

MEETING NO. 1121
Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on
Monday 14th December 2015
at the Parish Office, Devoran at 3.30pm

Members Present:

WARDS	CARNON DOWNS	FEOCK	DEVORAN
	B Richards	C Shefford	B Shankland
	C Kemp		
	P Allen		
	I MacDonald		

In Attendance: Debbie Searle, Assistant Clerk
Cornwall Cllr S Chamberlain
Keith Hambly-Staite
Paul Trerise
John Chapman
Mark Wootton

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. WELCOME & APOLOGIES

The Chairman opened the meeting and welcomed those present. He advised the meeting that due to Cornwall Council's wish to operate a paperless planning system a grant of £700 had been received to update equipment to enable members to view plans online during meetings, this comprised a wall mounted screen and laptop which would also be available for planning agents to use in presenting details of applications if they wished. He also informed the meeting that an audio recording was being taken. Apologies were received and accepted from Cllr Blake.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. PUBLIC PARTICIPATION

Architect John Chapman spoke in support of PA15/11371 and tabled a plan showing an artist's impression of the proposed house in its setting. He summarised that currently half of the ground floor is basement providing garaging and the proposal seeks to add an additional bedroom at first floor level and a balcony and generally to refurbish the existing dwelling. The plot has space and the property to the rear is 57m away so there are no overlooking or overshadowing issues. The Chairman commented that it was useful to have an artist's impression to look at. No questions were asked.

Paul Trerise spoke regarding three dwellings which are going to be built at Pill Lane directly opposite his property. With regard to the middle building, Creek End, he has no major objections but is concerned about the access to all 3 properties and the effect on Pill Lane, an old horse track. He is concerned about the extent of tree cutting, lots of trees have been cut down and he has asked the person carrying out the work to leave as much vegetation between this site, the stream and his property as possible. Regarding the application for Moonrakers he has no major objections to the property but again is very concerned about the works being carried out affecting Pill Lane particularly as this application will necessitate the use of a pile driver. He reiterated his concern about the level of cutting back and that the area is losing its creek end feel. He summarised that in principle he had no objection to building these properties but eroding the area visually is a

payback and it is an Area of Outstanding Natural Beauty (AONB). The Chairman commented that he could see the concern with three potentially large projects and can appreciate the concern over Pill Lane. The whole area is covered by a TPO and if anything is being taken down that shouldn't be, the Parish Council can take it up with Tree Officer. He advised that it would not be possible for Cornwall Council to dictate the timing of the building of the properties. Cllr Allen commented that all three applications are on lower side of Pill Lane, and the TPO covers all the plots on the lower side but doesn't extend to the plots on the higher side. Previous concern was expressed by Cllr Blake and the Parish Council had wondered whether the TPO could be extended. If there is extensive work being carried out it should be brought to the attention of the Tree Officer, the trees in that area have grown tremendously over the last 40 years and property owners must have noticed quite an increase. The Chairman confirmed that Cllr Blake did raise concerns previously about works being carried out and this was raised with the Tree Officer but he was of the opinion that nothing was being taken down that was under the protection of the TPO. Cllr Kemp advised that Mr & Mrs Blows at their pre-app meeting assured that their development would be sylvan.

Keith Hambly-Staite spoke regarding the same issue of trees along Pill Creek expressing concern that chainsaws have been heard weekly for the past year and the area is being stripped out ready for a dwelling. His great concern is Creek End and the devastation that has taken place; they have destroyed everything and you can't replace what has already been removed. The whole area is within the AONB, applications only mention the National Policy Planning Framework which says it should be appropriate development, sympathetic to the area. In the design statement of the application for Moonrakers it states that the proposal won't dominate from the road but it will dominate the view from Carrick Roads and the creek. Regarding the trees the application states that if Western Power need trees down they will be taken down. He recommended the referral of all applications on Pill Lane to the AONB Planning Officer and felt that the Tree Officer's attitude that there was no need to extend the TPO was wrong. He would urge the Parish Council to consider referring applications to the AONB Planning Officer and County Ecologist.

