

**MEETING NO.1080**  
**Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on**  
**Monday 3<sup>rd</sup> November 2014**  
**at the Parish Office, Devoran at 6.00pm**

**Members Present:**

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	B Richards	B Shankland	C Johnson
	C Kemp	(on behalf of C Carter)	P Allen (on behalf of C Blake) in part

**In Attendance:** Debbie Searle, Assistant Parish Clerk (APC)  
Cornwall Cllr S Chamberlain  
2 members of the public

**PLANNING COMMITTEE CHAIRMAN: Councillor B Richards**

**1. WELCOME & APOLOGIES**

The Chairman welcomed those present; apologies were received from Cllr Carter and Cllr Blake.

**2. PUBLIC PARTICIPATION**

2 members of the public spoke regarding planning application PA14/09435 stating that they did not object to the proposal in principle but expressed concern about the wear to the access road which was shared with the neighbour.

**3. DECLARATIONS OF INTEREST**

No declarations were received.

**4. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 6<sup>th</sup> October 2014 were agreed as correct, proposed by Cllr Kemp and seconded by Cllr Johnson.

**5. STATUTORY CONSULTATION-PLANNING APPLICATIONS**

The following applications were considered and decided as detailed.

**673 22 Trevallion Park, Feock TR3 6RS PA14/07176**

The Chairman gave details of the revised plans submitted after concern over the bulk of the previous proposal. The plans were studied in detail. The neighbour's comments were read out and discussion followed. It was agreed that the comment to the Case Officer be "Despite minor amendments to the previous proposals Feock Parish Council agrees with the objectors that this proposal still represents an overbearing and unneighbourly addition to the local landscape and as such would request further reduction in the bulk of the proposal".

**694 Headlands, Penpol, Devoran TR3 6NP PA14/08741**

The Chairman asked for comments on the proposal and Cllr Kemp asked for clarification of the plans, the Chairman gave a brief history of the site and advised that the applicant had previously approached the Council for Pre-Application advice. The plans were studied and Cllr Kemp asked if there were any access issues and it was noted that Highways had no objection. Cllr Kemp questioned if the proposal was in keeping with local policies and it was agreed that the design concept was in line

with the existing property. It was agreed that the comment to the Case Officer be “Feock Parish Council can see no material planning considerations that should lead to a refusal subject to the materials used being sympathetic to the existing dwelling”.

**696** 6 Elm Meadow, Feock TR3 6RN **PA14/09391**

The Tree Officer’s comments were read out and discussed it was agreed that the comment to the Case Officer be “Feock Parish Council agrees with the Tree Officer’s comments that the work proposed as shown in the photograph is acceptable”.

**697** Shipway, Penelewey, Feock TR3 6QY **PA14/09435**

The Chairman summarised the application and advised that there had been a Pre-Application with Cornwall Council for the site which stated that it was considered to be an in-fill development and therefore fits with local plans. Cllr Kemp asked for clarification of the difference between a dormer bungalow and a house and discussion followed. Discussion followed with the conclusion that the comment to the Case Officer be “Following the guidance given in March 2014 on Pre-Application for this site when it was considered that the plot constituted infill development Feock Parish Council can see no material planning considerations which should lead to a refusal of this application. We would recommend that as a neighbourly gesture the applicant reinstates the shared drive to its present standard upon completion of the work should it be damaged during the construction process”.

**698** Devoran House, 1 Devoran Lane, Devoran TR3 6QA **PA14/09433**

The Tree Officer’s comments were read out and discussed. Cllr Kemp questioned why the trees had to come down as it seemed very drastic to take out five trees at one time and discussion followed. It was agreed the comment to the Case Officer should be “Feock Parish Council are concerned at the loss of any of these trees and would prefer to see a proposal which prunes the overhanging growth rather than destroying five mature trees which enjoy the protection of a TPO and are within a Conservation Area”.

Cllr Allen joined the meeting at this point.

**699** Zamelek, Tregye Road, Carnon Downs TR3 6JQ **PA14/09725**

The Chairman read out the comments made by neighbours and the plans were studied. Discussion followed relating to the overlooking from the proposed balcony and the distance to the neighbour’s windows. It was agreed that the comment to the Case Officer be “Feock Parish Council have no objection in principle to an extension to this property, however we share the neighbour’s concern on the overlooking of their windows and rear garden from the balcony and would like to see this aspect of the proposal either withdrawn or amended. We would point out that it is only 16m from the balcony to the neighbour’s windows which is much less than the 25m recommended in such cases. It is also noted that some work has already been undertaken on this property for example the removal of the conservatory on the front elevation and the removal of the chimney, we would seek an assurance that no work is carried out which prejudices the positive outcome to this planning application”.

