

MEETING NO. 1102
Minutes of FEOCK PARISH COUNCIL PLANNING MEETING held on
Wednesday 13th May 2015
at the Parish Office, Devoran at 6.30pm

Members Present:

WARDS	CARNON DOWNS	FEOCK	DEVORAN
	B Richards	A Hawken	B Shankland
	C Kemp		
	I MacDonald		

In Attendance: Debbie Searle, Assistant Clerk
Cornwall Councillor S Chamberlain
1 Planning Agent
1 Architect
7 members of the public

PLANNING COMMITTEE CHAIRMAN: Councillor B Richards

1. WELCOME & APOLOGIES

The Chairman opened the meeting and welcomed those present. Apologies were received and accepted from Cllr Blake.

2. DECLARATIONS OF INTEREST

No declarations were received.

3. PUBLIC PARTICIPATION

Paul Bateman of Influence Planning spoke in support of item no.763 (PA15/03510 Devoran Boatyard) on Agenda Report 1 giving a brief history of the site and advising that Government had extended permitted development rights to allow conversion to residential dwellings however subsidence has occurred at the end of the buildings therefore they needed urgent replacement and were not worthy of retention. He stated that the proposed residential development was not an exception site and was not required to provide affordable accommodation therefore the site will allow open market dwellings which would balance local need. He stated that Brownfield sites were being encouraged for re-development. He acknowledged that there were elements of flood risk and that a risk assessment had been carried out.

Architect Simon Price spoke in support of item no.767 (PA15/03967 Treliance, Trolver Hill, Feock) on Agenda Report 1 advising that the property had recently been purchased and that a character change was proposed by changing the roof, this would include putting a room in the roof which would result in a slight rise in roof line. Cllr MacDonald asked the height which was advised as approximately 2ft and then confirmed as 300mm. He stated that the property was quite enclosed and well concealed. The Chairman asked how prominent it was from the Creek, photographs were studied and the property identified. Cllr MacDonald asked if neighbours' views would be affected and it was stated that they would not and the number of existing windows would be reduced not increased.

A member of the public asked the following questions regarding item no.763: I understand that the boatyard sheds, the manager's residence, quay and former timber pond are all one industrial property. Are they in the conservation area or not? Is the whole property in an Area of High Amenity Value where sub-dividing of plots is not allowed? If the boatyard sheds become houses the site will be split. Will there be two plots – one (further sub-divided into 3 plots) becoming residential and one remaining industrial? Or will the industrial site – the manager's residence and quay – become a residential site by default. A Manager's house with nothing to manage? Should the question of change of use for the whole site be addressed first? In response the Chairman confirmed that there was a condition on the existing property and the Parish Council understood that a separate application would need to be made regarding this, he also advised that the Parish Council had received confirmation that the extension to the Conservation area had been correctly approved.

A member of the public spoke in objection to item no.763 on Agenda Report 1 giving the history of the site and stating that the section of the road was industrial and should remain so.

The Chairman read out a letter from a local resident objecting to item no.763 on Agenda Report 1 on the grounds of it not being in keeping with the village and Greenbank Road.

Cllr MacDonald asked for clarification of the size of the site questioning the extent of the red line on the plans and whether the site would allow further development. Paul Bateman advised that the marked red area was the only land for operational development. He was asked if the intention was to split the land into separate sites or keep the properties as one site, in response he stated that it was intended there would be four landowners, one for each property. He then advised, in response to a question, previously asked by a member of the public, that that they were not able to put in an application for the change of use of the existing property until this application was approved.

Cllr Shankland asked questions relating to flood risk levels in relation to industrial and residential land and commented that he understood the area floods every four to five years. Paul Bateman explained the different assessment levels and confirmed that housing did have a higher flood risk level. The Chairman confirmed that an outline permission application did require a flood risk assessment and that this would be considered a material planning consideration. Cllr Shankland questioned the angle of the Neighbour Development Plan in relation to the application. It was stated that it was preferable to see brownfield/industrial sites developed for residential use rather than green fields. Cllr Shankland asked whether there was potential for the site to be used for alternative business. The Chairman advised that a site meeting had taken place and it was agreed that the existing buildings were not suitable for refurbishment.

