

MEETING NO.1206

Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 21st May 2018 at 3.30pm
At the Parish Council Office, Market Street, Devoran

Members present: Cllr P Allen, Chair
Cllr C Kemp
Cllr R Brickell
Cllr Morgan-Lundie
Cllr C Blake
Cllr B Thomas

In attendance: Debbie Searle, Assistant Clerk
Lisa Solly, Situ8 Planning Consultancy
Geoffrey Burgess
Brian Bellingham
Russell Dodge, Planning Consultant
Vidette Chivers

1. WELCOME & APOLOGIES

The Chairman welcomed those present and introduced the committee. Apologies were received from Cllr Freeman and County Cllr Alvey.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 14th May 2018 as a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Morgan-Lundie and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

4. PUBLIC PARTICIPATION

Lisa Solly of Situ8 Planning Consultancy spoke in support of PA18/04082 summarising details of the proposal and stating that they believed the proposal was policy compliant. She advised that there had been a previous application for the site which had been refused at appeal and that changes had been made which meant that visibility was now better. Cllr Morgan-Lundie asked for details of the design and in reply Lisa Solly stated that these were not available as this was an outline application with all matters other than access being reserved but the topography of the site would suggest that it should be a single storey or dormer dwelling.

Geoffrey Burgess spoke in objection to PA18/04082 stating that he was also representing neighbours from Camelot House, Landfall and The Lodge. He quoted from the Planning Inspectorate's appeal decision notice for a previous application dated 2003. Ropewalk is a narrow unlit bridleway being used by approximately 20 properties which has been surfaced with contributions from neighbours. It is not wide enough for vehicles to pass each other, is of narrow width and has a lack of drainage. He stated that nothing has materially changed since that refused appeal and his objection is based on access/highways issues. He also quoted NDP policy referring to infill/rounding off and requested that if committee members are minded not to object to the proposal a site visit is crucial.

Brian Bellingham spoke in objection to PA18/04082. He tabled a plan on which he had annotated vehicle numbers for properties using Ropewalk and gave details of the width of the road. His main objection was due to safety concerns.

Russell Dodge spoke in support of PA18/04121 Stating that they had made significant changes since the previous application to include a landscaping plan and reduction in glazing. Cllr Blake stated that he understood that there is a covenant on part of the site and asked for clarification. Vidette Chivers confirmed that there is a covenant on the view from Cross Park but the previous owners had a tree planted which now has a TPO on it which blocks the view, the extension proposed would not mean the removal of the tree and the proposal is not extending the footprint of the dwelling. A plan was viewed and it was determined that the proposal would not affect the covenant.

5. STATUTORY CONSULTATION - PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

1247 Land Adj. Caloundra Penpol **Devoran** TR3 6NA **PA18/04082**

The Chairman summarised that this was an outline application and only details of access can be considered. The consultee comment from Highways was read out. Cllr Brickell asked if the access would cross over other dwellings access. Cllr Kemp highlighted difficulties with the impact of construction traffic. The Chairman stated that the NDP policies are no different to those held previously however nationally there is a presumption in favour of development and therefore a change in national planning policy but with the issue of infill in an area NDP policy states that an element of infill is acceptable if it doesn't cause detriment to neighbouring properties and access and safety concerns. Cllr Thomas stated that the volume of traffic has increased considerably since the appeal decision and to allow this would make matters worse and he would therefore object to the proposal. Cllr Morgan-Lundie stated that looking from an overview if it is public road and anyone can access it she feels it is unfair to object. In response the Chairman advised that it was not a public road and signs were on display stating that 'access to properties only'. Cllr Brickell asked Mr Burgess if he had access rights along the bridleway and Mr Burgess confirmed that he had. Discussion followed regarding established and historic rights of access.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council objects to this application on the basis of the previous appeal decision by the Planning Inspectorate that it would have an unacceptable impact on the safety and convenience of users of Ropewalk and the fact that vehicle movement will have increased since that time and will therefore only have intensified the situation.** This was seconded by Cllr Blake and carried with one abstention (Cllr Morgan-Lundie).

Lisa Solly, Geoffrey Burgess and Brian Bellingham left the meeting.

