

MEETING NO.1207

Minutes of the meeting of Feock Parish Council Planning Committee held on
Wednesday 6th June 2018 at 4pm
At the Parish Council Office, Market Street, Devoran

Members present: Cllr P Allen, Chair
Cllr R Brickell
Cllr Morgan-Lundie
Cllr C Blake
Cllr C Johnson
Cllr P Lightfoot

In attendance: Debbie Searle, Assistant Clerk
Mr & Mrs S Chivers

1. WELCOME & APOLOGIES

The Chairman welcomed those present. Apologies were received from Cllr Freeman, Cllr Kemp, Cllr Thomas and County Cllr Alvey.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Blake proposed the minutes of the Planning Committee meeting held on 21st 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

Mrs Chivers spoke regarding PA18/04121 advising that they had taken professional advice on their planting scheme and the chosen plants were already existing in the garden. Mr Chivers spoke to state that they had previously spoken with the Parish Council and following this had made amendments to the design to mitigate objections but since making these amendments they had received more objections than received with the earlier proposal. The Chairman confirmed that a number of objections had been received.

5. STATUTORY CONSULTATION - PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

1246 The Dene Churchtown Feock TR3 6SA PA18/04121

The Chairman stated that he wished to pick out various planning policies which were relevant to this application and also to refer to the planning guidance on Restrouguet Point which although not in the same area is relevant. He quoted policy D1 from the NDP and also extracts from the Cornwall Design Guide including '7.3 Built form and character' and '7.8 Facades and elevations' which states that balconies should only be used where they would not adversely affect the privacy of neighbouring properties. Photographs of properties at Restrouguet Point, taken from the water, were viewed and it was noted that the white properties stand out and therefore traditional design doesn't always mean recessive into the landscape.

Cllr Lightfoot joined the meeting 16:08.

The Chairman read out sections of the objection from the AONB Officer and summarised objections from neighbours from the online planning register relating to size and design. Cllr Brickell questioned the TPO status of trees on the site and this was clarified. It was confirmed that the ridge height would be the same. Mr Chivers advised that the ground floor area would be less than the current form. Cllr Blake clarified that

the balcony would extend to the existing footprint including the conservatory. Cllr Morgan-Lundie disagreed with the AONB statement that the property would be seen from the road. Cllr Blake stated that he was still concerned with the overlooking issue should the trees be taken down. Cllr Morgan-Lundie advised that a site visit had been made to the property and the neighbours property. The Chairman stated that at the last meeting members didn't have concern about the balcony as at that time felt it wasn't intrusive however after viewing the site from the neighbouring property it became clear that it could be if the tree cover was reduced. Cllr Lightfoot asked for the distance between The Dene and the neighbours, Mr Chivers stated that it was about 85m. The Chairman stated that the property currently benefits from substantial framing/screening by large trees and in terms of policy we are looking at 'does this sit within the character of the area it inhabits' and the character of the point is different than Feock village and sometimes we look at things parish wise and if this was in Devoran village we would say no its not in character of Devoran village, here we have found it difficult as within the vicinity there are properties that are quite modern, however most people feel that this proposal does not reflect the character of the area. Cllr Morgan-Lundie gave information relating to the site visit and the possible overlooking issue. Cllr Johnson stated that a decision needed to be made as to whether this is within the character of Feock Village or the character of Restronguet Point. Cllr Brickell stated that he didn't dislike the design but felt that if the scrub was removed from the Cornish hedge it would be viewed from the road. Mrs Chivers stated the Case Officer was supportive of the proposal and had stated that she did not want an apex roof. Cllr Johnson clarified that the maximum visibility of the house comes from the river side and not the road. Cllr Lightfoot asked for clarification of the locations of the differing property designs within the village and discussion followed.

RESOLUTION: Cllr Blake proposed the consultee comment as: **The Parish Council appreciate and would like to acknowledge the proposed alterations to the design regarding the slate hanging and the reduction of glazing. However feel that the design is still not in keeping with policy D1 of the Feock Neighbourhood Development Plan. The Cornwall Design Guide states that balconies should only be used where they would not adversely affect the privacy of neighbouring properties and in the Parish Council's opinion the proposed balcony would affect privacy. Taking this into account and the AONB Officer's comments the Parish Council object to the proposal.** This was seconded by Cllr Lightfoot and carried by the meeting with 1 abstention.

