

MEETING NO.1164
Minutes of the meeting of FEOCK PARISH COUNCIL PLANNING COMMITTEE held on
Monday 6th February 2017 at 3.30pm
at the Parish Council Offices, Devoran TR3 6QA

Members present: Cllr R Richards
Cllr P Allen
Cllr B Thomas
Cllr C Kemp
Cllr C Blake
Cllr K Hambly-Staite

In attendance: Debbie Searle, Assistant Clerk
Sam Edwards, Administrative Apprentice
Mrs Nina Davey

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from Cllr Chamberlain.

2. NEW COMMITTEE MEMBER

The Chairman advised that Cllr Lightfoot would like to join the Planning Committee and it was unanimously agreed that this be proposed at the full council meeting.

3. MINUTES OF THE PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Blake proposed the minutes of the meeting held on Monday 16th January 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

All members present declared an interest in planning application PA17/00471 for interior works to the Parish Council's office to allow the extension of the Micro Library.

Cllr Allen declared a non-pecuniary interest in the Linden Hey applications due to extended family.

5. PUBLIC PARTICIPATION

Mrs Nina Davey spoke in support of her application PA17/00371 for the change of use of Linden Hey, Penelewey to a Tea Room. She advised that she was not making any structural changes to the house or garden and has support from the neighbours at Grosse Point. Linden Hey has previously been used as a business premises; it was a chicken farm in the 1960s and then in the 1970s the indoor and outdoor pools were used for the running of a Swimming School. She would like to encourage walkers and cyclists and the footpath next to the property ties in perfectly with the parish trails. Cllr Hambly-Staite asked how many covers were being planned. Mrs Davey advised that she was planning on cream teas, cakes, sandwiches and soup and would expect to be able to fit in 18. Cllr Thomas asked if they would be having tables in the garden. Mrs Davey said this was a possibility. Cllr Blake questioned the parking arrangements. Mrs Davey stated that there was parking in their drive for 8 cars. Cllr Kemp questioned the proposed opening times. Mrs Davey stated them as 10am to 4pm daily.

Mrs Davey also spoke to inform the committee that application PA17/00699, also on the agenda for committee consideration, for tree works had been made by her neighbours and related to trees that are on her land but overhang his property.

6. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1037 Gwel An Dowr, **Feock** TR3 6SG **PA17/00224**

Members discussed the application and felt that the proposed greenhouse was very much in keeping with the house and they could see no reason to object to the application.

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

1041 Linden Hey, Penelewey, **Feock** TR3 6QU **PA17/00371**

Cllr Kemp stated that she had no issues with the application. Cllr Thomas stated that if there was no conflict with neighbours he also had no issue. The Chairman read out the objection on the online planning register from Mr Yearsly. In relation to the comments raised in the objection he gave data from the RadarClass survey report for the B3289 Penelewey, dated 12th September 2016 and advised that based on the report's findings Cormac had decided that there was no major issue with this section of road. A total of 24,000 vehicles were recorded in the week that the survey was carried out and the extra few cars that would be attending the tea room would not make much difference to the traffic on the road. Cllr Blake commented that the tea room further along the road, now closed, had been very popular and he would expect local elderly people to use the tea room and this should be encouraged. It does have 8 parking spaces within the boundary. Cllr Hambly-Staite stated that in principle he supported everything that had been said but he would have concern if there was a substantial amount of parking on the road as parking at Four Turnings has been an issue in the past. The Chairman suggested that the applicant is asked, as a condition of any approval, that they put up notices not to park on the grass verge.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **The Parish Council would fully support this application but would request that as a condition of approval the applicant is asked to ensure that no parking takes place on the adjacent road.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1042 Ebb Tide, Point Green, **Devoran** TR3 6NH **PA17/00588**

The photographs showing the proposed works were viewed, the comment on the online planning register from Mr Hollingsbee read out and the description of the proposed works read out and discussed..

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

1043 The Firs, Staggy Lane, **Carnon Downs** TR3 6NH **PA17/00803**

The Chairman informed members that the property has just been sold and it is the new owner that has proposed the work. Members discussed the application and considered it not an unreasonable request to ask for the works to be carried out as the trees were touching the roof of the bungalow.

RESOLUTION: Cllr Thomas 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 Kemp and unanimously carried by the meeting.

