

MEETING NO.1236

Minutes of the meeting Feock Parish Council Planning Committee held on
Wednesday 15th May 2019 at 3.30pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: P Allen, Carnon Downs Ward, Meeting Chair
H Freeman, Feock Ward
C Kemp, Carnon Downs Ward
B Thomas, Devoran Ward
R Brickell, Carnon Downs Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Samuel Brackley, Absolute Design
Clare & Steve Hawkins
Diane Bentall
Paul Bateman, Influence Planning
Chris Stamp

1. WELCOME & APOLOGIES

The Chair welcomed those present and Committee members introduced themselves. Apologies were received from Cllrs Lightfoot, Blake, Morgan-Lundie and County Cllr Alvey.

2. ELECTION OF COMMITTEE CHAIR AND VICE CHAIR

RESOLUTION: Cllr Brickell proposed, seconded by Cllr Thomas and unanimously carried that Cllr Freeman take the role as Chair of the Planning Committee. Cllr Freeman proposed, seconded by Cllr Thomas and unanimously carried that Cllr Allen continue in the role as Vice Chair. It was agreed that Cllr Allen would continue to Chair this meeting.

3. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Thomas proposed the minutes of the Planning Committee meeting held on 15th April 2019 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Kemp and unanimously carried by the meeting.

4. DECLARATIONS OF INTEREST

No declarations of interest were received.

5. PUBLIC PARTICIPATION

Samuel Brackley (Absolute Design) spoke as Architect for PA19/03329 (The Dene) and gave the history of the site's planning applications confirming that the principle of development has been set. Application PA18/10950 currently at appeal was of a contemporary design which was refused and they have tried to address issues with this new application. He stated that more than 50% of the existing structure is to be retained therefore it was not a new build and Cornwall Council have accepted that it works to an existing dwelling. He stated the development would improve the appearance of a nondescript 1960s dormer bungalow and they propose to use natural materials more suited to the character of Feock. The rectilinear massing has been removed with a more conventional property with a reduction in glazing and a more traditional appearance and they have removed the first floor roof terrace to avoid overlooking to Whittericks. The existing screening and trees are to be retained. The roofs are all hipped away from boundaries and adjacent properties so it does not cause an overbearing impact. The glazed windows to the side of Chy An Fal are to be obscured to prevent overlooking. The roof has been designed to tier with the contour of the site.

Steve Hawkins spoke as applicant for PA19/02033 (Devoran Boatyard) stating that the application had been to committee before and the committee had stated that they were waiting for responses from WHS and Environment Agency. He advised that the WHS are now content with the application and have provided a flood risk assessment for the Environment Agency. They have increased the roof pitch to lessen massing and added hipped roofs to the garages which they think is more in keeping. They note that the Parish Council referred to the stone to be used and stated

that they are quite open to what stone should be used, they are happy to provide a range of options and be guided by the Council. He stated that they are not a development company and are self-building for their own occupation. Cllr Allen stated that he thinks the type of stone used is an important factor as it's a prominent site with prominent buildings. Local natural materials have a natural capacity to blend in with the landscape so when we talk about the use of natural stone, we don't necessarily mean Delabole stone as it is not local and would not blend into this area. CH stated that they would accept a condition stating that samples of the external material to be used must be provided and agreed as they haven't had a steer from WHS on this and would be happy to go with any local stone that meets the requirements of the Council.

Paul Bateman (Influence Planning) spoke as Agent for PA19/03571 (Chypraze) advising that the structural works and external works has been implemented in accordance with the previous consent and now the current owner wishes to amend the internal layout to a hair salon instead of residential. The proposal meets with policy and they note that they have one public comment regarding the level of parking. He stated that the site can accommodate more parking spaces and tabled a plan proposing further spaces in the courtyard which they will submit to CC if the Parish Council would be in support.

Chris Stamp spoke as the Applicant for PA19/03110 (Penlee) stating that they had carried out considerable neighbour consultation and noting that there were no public comments currently on the online planning register. He stated that they wished to improve the current property which is not in a fantastic state, with poor build quality and liveability, into a family home and commented that the existing property did not make the most of the views. They wish to improve and transform the living space and provide a further bedroom. They believe that they have kept the proposal in keeping with the immediate surroundings and the materials proposed are appropriate, the ridge height stays the same and the angle of extension at the front has ensured the neighbour does not lose their view. They have had good dialogue with all the neighbours including those from across the creek.

6. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following planning applications were considered as detailed:

1370 The Dene Churchtown Feock TR3 6SA PA19/03329

The Chairman commented that he was pleased that previous comments had been considered and a more traditional design was now proposed. There was an issue of general massing, but it is on the footprint of the original building. Cllr Freeman felt that it was a massive improvement on the previous application that was currently at appeal, she accepts that it is on the footprint of the existing building although it does look very large and wonders if the roof height has to be as high as it is but it is much nicer and neighbour concerns have been addressed. It was noted that no neighbours had commented on the online planning register and there was no objection from the Ramblers Association or the Countryside Access Team. Cllr Brickell queried the height and the outline of the existing shown on the plan on display was studied. Cllr Brickell also commented regarding concern over trees and the Chairman advised that it was within a TPO area. Cllr Kemp commented that she would assume that the owners would wish to keep screening for their own privacy as well as the neighbours. The Chairman commented that the large side balcony has been removed and the applicant has gone as far as is practicable to meet concerns and has proposed the more traditional roof requested which is more in keeping with the character of the area. Cllr Thomas stated no objection and considers the proposal to be a distinct improvement. The Chairman read out sections of the AONB Officer's objection and discussion followed in which Cllrs agreed that they understood the comments but on balance felt that the other issues had been mitigated.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council does not object to this new proposal but request that proposals regarding landscape screening in the previous application be implemented in this scheme. We appreciate the changes in design that have been made which have gone towards mitigating some of the concerns of neighbours regarding overlooking.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1360 Devoran Boatyard Greenbank Road Devoran TR3 6PQ PA19/02033

Cllr Thomas questioned the ridge height observing that from the plan it appears to be slightly higher than the existing neighbouring dwelling. The applicant stated that the ridge height was around 300mm higher than the neighbouring property and commented that the neighbouring property had permission granted for a higher ridge height than was

actually built. It is a trade-off between reducing the massing and having to raise the ridge height. Cllr Freeman questioned why two of the properties have stone cladding and one has wood. The applicant advised that the thought process was to blend into the full timber cladding on the existing neighbouring property. Discussion followed regarding local stone.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council has no objection in principle but before any permission is granted would like to see indicative samples of stone which we feel should be the natural killas stone of the area.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1368 Blossoms Four Turnings Feock TR3 6QN PA19/03306

The application details and the Tree Officer's consultee comment was read out, discussion followed regarding climate change and the need for replanting.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **Considering the comments of the Tree Officer the Parish Council has no objection but due to Climate Emergency considerations would wish to see appropriate replanting to mitigate the loss.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1369 Penlee Devoran TR3 6NN PA19/03110

Cllr Kemp applauded the fact that they've consulted neighbours and has no objection. Cllr Thomas stated no objection. Cllr Freeman commented that there was a massive mix of properties in that area. Discussion followed in which it was noted that the wood slats to the glazing should diffuse the light pollution by 50%.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council considered the effect of light pollution to the opposite area of AONB and felt that the use of wood to diffuse the light was acceptable mitigation and therefore has no objection.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

1371 Mizzentop Trolver Croft Feock TR3 PA19/02931

The application detail was read out and discussion followed regarding epicormic growth and the value of trees in mitigating the built environment. The photographs of the trees were viewed.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council are concerned about the loss of trees in this area which has reduced the natural sylvan backdrop and allowed the built environment to become more prominent in this AONB and would wish the Tree Officer to take this into account when making his decision. We would also wish to see appropriate replanting to mitigate the loss.** This was seconded by Freeman and unanimously carried by the meeting.

1372 Chypraze Barn Quenchwell Road Carnon Downs TR3 6LN PA19/03571

The photograph of the building was viewed. The Committee agreed that there was no objection with the principle of the change of use to a hair salon but that 2 parking spaces would not be adequate. The Chairman suggested that four spaces would be acceptable and suggested that more may be over urbanising the area. Discussion followed regarding the surface of any parking area being permeable.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council has no objection to the proposal in principle based on plan Block Plan revision B showing additional parking spaces but require the parking spaces to have a permeable surface.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1373 Carnon Downs Garden Centre Quenchwell Road Carnon Downs TR3 6LN PA19/02568

It was noted that there were no public comments on the online planning register however Cllr Hambly-Staite had expressed concerns over using tarmac for such a large area. Cllr Kemp questioned why it has to be a tarmac surface and suggested it should be a permeable surface given the Climate situation and the runoff situation in the village. Discussion

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council is opposed to the provision of tarmacking this area and has great concern over the runoff and drainage on site and would like to see a permeable surface provided. We would also wish to see a greater degree of landscaping and screening of the area overall.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1374 Orchard Meadow Tremarne Close Feock TR3 6SB PA19/03554