4. MINUTES OF PREVIOUS PLANNING MEETING

The minutes of the meeting held on 1st April 2015 were agreed as correct proposed by Cllr Kemp and seconded by Cllr Hawken and were duly signed by the Chair.

The Chairman asked for it to be recorded in the minutes that with regard to Roseland View PA15/01924 it had been pointed out by the Planning Agent that during the meeting on 1st April 2015 Councillors agreed that they would not be supporting the application however the Consultee comment submitted to Cornwall Council stated that the Parish Council were objecting to the application. The Chairman accepted that this was an error for which he apologised and confirmed that a further comment stating this had since been uploaded to the online planning register.

5. STATUTORY CONSULTATION-PLANNING APPLICATIONS

The following applications were considered and decided as detailed.

763 Devoran Boatyard, Greenbank Road, Devoran TR3 6PQ **PA15/03510**

The Chairman summarised that the application in principle was to remove the existing buildings and replace with three dwellings. It was clarified that the application showed the proposed dwellings the same height as the existing dwelling and not the same height as the buildings to be replaced. Cllr Kemp requested that it be recommended that the buildings should not be any higher than the current ones. Cllr Shankland questioned whether due diligence should be carried out to see if another business could operate from the site, the Chairman advised that it was not relevant to the application which has to be considered on its own merits. Cllr Shankland referred back to the Neighbourhood Development Plan in regard to the application being contrary to its economic policies. Cllr Hawken stated that points for support of the application were it being a brownfield site, the deterioration of the buildings as it was in a conservation area and that it was not a key employer. Reasons against the application would be the access issue and the increase in traffic flow, the flood risk and the conservation area. Cllr Hawken stated that he personally felt that the application would enhance what is there. The Chairman gave a brief history of the variety of uses that the site had including it being a boneyard for a slaughterhouse. Discussion followed regarding railway sidings and Cllr Kemp asked for the conservation of anything found, it was suggested that much had already been destroyed but the Conservation officer would ensure anything left would be. Cllr Kemp asked if there were any trees to be considered, it was confirmed that there was nothing significant but all trees would have a level of protection as the site was within the conservation area. Cllr Kemp asked if all commercial activity would cease, in reference to the letter from Mrs Barnes on the online planning register, and it was agreed that it was understood all commercial activity would cease. Cllr Shankland raised concern regarding the traffic and it was stated that Cornwall Highways would need to be satisfied that access and egress to the site was safe.

RESOLUTION: CLLR HAWKEN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE THE PARISH COUNCIL HAS NO RESERVATION RELATING TO THE CONCEPT OF REDEVELOPMENT OF THE SITE FOR ALTERNATIVE USES SUBJECT TO ISSUES RELATING TO FLOODING, ACCESS, CONSERVATION AREA, NEIGHBOUR CONCERNS AS EXPRESSED ONLINE BEING TAKEN INTO CONSIDERATION AND ALSO SUBJECT TO ANY REDEVELOPMENT NOT EXCEEDING THE HEIGHT OF THE EXISTING BUILDINGS ON SITE. THIS WAS SECONDED BY CLLR MACDONALD AND CARRIED BY THE MEETING WITH ONE ABSTENTION FROM CLLR SHANKLAND.

767 Treliance, Trolver Hill, Feock TR3 6RR **PA15/03967**

The Chairman summarised the application. Cllr Hawken advised that he had been to the site, it looked nice and didn't infringe on neighbours and he couldn't see any negatives to the application. Cllr Kemp agreed and noted that no comments had been made by the neighbours regarding the proposed increased roof height and also noted that the foot print was not increasing. Cllr MacDonald also confirmed that he had looked at the site which was tucked away and couldn't be seen from the south. Cllr Shankland stated his only concern would be the view from the water but agreed that it was tucked away so couldn't be seen and therefore this was not an issue.

