

MEETING NO. 1096
Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on
Wednesday 1st April 2015
at the Parish Office, Devoran at 6pm

Members Present:

| | | |
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| WARDS | CARNON DOWNS | FEOCK |
| | B Richards | C Blake |
| | C Kemp | A Hawken |
| | I MacDonald | |

In Attendance: Debbie Searle, Assistant Clerk
Cornwall Councillor S Chamberlain
2 Planning Agents
6 members of the public

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. WELCOME & APOLOGIES

The Chairman opened the meeting and welcomed Cllr Hawken and thanked him for joining the Planning Committee. There were no apologies.

2. DECLARATIONS OF INTEREST

No declarations were received.

3. PUBLIC PARTICIPATION

A Planning Agent spoke in support of item no.752 on Agenda Report 1 stating that it was not development in the normal sense as it was providing a family home for the applicant, that no trees needed to be removed, that even though it was outside of the settlement boundary the applicant's existing property and others within the vicinity were also outside of the boundary and that they intended to deal with the objections relating to privacy issues raised by neighbours by providing screening.

Three members of the public spoke in objection to item no.757 on Agenda Report 1:

The first objector stated that the plot was outside of the planning envelope, that the building had always been used for agricultural purposes and not as a dwelling, that there were safety issues relating to access and environmental issues regarding the reservoir being a breeding ground for frogs and toads.

The second objector stated they were concerned about setting a precedent to build outside of the settlement boundary and that the building had not been used for 50 years. They stated that a gateway had been made onto the byway a few months ago.

The third objector expressed concern over the access at the bottom being only 50 yards from the proposed development which would give safety concerns to families with young children and pets.

They were also concerned that if permission were given it would breach the planning envelope and set a precedent.

The Chairman advised that the gateway had no relevance to the current planning application and that both Highways and Environmental Health were also Consultees and would be submitting a comment regarding the application.

A Planning Agent spoke in support of item no.757 on Agenda report 1 providing a brief history of the applicant's proposal for the site, that various surveys had been carried out and that they considered that the proposal would not have much impact on the area. They acknowledged that there would be a slight increase in traffic but stated that they were prepared to assist in upgrading the road at their own cost. They had seen old records which had the word 'dwelling' on it and considered that the site was a mess and that the proposal would enhance it.

4. MINUTES OF PREVIOUS PLANNING MEETING

The minutes of the meeting held on 25th February 2015 were agreed as correct, proposed by Cllr Kemp and seconded by Cllr MacDonald and were duly signed by the Chair.

In view of the planning applications to be considered at item no.5 it was decided that item no.7 be moved forward as it would be relevant to discussion of several of the applications.

7. RURAL INFILL AND PLOT SUB-DIVISION POLICY

The Chairman confirmed that, as members were aware, he had written to Cornwall Council's Planning department in January/February over issues relating to advice and guidance on plot sub-division and infill. His letter had been taken as a complaint by Cornwall Council and in response a Complaint Investigation Report had been received which he summarised. Discussion followed in which the Chairman suggested that the Parish Council may need to reconsider some items in the Neighbourhood Development Plan. Cllr Kemp questioned if different Planning Officers were using different references when considering applications and suggested that the Planning Committee may be in an untenable situation if the Local Planning Authority were not clear on their current policies. The Chairman asked Cllr Chamberlain for his view on the current situation. Cllr Chamberlain gave an overview of current policies. The Chairman concluded that as it stands at the moment the Planning Committee needs to look at each application on its own merits and not give great weight to any particular planning policy.

5. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

752 Roseland View, Harcourt Lane, Feock TR3 6RW PA15/01924

Members considered the application in regard to it being outside of the development boundary, in an AONB and it being subdivision of a plot. The comments of neighbours regarding privacy and wildlife issues were noted in objection letters. Cllr Blake stated his objection to development in the open countryside and Cllr MacDonald stated that due to the neighbour's objections and it being development in the open countryside he also did not support the application. Further discussion resulted in the agreement proposed by Cllr Kemp, seconded by Cllr MacDonald, and carried unanimously by the meeting that the Parish Council did not support the proposal.

Consultee comment:

OBJECTION: The Parish Council objects to this application as it does not fall within the criteria of our Neighbourhood Development Plan, it is outside the settlement boundary and the plot also falls within the AONB and is in a 'sensitive edge' of Feock as defined in our Neighbourhood Development Plan as backed by recent guidelines from Natural England. The Parish Council also notes the concerns of

neighbours and should the application proceed would like to ensure that these are addressed with conditions on the application particularly relating to overlooking and sensitive wildlife issues as noted within some of the letters of objection. The Parish Council are concerned that development may provide an intrusion into the landscape when viewed from the adjacent Restronguet Creek. We are also mindful of the loosening of settlement boundaries in the local Cornwall Plan and NPPF but consider the other issues raised above to carry more weight in terms of the overall application.

757 Land South Of The Old School House, Carnon Downs TR3 6LF PA15/02532

The application was considered and the Chairman noted that various arguments for and against the proposal had been heard during the public participation part of the meeting. Discussion followed in which it was noted that it was a brownfield site and shown on the 1841 tithe map. Cllr MacDonald stated concern regarding the closeness of the dual carriageway to the site and the reservoir. Cllr Kemp acknowledged that the proposal would mean the tidying up of a very derelict and dilapidated piece of land and had sympathy with getting a young person a home of their own. Cllr Blake expressed concern that it was outside of the settlement boundary, that there were access issues and safety issues in relation to the reservoir. The Chairman confirmed that it was an open reservoir. Cllr Kemp commented that it was agreed that the Parish wanted some development and not all to the scale of the 'Trevince' development and discussion followed regarding the boundary between Carnon Downs and Devoran. The character area of the village was then discussed. Further discussion resulted in the agreement proposed by Cllr Richards, seconded by Cllr MacDonald, and carried unanimously by the meeting that members were not able to support the proposal.