The application was discussed and the

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council object to this application as we can see no justification for the removal of these trees which we consider have amenity value particularly in the light of Climate Change.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1375 Deva Trovler Croft Feock TR3 6RT PA19/03699

The plans were viewed and discussion followed. Cllr Kemp questioned the level of fenestration. It was noted that no public had commented on the online planning register. The plans of the previous approval were viewed to assess the level of fenestration already approved and it was generally agreed that it was of a similar level. It was considered that the previous design was preferable due to its use of local stone.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council object to the change of palette replacing the natural stone facing with blue grey cladding which is not in harmony and intrusive to the landscape in this AONB.** This was seconded by Cllr Brickell and unanimously carried by the meeting.

7. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

No 5 day local protocol procedure communications had been received from Cornwall Council regarding any planning applications previously commented on by the Parish Council since the last planning meeting.

8. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

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

WITHDRAWN

1345 The Boathouse Devoran Boatyard Greenbank Road Devoran TR3 6PQ PA19/01328

APPROVED

1351 Boswer Pill Lane Feock TR3 6SE PA19/01888
1353 3 Church Terrace Devoran TR3 6PU PA19/01787
1354 Riverside Penpol Devoran TR3 6NW PA19/01697
1357 Shortlands Ropewalk Penpol Devoran TR3 6NP PA19/02133
1361 3 St Johns Terrace Devoran TR3 6PT PA19/02487
1366 Rope House Penpol Devoran TR3 6NS PA19/02988

9. TREES

The documents relating to Monterey Pines had been taken from the Cornwall Council website and circulated prior to the meeting. The Chairman advised that many Monterey pines which are significant features within the landscape were planted approximately 100 years ago and maybe coming to the end of their natural lives. If we wish to retain them in the landscape we would need to ensure that there is a succession of tree planting. He felt that they are a most distinctive tree contributing to the landscape character to Feock. Their scientific name is 'Pinus Radiata' and they are salt tolerant and grow rapidly. He feels that wherever these trees are being lost they should be replaced with another Monterey Pine and not with another tree species which does not have the same local landscape history. Cllr Freeman questioned whether there could be a tree planting initiative as part of the Climate Emergency. Cllr Thomas confirmed that this was very much in mind. The Chairman advised that it was hoped that at Bissoe they should be able to plant

between 1500 and 2000 trees which nearly gives everyone in the Parish one tree for one year. He suggested that a possible contribution to mitigating one's carbon footprint is to plant a tree every year for the rest of your life. Cllr Freeman questioned if there was anything that the Parish Council can do to check if planning conditions to plant a tree have been adhered to. It was pointed out that the Parish Council did not have the right to enter people's properties to check. Cllr Thomas informed that Cornwall Council's Tree Officer had previously given the Parish Council a presentation regarding their recent scheme to check on planting. Cllr Kemp pointed out that quite often properties change hands and the obligation to replant is lost in the process and new owners are not aware of the requirement. The Chairman stated that there are many Montereys outside of the TPO areas that are not subject to TPO, and the issuing of a TPO order is usually only considered if the tree is demonstrably at risk. He believes that Monterey Pines are now at risk because of a recent incident where three have been felled in circumstances where they may have been thought to be a safety risk. We could throughout the Parish register all our significant Montereys and ask for them to be protected under a TPO. Cllr Kemp agreed that there needed to be a blanket TPO on Monterey Pines due to them being an iconic part of the landscape character.

RESOLUTION: It was proposed by Cllr Allen that a register is created of Monterey Pines and the Parish seek to get them TPO'd and a conversation with Cornwall Council is instigated to commence this process. This was seconded by Cllr Thomas and unanimously carried by the meeting.

10. MATTERS TO REPORT/CORRESPONDENCE RECEIVED

It was noted that the Case Officer for PA19/00888 was awaiting revised plans which the Parish Council would be consulted on. It was agreed that the application would be put on the agenda for the full Parish Council meeting on Monday 3rd June 2019 for the new plans, hopefully received by then, to be considered and a consultee comment resolved.

Cllr Kemp advised that she had received communication from a resident regarding concern over a highway safety matter and a response advising them to contact Cornwall Council's planning enforcement team was agreed.

11. DATE OF NEXT MEETING

The date and time of the next two planning meeting were agreed as:

Wednesday 5th June 2019 @ 3.30pm

Wednesday 3rd July 2019 @ 3.30pm

There being no further business the meeting closed at 6pm.