1246 The Dene Churchtown **Feock** TR3 6SA **PA18/04121**

The Chairman read out the objection from the neighbour. Cllr Blake stated that he had not seen a yellow notice displayed near the site and believes that not all neighbours had been notified of the new application as only Whittericks had made a comment. The Chairman stated that he was pleased that efforts had been made to make the proposal more in keeping but the AONB requires the natural environment to be enhanced and the built environment should be subdued. Cllr Blake stated that he had been requested to visit the neighbouring property due to concern over privacy and overlooking issues. He stated that he believed there was an issue with privacy and overlooking due to the first floor living and balcony. He quoted Policy 12 from the Cornwall Local Plan and also sections of the NDP. Cllr Morgan-Lundie asked for the date of the original bungalow and it was suggested that it was mid 1960s and pointed out that there was an eclectic mix of properties in the surrounding area. Cllr Morgan-Lundie questioned the overlooking issue and the photorealistic picture was viewed for clarification. Discussion followed regarding the possibility of a site visit, the deadline for the consultee comment, the possibility of extending the deadline. Debate concluded with it being agreed that, proposed by Cllr Morgan-Lundie, seconded by Cllr Brickell and carried by the meeting with two votes against (Cllr Blake and Cllr Thomas) that a comment that 'the Parish Council accept the proposed application with the proposed changes made since the last meeting' but this is provisional to allow time for further neighbour comments or information to be received which would give reason to re-consider the comment which would be agreed via email communication or at a further meeting. This decision will be confirmed before being uploaded to the online planning register. It was agreed that Cornwall Council's planning officer would be asked to confirm that neighbour notifications had been sent.

Vidette Chivers and Russell Dodge left the meeting.

Further discussion took place regarding the existing trees on the site and the proposed landscaping plan and the issue of overlooking and loss of privacy. The Chairman stated that the main mitigation for development within the AONB is trees. He suggested that it was appropriate to add to the provisional consultee comment - The Parish Council accept the changes made to the design since the last meeting but wish to ensure that any existing trees on site are adequately protected and any additional planting as specified within the landscape plan are required as a condition.

Cllr Morgan-Lundie left the meeting (4:55pm)

1242 Pipers Meadow Four Turnings **Feock** TR3 6QR **PA18/03968**

The plans were viewed and discussion followed regarding infill policy, precedent and the size of the proposed plot. It was clarified that the site was not within the settlement boundary. It was noted that there had been infill within Penelewey which comes under the rural hamlet infill policy even though there is no settlement boundary. Cllr Thomas questioned if it was then appropriate to accept infill in the proposed location. The Chairman advised that the infill policy in those areas outside the settlement boundary is phrased in terms of the infill of a vacant plot within a substantially built frontage, so the infill within Penelewey and Quenchwell is where you have a frontage along a road and there's a substantially built frontage with a plot in the middle and therefore policy does not include background infill and rounding off.

RESOLUTION: Cllr Allen proposed the consultee comment for this application as: **The Parish Council does not see this proposal as complying with our infill policy outside the settlement boundaries moreover we would also see this as overdevelopment of a very small site.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1243 Gullivers Restronguet Point **Feock** TR3 6RB **PA18/04069**

The plan was viewed and discussion followed regarding the existing trees and the proposed loss of the Cherry Tree.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council have no objection to this application but would defer to the opinion of the Tree Officer regarding the proposed removal of the Cherry Tree.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1244 Jonquils Trevilla Road **Feock** TR3 6QG **PA18/04099**

The plans of the existing and proposed were viewed and the description of work clarified. It was noted that no neighbours had commented.

RESOLUTION: Cllr Kemp 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.

1245 The Barges Quay Road **Devoran** TR3 6PW **PA18/04252**

The plans were viewed and the supportive comment on the online planning register noted.

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

1248 Arbennek Restronguet Point **Feock** TR3 6RB **PA18/04543**

The information regarding the health of the trees contained within the application was viewed and discussed.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council will defer to the Tree Officer for this application but would like any permission granted to remove trees conditioned that suitable replacements are planted.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

6. DATE OF NEXT MEETING

It was agreed that the date of the next meeting would be Monday 11th June @ 3.30pm

There being no further business the meeting closed at 5.10pm

Signed:
Chairman, Feock Parish Council Planning Committee
6th June 2018