

MEETING NO.1160
Minutes of meeting o FEOCK PARISH COUNCIL held on
Monday 12th December 2016 at 3.30pm
At the Parish Council Offices, Devoran TR3 6QA

Members present: B Richards
 C Kemp
 B Thomas
 K Hambly-Staite
 C Blake

In attendance: Debbie Searle, Assistant Clerk
 Sam Edwards, Administrative Apprentice
 Mrs N Sowerby
 Mr M Steel
 Mr & Mrs Craze
 Mr P Hains
 Mr D Manser
 Mr J Jones
 Mr R McGuinness

1. WELCOME & APOLOGIES

The Chairman welcomed those present. No apologies were received.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. PUBLIC PARTICIPATION

Mr Haines read out his letter, attached at appendix 1, objecting to planning application PA16/10680.

Mr Jones spoke to express concern that if Quay House and Sandpipers are used as a precedent for planning then the whole of Quay Road will get closed in.

Mr Manser summarised his comments in objection to PA16/10680 as submitted to Cornwall Council's online planning register and stated his agreement with Mr Haine's earlier comments.

Mr Steel spoke in objection to PA16/10680 stating that the proposal is too big, is the wrong type of property for the site as the site is too small. He has concerns over where the surface water is going to go and stated that when there is an extraordinary high tide the site floods as shown by the photographs that were submitted at the time of the previous application. He acknowledged that after three applications the proposal has been reduced however it should still be a single storey dwelling.

Mrs Sowerby spoke in objection to PA16/10680 stating that she concurred with the comments already made by Mr Haines, Mr Manser, Mr Steel and added that she did not feel that the

existing property was substandard, as stated in the application, but that even it does that mean that it needs to be replaced with a much larger property.

Mr McGuinness spoke regarding PA16/10833 advising that he was the agent for the application and summarised that they proposed a new dwelling within the curtilage of Fir Cottage at Four Turnings by splitting the site East to West to give two plots. The proposal is for a 220sqm detached dwelling of a similar size to the existing foot print but slightly higher and more contemporary. They have looked at the design and have gone for timber cladding and slate roof which are materials used on a number of properties within the vicinity. He stated that the site is outside of the development boundary but feels that it is within the bounds of Four Turnings and is therefore not an isolated dwelling. He acknowledged that at the pre-application meeting held with the planning committee, members had expressed concern about the ridge height so they have lowered the pitch of the roof and the proposal is now just over a metre lower than as presented at the pre-application meeting.

4. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Thomas proposed that the minutes of the meeting held on Monday 28th November 2016 were a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Hambly-Staite and the Chairman duly signed the minutes.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1021 Jacaranda, Trolver Croft, Feock TR3 6RT PA16/10874

The Chairman read out the comment of the Tree Officer. Members considered his comments perfectly acceptable.

RESOLUTION: Cllr Hambly-Staite proposed the consultee comment for the 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 Thomas and unanimously carried by the meeting.

1022 Land East of Quenchwell Road, Carnon Downs PA16/10402

The Chairman gave a summary of the previous applications for that. He advised that the previous application had not included a viability assessment which has been submitted with this application. He suggested that as members had no serious objections to the previous application then there would not be any to this one. It was noted that the objections on the online planning register are generally the same as submitted previously. Cllr Kemp questioned that whilst we agree that the proposal fits with the NDP the obvious concern is further development of the field at a later date. The Chairman read out policy 8 of the CLP relating to affordable housing and summarised that in cases such as this they would consider the whole developable area in working out the affordable proportion. It was noted that Affordable Housing has previously stated that they can only support one more small development in Carnon Downs. It was discussed that if they are only going to develop 14 or 15 in the lower field then they would have to reflect this density in the top half. The proposed site layout was viewed and discussion continued regarding the density of the proposal and the site area. Cllr Hambly-Staite raised that the CLP was open to judicial review

until January and questioned its use. The Chairman stated we can only consider the policies adopted at the time of considering the application.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council has previously supported an application of this size on this site and would have no fundamental objection on this occasion however we would point out to Cornwall Council that we consider under policy 8 of the Cornwall Local Plan that the whole of the developable area is the whole of the site and not the lower half of the site and discussions relating to affordable housing and density should follow policy 8.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1023 Quiet Quay, Quay Road, Devoran TR3 6PW PA16/10680

