONDED BY CLLR BLAKE AND CARRIED UNANIMOUSLY BY THE MEETING.**

## **6. PLANNING DECISIONS**

The following applications, decided by Cornwall Council since the last meeting on 15<sup>th</sup> July 2015, were reviewed.

<b>775</b>	Storrie, Old Carnon Hill, <b>Carnon Downs</b> TR3 6LE <b>PA15/04903</b> - APPROVED
<b>777</b>	2 Greenbank Road, <b>Devoran</b> TR3 6PH <b>PA15/04970</b> - APPROVED
<b>778</b>	The Old Cottage, Bissoe Road, <b>Carnon Downs</b> TR3 6HY <b>PA15/05150</b> - APPROVED
<b>779</b>	Tregye House, Tregye Road, <b>Carnon Downs</b> TR3 6JH <b>PA15/04494</b> - APPROVED
<b>780</b>	Rosemullion, Point Road, Point, <b>Devoran</b> TR3 6NZ <b>PA15/05239</b> - APPROVED
<b>781</b>	1 Trevince, Bissoe Road, <b>Carnon Downs</b> TR3 6LL <b>PA15/05143</b> - APPROVED
<b>782</b>	18 Trevallion Park, <b>Feock</b> TR3 6RS <b>PA15/05675</b> - PART APPROVED/PART REFUSED
<b>776</b>	Quiet Quay, Quay Road, <b>Devoran</b> TR3 6PW <b>PA15/04505</b> - REFUSED
<b>774</b>	Land At Carnon Wollas, <b>Carnon Downs</b> TR3 6LG <b>PA15/04602</b> - WITHDRAWN

## **7. PLANNING APPEALS AND ENFORCEMENTS**

The Chairman advised that the application for the demolition of an existing garage and outbuildings and the erection of a detached dwelling at Tregye Meadow, Tregye Road, Carnon Downs had been allowed on appeal. The reason for appeal decision was read out and discussed.

## **8. PLANNING PRE-APPLICATIONS**

The Chairman advised that a Pre-Application meeting had been held regarding land at Pill Lane, Feock and details were recorded.

Discussion took place regarding the proposed development off Point Road and the positioning of the entrance as suggested in the highways report supplied by the proposed developer. It was discussed whether Cllr Allen needed to declare an interest in the matter due to the proximity of his property to the site and decided that he did not have a declarable interest. It was suggested and agreed that it would be better to have one long stretch of hedge than two short sections. Cllr Allen advised that he had consulted with neighbours who were concerned about having an entrance on the bend however for the reason as set out it was probably the best position. It was noted that the bend slowed traffic down as it is a relatively blind bend and it should be recognised that if the hedge were taken down then the natural slowing may be reduced causing faster traffic which would lead to the necessity to install traffic calming methods. The Chairman advised that it was within 30mph zone and Cllr Allen commented that it was better to have natural rather than imposed obstructions to slow traffic. It was agreed that the Parish Council's comment back to the developers would be that 'the preferred option would be the access closer to existing properties however we are also mindful that this may detract from the natural traffic calming already provided by the naturally blind bend.'

Discussion continued, instigated by Cllr Allen, regarding the diversion of the footpath. It was stated that the preference would be for the existing footpath not to be diverted. It was suggested that a footpath near to Middle Devoran Farm would be acceptable however the Chairman advised that when putting in a footpath it now has to be lit. It was agreed that the Parish Council would be pushing for the obvious pedestrian access to that site from the village. Cllr Allen suggested asking for the developers to provide a permissive path and the Chairman confirmed that this could be investigated. Cllr Allen stated that he was not too concerned about diverting the footpath if they can provide an alternative but would wish to see a reasonable width path.

Discussion continued regarding the footway with Cllr Allen stating that he did not see the logic of putting it on the opposite side of the road. The preference would be to take a footway between Gig Lane, Point Road and Tregye so people went down to the village that way. He asked if we could try to divert them to this being the best course and discussion followed regarding the old footpath 23 and there being no solution to the pinch point near the Village Hall. The Chairman acknowledged that there was still a lot of work to do on this site.

**9. MATTERS ARISING**

The Chairman advised that Cornwall Council had refused the planning application for Devoran Boatyard and read out the refusal decision. Discussion followed regarding the principle of keeping industrial land as industrial land. The Chairman read out the Parish Council's consultee comment on the application for information. Cllr Shankland stated that he would like to see industrial kept as industrial.

Two further planning applications had just been received from Cornwall Council for consultee comment and it was agreed that the Assistant Clerk would circulate the details to the Committee by email.

**10. DATE OF NEXT MEETING**

The date of the next meeting will be arranged in due course.

The meeting closed at 4.25pm.

**Signed: .....**  
**Chairman, Feock Parish Council Planning Committee**  
**28<sup>th</sup> September 2015**