

MEETING No.1321
Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 2nd October 2023 at 7pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Richard Brickell, Feock Ward, Chair
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Anne Allen, Devoran Ward
Cllr Rick Bowers, Feock Ward
Cllr Keith Hambly-Staite, Feock Ward

In attendance: Cornwall Cllr Martyn Alvey
Debbie Searle, Assistant Parish Clerk

Public present: Martin and Anne Hughes

1. WELCOME & APOLOGIES

The Chair welcomed those present.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 18th September 2023 as a true record of the meeting. This was seconded by Cllr Allen and carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest were received.

4. PUBLIC PARTICIPATION

Martin Hughes spoke regarding PA21/11529 stating that little had changed since the previous planning submission. They have concluded that the same problems exist and the previous observations made by the Parish Council and others are still relevant. They object to the application and wish to emphasize that all the previously submitted comments remain relevant to this new submission. They have two issues relating to their property, one to the northeast where there is a lack of clarity on the plans. The red lined area on the plan encompasses part of their garden and the hedge onto Staggy Lane. The boundaries are clearly shown on the land registry document for his property, and this conflicts with the plan submitted with the application. They question what is proposed for the hedge. The second concern are the trees in the southwest of their plot which forms the area at the entrance to their property, there has been no request for a tree survey and no mention has been made of them however these will be severely affected by the proposed dwelling.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

SCHEDULE A applications

RESOLUTION: Cllr Allen proposed the consultee comments for the applications listed below as stated. This was seconded by Cllr Bowers and carried by the meeting.

PA23/05898 (036) - Feock Methodist Church Goonpiper Feock TR3 6RA

Whilst the Parish Council have no objection to the reuse of this redundant chapel, the building is of significant character and architectural integrity which qualified it for inclusion in the Local Heritage List of the Feock Neighbourhood Development Plan. Therefore, in consideration of NDP Policy HE1 (sites of local importance) we consider that a consultee comment from the Historic Environment Planning Officer is needed to assess the suitability of this landmark building for conversion to residential use.

PA23/06952 (037) - Gwel An Dwr Feock TR3 6SG

The Parish Council accept the view of the Tree Officer for this application.

PA23/07217 (039) - Tressa Chei Mount George Road Penelewey Feock TR3 6QX

The Parish Council has no objection to this application.

PA23/07449 (040) - Clipper Cottage Point Green Devoran TR3 6NH

Whilst the Parish Council will defer to the Tree Officer for this application, we would like a replanting condition attached to the decision notice should permission be granted.

PA23/07511 (042) - 7 St Johns Terrace Devoran TR3 6NE

The Parish Council will defer to the Historic Environment Planning Officer for this application.

SCHEDULE B applications

PA21/11529 (038) - Land South of Edgefield Old Carnon Hill Carnon Downs

RESOLUTION: Cllr Hambly-Staite proposed the consultee comment for the application as: **The Parish Council acknowledge the reduction in scale of the proposed dwelling however maintain our objection to this application as previously stated. Submissions have been made that would appear to show that the land ownership declaration submitted with the application may not be correct. Trees will be impacted on neighbouring land. We remain concerned over pedestrian safety and in the event of this application being approved would ask that a condition be placed to put bollards on the pavement (as there are further along the road) to prevent unnecessary danger to pedestrians by vehicles pulling onto the frontage which is in effect a pavement. Further, should the application be approved, a condition should be placed to ensure that windows cannot be opened onto the street side.** This was seconded by Cllr Bowers and carried by the meeting.

PA23/06521 (044) - Wadham Penpol Devoran TR3 6NW

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **Whilst not objecting to the addition of a side extension, the Parish Council must object to this application in its current form in consideration of NDP Policy D1 as we do not consider that the proposed extension respects and reflects local character and identity, through sensitive siting, design and scale. We also note that the cottages is on the Local Heritage List in the Feock Neighbourhood Development Plan and therefore consider that a comment from the Historic Environment Planning Officer is needed. We also consider, in regard to NDP Policy GA3, that the siting of the proposed bike/recycling store removes a parking space which negatively impacts the site.** This was seconded by Cllr Allen and carried by the meeting.

6. SITE MEETINGS

Members reviewed the proposed code of conduct for site visits document and discussion followed in which amendments were suggested. It was agreed that the document would be revised and taken to the next planning meeting.

7. MATTERS TO REPORT

There were no matters to report.

8. DATE OF NEXT MEETING

The date of the next meeting was agreed as Monday 16th October 2023.

There being no further business the meeting closed at 8.30pm.