1249 Still Waters Trolver Croft Feock TR3 6RT **PA18/04524**

The location was clarified, access to the site established and the plans studied. It was noted that there had been no previous applications relating to works to the property only applications for tree works. Discussion followed regarding the colour of the cladding materials proposed.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council have some concerns over the dark grey metal cladding and would prefer this to be replaced by slate. The Parish Council recognise that the access lane is not appropriate for heavy vehicles and oversized vehicles should be avoided and request that reasonable traffic management conditions appropriate to maintain the public right of way and not to impinge the access and egress of neighbouring properties during construction work be conditioned to any approval granted..** This was seconded by Cllr Brickell and unanimously carried by the meeting.

1250 Chycoose House Chycoose **Devoran** TR3 6NU **PA18/04814**

The site and tree location was clarified and the photograph and drawing viewed. It was noted that a crown reduction to the tree had been approved in 2012 and the proposal appears to be for similar works.

RESOLUTION: Cllr Allen 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 Blake and unanimously carried by the meeting.

1251 Bosula Harcourt Lane **Feock** TR3 6RW **PA18/05040**

The plans were viewed and the materials proposed considered and discussed. Committee members expressed concern at the darkness of the proposed cladding materials.

RESOLUTION: Cllr Brickell proposed the consultee comment for the application as: **The Parish Council objects to this amendment and would wish to see a natural cladding in keeping with the advice of the Cornwall Design Guide.** This was seconded by Cllr Lightfoot and unanimously carried by the meeting.

6. CORNWALL COUNCIL PLANNING DECISIONS

The following planning decisions made by Cornwall Council since the last meeting were noted:

APPROVED

- 1221** Waters Edge Quay Road **Devoran** TR3 6PW **PA18/01976**
- 1222** Roseland View Harcourt Lane **Feock** TR3 6RW **PA18/02117**
- 1223** Land Adj 3 Agar Meadows **Carnon Downs** TR3 6HS **PA18/02366**
- 1224** Land North Of Creek End Pill Lane **Feock** TR3 6SE **PA18/02357**
- 1225** Teal Lodge Greenbank Road Devoran TR3 6PQ **PA18/02662**
- 1229** 16 Belmont Terrace Devoran TR3 6PX **PA18/02684** Single storey rear extension.

7. NEIGHBOURHOOD DEVELOPMENT PLANNING POLICY

Discussion took place regarding the character of different areas within the Parish and the need for clarification of appropriate design. Guidance had been written in relation to Restrounguet Point and similar design guidance was needed for other areas of the Parish. The Chairman asked if committee members could provide guidance for their ward areas and it was discussed and suggested that a Planning Officer and the AONB Officer would be asked to come to a workshop. Discussion followed regarding reflection from metal roofs and glazing.

Cllr Lightfoot left the meeting (17:14).

It was agreed that a request should be made to the AONB Officer and the friendly link Planning Officer to attend a planning workshop to discuss the objective of Policy D1 of the NDP and put it into the context of the Cornwall Design Guide within different areas of the Parish.

8. MATTERS TO REPORT

The revised plans of PA18/03499 (Plasmarl, Carnon Downs) in which the roof height had been lowered in accordance with the Parish Council's concerns was viewed and noted.

A request for a pre-app meeting with the planning committee relating to a site in Feock was discussed. It was agreed that the proposal site lies outside of the settlement boundary and does not therefore comply with the NDP and would not be supported by the Parish Council. Therefore it would be appropriate for the applicant to consult with Cornwall Council's planning department.

The Chairman advised that a member of the public has enquired about the current situation regarding the Section 106 monies from The Valley application PA16/00844 (to lift the occupancy restriction). A total of £600,000 should be received which is to be used for Affordable Housing. The Chairman explained that if the monies were not utilised within Feock Parish they could be used elsewhere in the County. He exemplified that if the money was available to a developer on an exception site development, which is half affordable and half open market, it could all be affordable. This could mean that all of the Parish's requirement for affordable housing would be covered. Alternatively the money could go to a housing association to build social housing. It was discussed and agreed that a meeting would be set up with the Affordable Housing team to obtain current information and Cllr Johnson advised that she would take it to full Council for further discussion.

It was noted that Cornwall Council have advised that based on the Planning Inspectorate's 'average time scale' the appeal relating to PA16/08980 (proposal for 38 dwellings at land adjacent to Valley Lane, Carnon Downs) should start by 27th July.

9. DATE OF NEXT MEETING

It was agreed that the date of the next Planning Committee meeting would be agreed via email. There being no further business the meeting closed at 17:33.

Signed:
Planning Committee Chair, Feock Parish Council
4th July 2018