Cllr Chamberlain also spoke regarding the trees at Pill Creek. He stated that if trees have been cut down it should be referred to the Tree Officer as this was in contravention of current rules and as a matter of urgency they should get them to replace those that have been cut down. He advised that there is a new AONB Planning Officer, but it was not up to the Parish Council to apply to the AONB they should always have been asked by Cornwall Council. Cornwall Council has increased the TPO line in another area within the division and he sees no reason why it can't be done in this area and he would be supportive of this. Pill Creek has been suffering from this effect for some time. He will put some weight behind the request if sent to him. The Chairman advised the meeting that he and Cllr Chamberlain have been discussing trees for some time and things are going in the right direction.

Members agreed that the Parish Council are concerned about reports of tree felling and the whole TPO issue and this will be referred to the Tree Officer. The Chairman suggested that Cllr Allen meet with Cllr Blake and this issue be looked at further.

Isaac Kibblewhite joined the meeting.

4. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Allen proposed that the minutes of the meeting held on 23rd November 2015 were a true record of the meeting and be signed by the Chairman. This was seconded by Cllr Kemp and the minutes were duly signed by the Chairman.

5. NAMING OF ROADS IN TAYLOR WIMPEY DEVELOPMENT IN CARNON DOWNS

The Chairman advised that this matter was brought up in July at the full Parish Council meeting and members suggested a couple of names, Pengelly Close (reflecting the name of the family that used to own the land) the

other one being the access to the site from Bissoe Road as Trevince Road. Ten days ago a gentleman from Trevince Cottages contacted the Parish Council office to say that he was unhappy that it was going to be called Trevince Road due to it being next to Trevince which would cause confusion as he already experienced issues with post and deliveries. The Chairman explained the procedure for naming roads and advised that the Parish Council are being asked to reconsider the name of Trevince Road. Cllr Kemp suggested that they should put a sign up and the Chairman agreed. The Chairman advised that he had approached Cornwall Council and requested they suggest to Taylor Wimpey that it should be renamed but as yet no reply had been received. The Chairman proposed to members that the issue be raised with Cornwall Council and for them to contact Taylor Wimpey. Discussion followed in which Cllr Allen suggested it should be left as is and Cllr MacDonald commented that Members would have taken neighbours views into account if they had presented them at the time. Cllr Allen felt that even after the event it seems perfectly logical and if reasonably well sign posted there should not be a problem. Cllr MacDonald suggested that confusion arises for the neighbour due to his property being referred to as Trevince and not Trevince Cottages.

6. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

848 Moonrakers, Pill Lane, Feock TR3 6SE PA15/10538

The Chairman summarised that members had heard the comments of Mr Trerise and Mr Hambly-Staite. Cllr Allen stated that with regard the general design there was no objection however the Parish Council have to make comment on the two points which have been raised i.e. retention of trees and the requirement for a construction plan regarding the concern of weight limit and size of construction traffic.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: The Parish Council have no objection in principle to the development of the site according to the submitted plans but have serious concerns over the appearance of the rural location and the destruction of trees, we would also like to see a full construction statement commenting on potential size and weight limits for this potentially unstable and narrow access. We would also like to see an AONB Planning Officer consulted on this application and other current applications in the wider context of Pill Creek. This was seconded by Cllr Allen and unanimously carried by the meeting.

851 St Anthony, Pill Lane, Feock TR3 6SE PA15/10997

The Chairman summarised the application and read out planning condition 3 of the approved PA15/08671. He commented that Members could not see anything wrong with the previous application and the neighbours had made no comment on the original application and have provided a letter of support for the current application which he read out.

RESOLUTION: Cllr MacDonald proposed the consultee comment for this application as: The Parish Council note that no neighbours have made any objection to this application and would support the removal of condition 3 of the approved application PA15/08671. This was seconded by Cllr Shefford and unanimously carried by the meeting.