Cllr Kemp asked if any further information regarding the foul drainage system had been received, the Chairman advised that he understood the existing system is considered adequate for the proposed dwelling. Members unanimously agreed that they entirely agreed with the objections stated by those who spoke in the public participation part of the meeting. The Chairman stated that the Heritage statement accompanying the application suggests that they need an archaeological survey which means they should at least be having a watching brief by the County Archaeologist during any works. It was noted that the statement has errors as it states that the proposed is on the same footprint which it isn't and it was also noted that the statement states that it is 2.2m higher than the existing property. There is also a note that the architecture of the existing dwelling has no relevance to the area but he would suggest that neither has the proposal. The photo montage was viewed and members agreed that it is considerably higher and considerably more intrusive than the small bungalows either side of it. There is an issue of overlooking from some of the windows on the eastern elevation. In summary the Chairman stated and all members agreed that this proposal was no better than the previous ones. Cllr Hambly-Staite stated that he could understand people wanting to protect their view to the creek but in planning terms it is not a strong case, more significant is the view into Devoran which needs protecting. Whether you are sailing or walking, the impact of the building that is being proposed, will see the beginning of what will be a distortion of the landscape character of the area. If you go further along the Tramway away from Devoran there are houses bigger than the proposed however their backdrop are fields and skyline whereas this proposal would destroy some of the character of Devoran. The mass is too great for the site and situation. Cllr Blake stated that this application doesn't address any of the previous concerns. Discussion followed in which it was recognised that the application itself is making reference to precedent set however members are always being told that applications are determined on their individual merits and not on any precedent.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council retains a fundamental objection to the proposal for a two storey dwelling on this site. The current proposal has failed to address most of the issues and objections raised with previous applications. Our objections relate to the failure to comply with the Devoran Conservation Area Management Plan (to resist the replacement of single storey buildings and dormer bungalows with two storey dwellings), the failure to design a dwelling which is in keeping with its surroundings, the height and massing of the building, the potential for damage to trees as noted by the Tree Officer, the visual impact, the**

potential effect on the heritage of the area, failure to address the issue of compromising the privacy to the neighbour and the flood risk. We would also like to draw to the attention of the Case Officer the very detailed objections made by members of the public and in particular to the points raised by Mr Haines who is a qualified Architect and who was instrumental in the formation of the Conservation Area Management Plan in 2010 and we would wholly agree with and reiterate the comments made in those objections. This was seconded by Cllr Thomas and unanimously carried by the meeting.

1024 2 Dozmere, Feock TR3 6RJ PA16/10862

The application was considered and it was noted that no neighbours had made any comments.

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

1025 Corner Stones, Carnon Crescent, Carnon Downs TR3 6HL PA16/10447

The application was discussed and members considered that it was sub dividing of the plot rather than an annexe. Concerns were expressed about the detail of the application and the scale of the drawings. Members agreed that it was overdevelopment of the site. Cllr Kemp stated that she could see that the proposal would not affect any neighbour but felt that it would still detract from the amenity of the existing property. Discussion followed regarding the availability of parking for cars.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council has a fundamental objection to the proposal and consider it overdevelopment of the site. It is far too close to the boundaries of the site and will have an adverse effect on a large Oak tree at the rear of the site. We would also question the scaling of the submitted drawings and description of the application.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1026 Porthgwidden House, Feock TR3 6SG PA16/10673

The Chairman read out the description of the application. Cllr Kemp questioned why the application mentions a septic tank and foul sewerage if it is for a shed and discussion followed.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council would like any approval strictly conditioned that it remains for its stated purpose of an outbuilding for estate contractors and that it will not be converted for any other purpose in the future.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1027 Olantigh, Tregye Road, Carnon Downs TR3 6JQ PA16/11297

The plans were viewed and the proposal discussed.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council can see no material planning considerations to refuse this application.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1028 Methodist Chapel, Bissoe Road, Carnon Downs TR3 6HY PA16/11069 & 70

It was clarified that the application detail was the same as the previous application which members had agreed to.