1044 Linden Hey, Penelewey, Feock TR3 6QU PA17/00699

The details of the application were studied. Members expressed concern at the extent of the works proposed. It was noted that the application was being made by the owner of Barfleur and not Linden Hey. Members agreed that they had no objection to the branches of the tree overhanging the neighbour's garden being removed but the other works proposed are excessive.

RESOLUTION: Cllr Richards proposed the consultee comment for the application as: **We would be in favour of the removal of the branches on the Ash but we would be totally against any works carried out to the Oaks.** This was seconded by Cllr Hambly-Staite and unanimously carried by the meeting.

1045 Devoran Micro Library, Market Hall, Market Street, Devoran TR3 6QA PA17/00471

The application was noted only as it is the Parish Council's own application. The Chairman proposed and members unanimously agreed that the comment to be uploaded on the online planning register would be 'Feock Parish Council are unable to make comment on this application as it is one which we have submitted ourselves.'

1046 2 Dozmere, Feock TR3 6RJ PA17/00823

The plans of the existing and the proposed were studied and discussion instigated by Cllr Blake regarding the height of the proposed works and the need for them to be subservient to the dwelling took place. Cllr Allen suggested that Dozmere was a modern estate and whilst this will be a significant increase on the building as is, this type of modern estate would cope with this. It was noted that no comments from neighbours had been received.

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

7. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that a 5 day local protocol notice had been received for PA16/11503, 1 Church Terrace, Devoran. The balcony causing the overlooking issue to neighbours had been removed from the application and members had subsequently had no further objections to the proposal. It was also noted that the application had now been granted conditional approval by Cornwall Council.

8. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

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

APPROVED

1006 Bridge Cottage, Penpol Hill, Penpol TR3 6NW **PA16/09242**

1009 Tristan Beeches, 8 Killiwith, Feock TR3 6QZ **PA16/10198**

1020 Land North Of Bodelvan, Restronguet Point, Feock TR3 6RB **PA16/10171**

1022 Land East Of Quenchwell Road, Carnon Downs **PA16/10402**

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

1026 Porthgidden House, Feock TR3 6SG **PA16/10673**

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

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

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

1030 Land North Of Fir Cottage, Four Turnings, Feock **PA16/10833**

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

1032 Cliff Cottage, Old Tram Road, Point TR3 6NQ **PA16/11891**

9. PLANNING PRE APPLICATIONS

The Chairman advised that the Cornwall Planning Partnership had been looking at the issue of Pre-Application discussions and had issued a Planning Pre Application Protocol, the principles of which he read out to the committee. Discussion followed and members unanimously agreed, proposed by Cllr Richards and seconded by Cllr Blake to make a recommendation to the full Parish Council that the protocol be adopted by the Planning Committee.

A request for a pre application meeting to discuss proposals for two dwellings in Carnon Downs had been received and members agreed a proposed date and time for the meeting.

10. PLANNING APPEALS AND ENFORCEMENTS

It was noted that the appeal for a detached dwelling in the garden of Tregytreat, Restronguet Point, Feock had been allowed.

The appeal for 60 houses on the land off Quenchwell Road, Carnon Downs had been withdrawn following the approval of the application for 14 houses.

The planning enforcement case for Chyreen, Restronguet Point, Feock has been closed following investigation. Cornwall Council officers have confirmed that there has been a breach of conditions 3 and 5 of the conditioned approval however any further action would need to be a civil matter.

11. MATTERS ARISING

It was noted that the application (PA16/05608) for 2 dwellings on land off Quenchwell Road, Carnon Downs is going to the Central Planning Committee on 13th February 2017 and Cllr Richards would be attending to speak in objection to the application. Cllr Allen thanked the Chairman for his efforts on this application and also the Porthgwidden application.

Cllr Hambly-Staite advised that he, along with Cllr Blake and Alan Rowe had completed their work on the Tree Preservation Order for Pill Creek. He also advised that Alan Rowe was drafting a tree management plan which the applicant would be asked to sign off. The Chairman suggested that as part of the learning process for the Parish Council that we are given a copy of the Tree Officer's report at an early stage and it was agreed that a request would be made by the Parish Clerk. The Chairman thanked Cllr Hambly-Staite and Cllr Blake for their work with the project.

12. DATE OF NEXT MEETING

The date of the next planning meeting was agreed as Monday 27th February 2017 at 3.30pm

Signed.....
Chairman, Feock Parish Council Planning Committee
27th February 2017