858 Tresarnow, Penpol, Devoran TR3 6NN PA15/11371

The Chairman asked members for comments. Cllr Kemp questioned the visual impact from the water. Cllr Allen stated that on first count he quite liked modern square buildings and doesn't think it is an inappropriate design for the area and the bungalows in the area are not of great architectural merit. However considers the 3 storey design is quite massive and would make a very great statement on the other side of the creek and would be imposing to that side of the creek. Cllr Shefford commented that it was an old house which was in a pretty shabby state and this design will brighten the area. The Chairman stated that the basic foot print is pretty much the same as existing. Cllr MacDonald studied the tabled plan and commented that the existing property

nestles fairly nicely however the proposed design doesn't nestle in and is bolder. Cllr Shefford suggested that the area needed to move with the times. Cllr Kemp commented that the design and access statement referred to bold and daring design however she was concerned about that level of glass. Cllr Allen reiterated that he liked the design but that the increase in mass was somewhat shocking caused by the third storey even though it goes little above the current ridge height.

John Chapman clarified that it was a re-roofing and alteration to the current structure and not a knock down and rebuild and identified the walls being retained. The Chairman questioned if it was not considered to be too close to the neighbours, Mark Wootton advised that he had consulted with neighbours and discussion followed.

RESOLUTION: Cllr Kemp proposed the consultee comment for this application as: The Parish Council have no objection in principle to the redevelopment of the existing dwelling but we do have reservations over the mass of the proposal and its impact on the Creekside setting. This was seconded by Cllr Allen and carried by majority at the meeting with one abstention from Cllr MacDonald.

Cllr Kemp proposed that it be added to applications that no neighbour objections have been received. Discussion followed regarding neighbour notification and the length of time that a planning notice is put on site.

845 Longholme, Tregye Road, Carnon Downs TR3 6JH PA15/10557

The Chairman gave details of the previous application in September which had been approved and clarified the changes being made with the new application. He advised that there had been no neighbour objections with that previous application and it is far enough away from neighbours not to cause any overlooking issues. It represents a modest attempt at upgrading the property and having had no objection to the previous proposal suggested that members would have no objection to this new application. Discussion followed.

RESOLUTION: Cllr Allen proposed the consultee comment for this application as: The Parish Council can see no reason to object to the plans as submitted. This was seconded by Cllr Kemp and carried unanimously by the meeting.

846 Trolver Old Farm, Trolver Hill, Feock TR3 6RP PA15/10700

The Chairman asked members for their comments on the application. Cllr MacDonald suggested that the proposal was straight forward and reasonable and Cllr Kemp agreed.

RESOLUTION: Cllr MacDonald proposed the consultee comment for this application as: The Parish Council can see no reason to object to the plans as submitted. This was seconded by Cllr Shefford and carried unanimously by the meeting.

849 Roscownans, Old Kea, Truro TR3 6RR PA15/10873

The Chairman read out the details of the proposal and discussion followed.

RESOLUTION: Cllr MacDonald proposed the consultee comment for this application as: The Parish Council have no objection to the proposals as outlined in the application. This was seconded by Cllr Allen and carried unanimously by the meeting.

850 Pipers Cottages, Four Turnings, Feock TR3 6QR PA15/09858

The Chairman summarised the application as development at ground level only and read out the email from the Parish Council sent to the applicant at pre-application stage.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: The Parish Council have no objection to the proposals as outlined in the application. This was seconded by Cllr Kemp and carried unanimously by the meeting.

852 Tremanor, Restronguet Point, Feock TR3 6RB PA15/09753

The Chairman summarised the application and discussion followed. No neighbour comments had been received.

RESOLUTION: Cllr Allen proposed the consultee comment for this application as: The Parish Council can see no material planning considerations for refusal of this application and notes that at the time of making this comment no neighbour comments have been received. This was seconded by Cllr Richards and unanimously carried by the meeting.

854 Mill Pond Cottage, Trolver Hill, Feock TR3 6RR PA15/11077

The Chairman summarised the application and discussion followed. No neighbour comments had been received.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: The Parish Council can see no material planning considerations for refusal of this application and notes that at the time of making this comment no neighbour comments have been received. This was seconded by Cllr Kemp and carried unanimously by the meeting.

855 Storrie, Old Carnon Hill, Carnon Downs TR3 6LE PA15/11313

The Chairman advised that there was already consent to carry out improvements to the property and no neighbour comments had been made. He commented that it does appear that they have already carried out the works proposed in the application.