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.

1029 Tregye Meadow, Tregye Road, Carnon Downs TR3 6JH PA16/10750

The Chairman advised that the approval to subdivide the plot had been granted on appeal and this was now an application for a non-material amendment to change the roof.

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

1030 Land North of Fir Cottage, Four Turnings, Feock TR3 PA16/10833

The Chairman advised that a pre-app meeting had been held with the applicant and agent and the only reservation members had was regarding the ridge height as it related to the adjacent property. This has now been reduced as advised. He questioned whether members considered this to be an infill plot. He considered that a plot subdivision had been permitted further down the road towards the King Harry Ferry and also gave details of an application further towards Feock which had not been refused on the grounds that it was not an infill plot. Members agreed that they had no fundamental issue with the subdivision of the plot. The design and materials were considered and members considered that there was nothing of issue. Cllr Hambly-Staite expressed concern that it would be higher than either of the properties neighbouring and considered that the reduction in height was not enough, discussion followed in which it was decided that the mitigating circumstance was that it was not significantly visible from the road and Cllr Blake suggested that because of the gradient of the land this would not be an issue.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **We have no fundamental objection to the sub division of the plot and would quote the adjacent former Parish Council office and the property across the road at Exmouth Cottage and the site of the former garage as being examples of modern redevelopment and plot sub-division in the hamlet of Four Turnings. We would like to see a condition on any permission that the hedges and trees proposed are developed and planted within 12 months of completion of the development in accordance with the submitted application.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1031 1 Church Terrace, Devoran TR3 6PU PA16/11503

The Chairman gave details of the proposal and the plans were viewed. It was noted that the property is within the Conservation Area and that the proposed works were to the exterior.

Members considered that the dormers were not an issue but that the balcony may cause overlooking issues to the neighbours.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council has no objection in principle to the formation of the dormer window but has reservations over the provision of the raised area on top of the existing rear extension due to privacy issues and overlooking of neighbours.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

The Chairman advised that a local council protocol letter had been received regarding PA16/09292 for a dwelling in the garden of Westward, Bissoe Road, Carnon Downs and members had agreed with the Case Officer.

7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

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

APPROVED

- 983 River View, Ropewalk, Penpol, Devoran TR3 6NS PA16/08952
- 993 9 St Johns Terrace, Devoran TR3 6NE PA16/08377
- 1000 8 Trevallion Park, Feock TR3 6RS PA16/09886
- 1001 Barfleur, Penelewey, Feock TR3 6QU PA16/09711
- 1002 Beech House, Four Turnings, Feock TR3 6QR PA16/09976
- 1004 Whittericks, Churchtown, Feock TR3 6SA PA16/09765
- 1005 The Haven, Old Tram Road, Point, Devoran TR3 6NQ PA16/10100

WITHDRAWN

- 999 Methodist Church, Bissoe Road, Carnon Downs TR3 6HY PA16/05560 & 05561

8. PLANNING PRE-APPLICATIONS

The Planning Committee had held no pre-application meetings since the last planning committee meeting and no meetings were scheduled.

The Chairman informed members that Cornwall Council had received a pre-application (PA16/03474/PREAPP) for 9 houses off Valley Lane, Carnon Downs and also a pre-application (PA16/03518/PREAPP) for the subdivision of the plot at Bosvean, Trolver Hill, Feock. Site plans and the proposals were viewed and discussion followed which concluded with members agreeing that comments on both pre-applications would be submitted to the Case Officers and these would be worded and agreed by members by email the next day.

9. PLANNING APPEALS AND ENFORCEMENTS

There were no matters to report.

10. MATTERS ARISING

There were no matters to report.

11. DATE OF NEXT MEETING

The date of the next planning meeting was agreed as Monday 16th January 2016 at 3.30pm.

There being no further business the meeting closed at 5.15pm.

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