**700** 45 Devoran Lane, Devoran TR3 6PD **PA14/09820**

The application was discussed and the photographs and plans studied. Discussion followed resulting in the comment to the Case Officer being agreed as “Feock Parish Council considers that this proposal represents an improvement to the dwelling and can see no material planning considerations that should lead to a refusal”.

**701 Trelissick Gardens, Trelissick, Feock TR3 6QL PA14/09697**

The application was discussed with the conclusion that the comment to the Case Officer should be "Feock Parish Council has no objection to the proposals as set out on the plans".

**702 The Dene, Feock TR3 6SA PA14/10107**

The plans were viewed and compared to those relating to the previous approved application which appeared to be identical. Discussion followed resulting in it being agreed that the APC would contact the Case Officer and ask for further information which she would email to the Committee as soon as possible.

At this point Cllr Chamberlain stated that he was leaving the meeting but wanted to ask for clarification of what was happening with the former Parish Office site at Four Turnings, the Chairman advised that planning permission had been granted for a live/work unit and any works currently being carried out should hopefully be in line with that approval. Discussion followed between the Chairman, Cllr Allen and Cllr Chamberlain regarding village boundaries, infill development and policy. Following general discussion relating to settlement boundaries and the interpretation of current policy Cllr Chamberlain stated that he did not accept some aspects of current policy, the Chairman said that in his opinion the correct place to challenge policy was in the Council Chamber and not through challenging policy decisions on individual cases. Cllr Chamberlain then left the meeting.

**6. PLANNING DECISIONS**

The Chairman advised the meeting that planning determinations for the following applications had been made since the last meeting on 6<sup>th</sup> October 2014.

**APPROVED**

**676** 12 Trevallion Park, Feock TR3 6RS **PA14/07968**

**677** 2 Market Street, Devoran TR3 6QA **PA14/08009**

**678** 11 St Johns Terrace, Devoran TR3 6NE **PA14/08223**

**679** Larkhill, Kelliworth, Feock TR3 6QZ **PA14/08110**

**681** Millridge, Penpol, Feock TR3 6RU **PA14/08611**

**684** Gweltek, Point Road, Carnon Downs TR3 6JN **PA14/08796**

**686** Chy-An-Dour, Ropewalk, Penpol, Devoran TR3 6NS **PA14/08879**

**687** Boxeater House, Feock TR3 6QW **PA14/08575**

**WITHDRAWN**

**675** Field at Trolver Hill, Feock TR3 6RP **PA14/07239**

**7. PLANNING APPEALS AND ENFORCEMENTS**

The Chairman read out the reasons for dismissal of the appeal on Loe Wall, Loe Beach, Feock TR3 6SH ref. APP/TPO/D0840/4068 and discussion followed.

**8. TREE WARDEN**

The Chairman informed the meeting that further to previous discussion regarding the position of a Tree Warden it had been decided that the scheme needed further consideration. The possibility of incorporating this within the lengthsman scheme was considered but it was concluded that this was outside the funding remit. Discussion followed which concluded with the Chairman requesting members submit any comments or suggestions on how a system should operate.

**9. ANY OTHER BUSINESS**

The Chairman advised that Taylor Wimpey had arranged for a public exhibition of their proposals for the Trevince scheme which was being held on Tuesday 11<sup>th</sup> November at the Methodist Chapel in

Carnon Downs. Taylor Wimpey had advised that they would give a briefing to the Parish Council and County Cllr Chamberlain between 2pm and 3pm with the exhibition open to the public between 3pm and 7.30pm.

Cllr Allen advised that there were two sites where work had been carried out but he did not believe had planning permission. It was agreed that Cllr Allen would take photographs of the site which the APC would then forward to planning enforcement for investigation.

**10. DATE OF NEXT & FUTURE MEETINGS**

It was discussed that it may be appropriate to alter the regular evening for Planning Committee Meetings to a Thursday, it was agreed that the APC would ask members for their views. The date of the next meeting will be scheduled and advertised as soon as possible.