RESOLUTION: The Chairman proposed the consultee comment for this application as: It would appear that some work on this proposal has already commenced however the Parish Council can see no material planning considerations for refusal of this application and notes that at the time of making this comment no neighbour comments have been received. This was seconded by Cllr Allen and carried unanimously by the meeting.

856 The Glen, Trolver Croft, Feock TR3 6RT PA15/11161

The Chairman asked members for their comments on the application and discussion followed.

RESOLUTION: Cllr Shefford proposed the consultee comment for this application as: The Parish Council can see no material planning considerations for refusal of this application and notes that at the time of making this comment no neighbour comments have been received. This was seconded by Cllr Allen and carried unanimously by the meeting.

857 Blacksmiths Cottage, Old Carnon Hill, Carnon Downs TR3 6LE PA15/111086

The Chairman summarised the application and referred to the previous approved application. Discussion followed.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: This alteration makes little difference to the site and therefore the Parish Council can see no material planning considerations for refusal of this application and notes that at the time of making this comment no neighbour comments have been received. This was seconded by Cllr Kemp and unanimously carried by the meeting.

847 Raithillet, Trolver Croft, Feock TR3 6AX PA15/11049

The Chairman reminded members that they had agreed that they would accept the professional guidance of the Tree Officer for tree applications. Cllr MacDonald made reference to one sided Cypresses and that this was quite substantial to take down. The Chairman commented that these were just across the creek from other protected trees that were refused felling at appeal.

RESOLUTION: The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

853 Devoran House, 1 Devoran Lane, Devoran TR3 6PA PA15/11068

The Chairman informed members that permission had already been granted to take down trees near the entrance under a previous application and summarised the current application. Discussion followed in which it was considered that the proposal would have a great impact on the centre of Devoran but acknowledged that there is evidence of some failing.

RESOLUTION: Cllr Richards proposed the consultee comment for this application as: The Parish Council have reservations about the destruction of the visual amenity in the centre of the village if all this work goes ahead and would like to ensure that a full independent tree assessment is carried out as part of the application before a decision is made. This was seconded by Cllr MacDonald and carried unanimously by the meeting.

7. PLANNING DECISIONS

The following applications, decided by Cornwall Council since the last meeting on 23rd November 2015, were reviewed.

Conditional Approval Granted:

- 830 Devoran Joinery Co Ltd, Greenbank Road, Devoran TR3 6PQ PA15/08933
- 831 Mesilah, Greenbank Road, Devoran TR3 6PQ PA15/08704
- 832 Chinook, Road from Trevallion Park to Spindrift, Feock TR3 6RT PA15/09202
- 833 11 Knights Meadow, Carnon Downs TR3 6HU PA15/09391
- 837 Roskerry, 14 Trevallion Park, Feock TR3 6RS PA15/09851
- 839 41 Tremayne Close, Devoran TR3 6QE PA15/09950
- 840 15 Chycoose Parc, Point, Devoran TR3 6NT PA15/10097
- 841 The Ropery, Ropewalk, Penpol, Devoran TR3 6NS PA15/10181

8. PLANNING APPEALS AND ENFORCEMENTS

The Chairman informed members that a Tree replacement notice had been served in connection with enforcement case EN15/01262.

Also a complaint had been received from a Carnon Downs resident about an extension being put on a property in Carnon Downs without planning consent and confirmed that this had been brought to the attention of the Planning Enforcement department (EN15/02440).

9. PLANNING PRE-APPLICATIONS

No matters were discussed.

10. MATTERS ARISING

The Chairman summarised the current situation regarding the planning application for the Feock Reading Room and advised members that he and Cllr M Kemp were in communication with Cornwall Council members

and Sarah Newton MP regarding the Bat survey and Cornwall Council's handling of the application. He advised members of the options available to proceed and discussion followed. Members unanimously agreed the Planning Committee would make recommendation to the full Parish Council that it should request either a conditional acceptance of the application as it stands or request an extension of the date of determination of the application.

11. DATE OF NEXT MEETING

The date of the next meeting was agreed as Monday 18th January 2016 at 3.30pm

There being no further business the meeting closed at 5.35pm.

**Signed: Chairman,
Feock Parish Council Planning Committee
18th January 2016**