Consultee comment:

OBJECTION: The Parish Council is not able to support this application as it is outside of the settlement boundary and we have serious safety concerns over highway access and the reservoir. The Parish Council considers that it would need a particularly liberal and generous interpretation of the current guidance relating to small settlement and hamlets to consider this plot to be within what might be called the 'Wellington Place' settlement as the boundary of that settlement can clearly be defined as being the adjacent byway 305/1/4 and 305/1/5 with the whole settlement located on the south and the west of that byway. There is only one isolated dwelling on the eastern side of the byway which is the Old School House adjacent to this proposed development site. In making this judgement the Parish Council has considered not only its own NDP but also Cornwall Local Plan policies 7, 8 and 9 relating to development in the open countryside, replacement dwellings and the appropriate scale and character of any such replacement dwellings. Whilst there is no evidence to support the design and scale of any previous dwelling on the site it is apparent from the age and appearance of other dwellings in the vicinity that the character and design of the dwelling would have been greatly different from the proposed modern looking houses on the plan.

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

The Chairman summarised the application and confirmed the location advising that he had concerns for the trees and that it was in the old Plantation Estate. The plans were studied. Cllr MacDonald read out the email from the Planning Officer to the applicant and discussion followed. Discussion concluded with Cllr Richards proposing, seconded by Cllr Blake, that the principle of an infill development on the site was not being questioned but that any dwelling should be in keeping with the adjacent property.

Consultee comment:

Feock Parish Council has no objection in principle to the location of an infill dwelling on this site having regard to current legislation and guidance in the Cornwall Local Plan and the NPPF. However this application would appear to be an outline application only as various matters particularly those noted by the Case Officer in his email to the agent of the 27th March 2015 would need to be addressed before consideration can be given to a full application. The Parish Council agrees most strongly that any infill dwelling on this site should reflect the materials and finishes of the adjacent listed building at Exmouth Cottage. The Parish Council would also like to ensure that any development on this site does not in any way affect the surrounding trees which are subject of TPO.

At this point (7.35pm) Cllr Chamberlain left the meeting.

753 17 Trevallion Park, Feock TR3 6RS **PA15/02281**

The application was considered and discussion concluded, proposed by Cllr MacDonald and seconded by Cllr Kemp that members were in agreement with the Tree Officer's comments.

Consultee comment:

The Parish Council agree with the comments of the Tree Officer.

755 Orchard Meadow, Tremarne Close, Feock TR3 6SB **PA15/02431**

The application was considered. It was agreed, proposed by Cllr Kemp and seconded by Cllr MacDonald, that members were in agreement with the Tree Officer's comments.

Consultee comment:

The Parish Council agree with the comments of the Tree Officer.

756 Gazebo, Trolver Croft, Feock TR3 6RT **PA15/01799**

Members considered the application, the Tree Officer's comments were summarised and discussion followed concluding, proposed by Cllr MacDonald and seconded by Cllr Kemp, that the application should be resubmitted.

Consultee comment:

The Parish Council would like the applicant to resubmit the application in line with the Tree Officer's comments.

758 Rosemullion, Four Turnings, Feock TR3 6QG **PA15/02690**

The application was considered, Cllr Kemp proposed and Cllr Blake seconded that members agreed with the Tree Officer's comments.

Consultee comment:

The Parish Council agrees with the Tree Officer that as long as the pruning is carried out as shown in the photograph they have no objection.

A further planning application for Consultee comment had been received since publication of the agenda:

759 Stillwaters, Quay Road, Devoran TR3 6PW **PA15/02567**

Cllr Kemp declared an interest and confirmed that she would not comment on the application. The Chairman asked the rest of the Committee to consider the application and provide the Assistant Clerk with their views by Tuesday 7th April. It was agreed that the application would also be emailed to all Devoran Ward Councillors for their comment.

6. PLANNING DECISIONS

The following applications, decided by Cornwall Council since the last meeting on 25th February 2015, were reviewed.

- 735** Bonmarche, Carnon Downs Garden Centre, Carnon Downs TR3 6LN **PA15/00611** - Approval
- 736** Rosemullion, Tremarne Close, Feock TR3 6SB **PA15/01027** - Approval
- 737** 7 Carclew Terrace, Devoran TR3 6PN **PA15/00733** - Approval
- 739** Tanglewood, Penelewey, Feock TR3 6QU **PA15/00938** - Approval
- 741** Chylowena, 10 Dozmere, Feock TR3 6RJ **PA15/01076** - Approval
- 742** Goonpiper House, Goonpiper, Feock TR3 6RA **PA15/01165** - Approval
- 743** 9 Parkancreeg, Carnon Downs TR3 6HN **PA15/01372** - Approval
- 744** The Lookout, Penpol, Devoran TR3 6NZ **PA15/01557** - Approval

8. PLANNING APPEALS AND ENFORCEMENTS

The Chairman advised that an appeal had been made to the Planning Inspectorate in respect of planning application PA14/08172.

The Chairman updated members regarding Planning Enforcement case EN15/00332 showing further photographs and information.

The Chairman advised that Councillors had received reports that works to a property in Carnon Downs were being carried out which did not appear to be in accordance with approved plans. It was agreed that Cornwall Council's Planning Enforcement department would be asked to investigate.

9. DATE OF NEXT

The date of the next meeting will be decided when further planning applications for comment have been received.

Signed:
Chairman, Feock Parish Council Planning Committee
13th May 2015