RESOLUTION: CLLR KEMP PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE THE PARISH COUNCIL CAN SEE NO MATERIAL PLANNING CONSIDERATIONS THAT WOULD LEAD TO A REFUSAL. THIS WAS SECONDED BY CLLR HAWKEN AND CARRIED UNANIMOUSLY BY THE MEETING.

Cllr Chamberlain left the meeting.

764 The Market Hall, Market Street, Devoran TR3 6QA **PA15/03894**

Cllr Kemp suggested that it needed clarifying that the application only related to the flat and not Market Hall in total and discussion followed regarding the current use of the flat.

RESOLUTION: CLLR KEMP PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE THE PARISH COUNCIL HAVE NO OBJECTION TO THE HOLIDAY LET CONDITION ON PART OF THE MARKET HALL BEING REMOVED TO PERMIT PERMANENT RESIDENTIAL USE. THIS WAS SECONDED BY CLLR HAWKEN AND CARRIED UNANIMOUSLY BY THE MEETING.

765 Quiet Quay, Quay Road, Devoran TR3 6PW **PA15/03863**

The Chairman summarised the application and discussion followed.

RESOLUTION: CLLR KEMP PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE THE PARISH COUNCIL HAS NO OBJECTION TO THE FELLING OF THESE THREE TREES. THIS WAS SECONDED BY CLLR RICHARDS AND CARRIED UNANIMOUSLY BY THE MEETING.

766 The Croft, Road from Trevallion Park to Spindrift, Trolver Croft, Feock TR3 6RT **PA15/03877**

The Chairman summarised the application and discussion followed.

RESOLUTION: CLLR MACDONALD PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE THE PARISH COUNCIL HAS NO OBJECTION TO THE WORK BEING CARRIED OUT SUBJECT TO IT BEING IN ACCORDANCE WITH THE SUBMITTED PHOTOGRAPHS. THIS WAS SECONDED BY CLLR SHANKLAND AND CARRIED UNANIMOUSLY BY THE MEETING.

768 Killigarth House, 37 St Johns Terrace, Devoran TR3 6ND **PA15/04364**

The Chairman summarised the application and discussion followed.

RESOLUTION: THE CHAIRMAN PROPOSED THE CONSULTEE COMMENT TO CORNWALL COUNCIL BE THE APPLICATION FORM APPEARS TO BE INCOMPLETE BUT SUBJECT TO THE HEDGE REMAINING AT LEAST 4.5M HIGH THE PARISH COUNCIL HAS NO OBJECTION TO IT BEING TOPPED. THIS WAS SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.

The Chairman read out the details of two new applications that had just been received from Cornwall Council:

769 12 Belmont Terrace, Devoran TR3 6PX **PA15/04013** Erect a traditional lean-to vestibule / conservatory extension.

770 2 Market Street, Devoran TR3 6QA **PA15/03952** Proposed loft conversion including installation of 3 new skylights.

The applications were briefly discussed and it was agreed that Councillors would look at the applications in detail and email their comments to the Assistant Clerk.

6. PLANNING DECISIONS

The following applications, decided by Cornwall Council since the last meeting on 1st April 2015, were reviewed.

751 Ponsmaen, Trevilla, Feock TR3 6QG **PA15/01390**

755 Orchard Meadow, Tremarne Close, Feock TR3 6SB **PA15/02431**

756 Gazebo, Trolver Croft, Feock TR3 6RT **PA15/01799**

8. PLANNING APPEALS AND ENFORCEMENTS

The Chairman read out an email that had just been received from the Planning Enforcement Officer regarding enforcement case EN15/00742 and the content was discussed. The Chairman suggested that the email should be replied to in which it be requested that the matter of the occupation be referred to the appropriate department in Cornwall Council. It was agreed that Cllr Hawken would draft a reply to be circulated and agreed by the Committee.

Details of three current planning enforcement cases were summarised and it was noted that the Planning Enforcement department were currently taking three weeks to acknowledge receipt of new cases.

9. DATE OF NEXT

The date of the next meeting will be decided when further planning applications for comment have been received.

The meeting closed at 8.05pm.

Signed:
Chairman, Feock Parish Council Planning Committee
13th May 2015