

MEETING NO.1233

Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 15th April at 4.30pm
At the Parish Council Office, Market Street, Devoran TR3 6QA

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

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

Public present: Ashley Butler
Dan Mitchell
Nick & Helen Harrison
David Elderkin
John Chapman
Chris Wason
Callum Wason
Mike & Alice Randle

1. WELCOME & APOLOGIES

The Chair welcomed those present and Committee members introduced themselves. Apologies were received from Cllr Brickell and Cllr Morgan-Lundie.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 20th March 2019 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Thomas and unanimously carried by the meeting.

3. DECLARATIONS OF INTEREST

Cllr Freeman declared an interest in PA19/00888 and confirmed that she will leave the room when the application is discussed. Cllr Allen confirmed that he would Chair the meeting for that agenda item.

4. PUBLIC PARTICIPATION

Ashley Butler (AB) spoke in support of his application PA19/00888 advising that he was present to answer any questions and his agent, Dan Mitchell, summarised that he had attended the previous meeting where after discussion the application had been deferred to enable the Parish Council to carry out a site visit which had now taken place and amendments had been made to the plans following the meeting. He stated that he believed the application was policy compliant. Cllr Allen queried the alterations, the plans were viewed and AB pointed out the alterations made. It was confirmed that the ground floor area viewed during the site meeting would remain commercial however the upper floor would be residential.

Chris Wason spoke in support of his application PA18/09460 stating that they have looked at house again in relation to the concerns raised by the Parish Council and have removed the proposed top storey. He tabled a visual impression and the changes between the new and old were studied and it was confirmed that the room in the roof had been removed. The house now has less glazed area and should have addressed all concerns. Cllr Freeman questioned what will be in the roof space, Callum Wason stated that this was just a void area and stated that they had simplified the roof.

Nick Harrison spoke regarding PA19/02136 stating that whilst they had no objections per se they did have concerns over loss of privacy due to the proposed 2 storey garage/home office and balcony. They have concern that the plans are not accurate and do not depict their neighbouring property correctly. The proposed window looks directly down into their glass conservatory and into their second bedroom and is therefore against planning policies. They are further concerned that the 2 storey garage with office has services and could become a separate dwelling. They also share neighbour's concerns over the destabilising of the rear bank and stated that there are inaccuracies in the application detail in that they have not been consulted as stated. Cllr Freeman asked if the existing garage had been removed, it was confirmed that the garage was still there but excavation had occurred around it.

David Elderkin spoke in support of his application PA19/02773 informing the meeting that they wished to enlarge the small cottage to provide suitable family accommodation. His agent, John Chapman, spoke to give details of the design of the proposal stating that they propose to extend the roof rather than lift the roof and have extended at the rear. The front elevation is not significantly wider than it was before and the extension is set back. They have gone from a superficial area of about 90sqm to 133sqm and have aimed to retain the feel of the cottage but create a modern dwelling and good family home in a very isolated situation with the front elevation concealed by a hedge and long drive.

Mike Randle (MR) spoke in support of his application PA19/02979 stating that their original application had included an integral garage but they removed that as it wasn't right for the road, but as the building has developed they have realised that they are struggling for general amenity space. They now feel that they have to have a garage with access onto the school road purely as amenity and not permanent as they want to retain all parking at the front of the property but have the opportunity to store a water craft or ancillary car but not have it as a permanent usage vehicular garage. They do not feel that it would cause any detriment to the School in any way. Cllr Allen asked if they had spoken with the School, MR confirmed that last July he had spoken to Colin Heard who is responsible for the upkeep of the school who had no issue with it and Cornwall Council has spoken to the Head Miss Lock who understandably does have concerns for the safety and welfare of the children. Cllr Freeman questioned if Highways had been consulted, MR stated that Highways have no objection. Cllr Kemp queried ownership of the grass verge and MR confirmed that it was Cornwall Council. He understands that there is concern over setting a precedent for an access onto the school road and understands that a condition could be implemented that all parking remains at the front. Cllr Allen questioned if they would be happy to have a restriction of non-vehicular access and storage only, MR stated that this would not be suitable.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS – AGENDA REPORT 1

The following applications were considered and decided as detailed.

Cllr Freeman left the room and Cllr Allen took the Chair.

1344 Penpol Boat Yard Trolver Croft Feock TR3 6RT PA19/00888

Cllr Allen informed the meeting that committee members including himself and Cllr Blake had attended a site visit and gave details of the history of the Boatyard which included recognition that the need for owners accommodation on or near the site could be demonstrated but that the owners accommodation must be supportive of the needs of the commercial viability of the Boatyard. He raised concern about the size of the residential accommodation proposed and also that now the increase in car parking has been established in line with the previous application the Parish Council would not be looking to roll back significantly from that provision so if the domestic provision eats into the parking provision then equivalent alternative has to be provided. Cllr Blake stated that he was saddened that it is the workshop in entirety to be converted and reaffirmed the accommodation should be subservient to the business and not the other way around. It is going to be a large property and he would prefer to see it reduced in size. Cllr Thomas stated that parking has been a problem there for several years and has been hampered due to the siting of items not meant to be there. Cllr Kemp clarified with the committee that they agreed that they were supportive of the need for owner's accommodation. It was discussed that the amendments to the plan as put forward most recently are most welcome but do not go far enough. Cllr Allen questioned the committee's view on the proposed extension extending into the parking area and discussion followed. Ashley Butler was permitted to speak and stated that during the site visit he hadn't realised that Councillor's wished to see the first-floor area included in the reserved commercial zone as it was not worth much to him commercially.

RESOLUTION: Cllr Allen proposed the consultee comment for the application as: **The Parish Council understand and accepts the requirement for domestic owner's accommodation which will need to be tied to the commercial enterprise, however we do not wish to see a reduction in car parking capacity from that which was set out within the last application and would wish to see a scheme that retains an equivalent car parking capacity. The Parish Council also wish to ensure that the owners accommodation does not cause detriment to the commercial viability on site and in that respect believes that the size of the accommodation as set out could cause detriment, we would therefore wish to see a reduction that contributes floor space to the viability of the commercial.** This was seconded by Cllr Blake and unanimously carried by the meeting.

Cllr Freeman returned and took the Chair.

1357 Shortlands Ropewalk Penpol Devoran TR3 6NP PA19/02133

The photographs were viewed and the Tree Officer's comment discussed.

RESOLUTION: Cllr Thomas 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 Freeman and unanimously carried by the meeting.

1358 Turnstones Penpol Devoran TR3 6NB PA19/02136

Cllr Freeman summarised the concerns of the neighbours. Cllr Thomas stated that the proposals should be subservient to the main dwelling. Discussion took place regarding modern design in which it was agreed that this was an extension to an existing property and should be in keeping with the existing property. Cllr Allen read out sections of the Cornwall Design Guide regarding the design of development and it was agreed that the proposal does not meet with the aims and intentions of the design guide. Deviation from the requirement to design in sympathy with the local character could be supported only if the design was of exceptional quality however this was not the case in this instance. Cllr Allen also quoted the Cornwall Design Guide stating that balconies should only be used where it does not adversely affect neighbouring properties. It was agreed that the balcony proposed was unneighbourly.

RESOLUTION: Cllr Blake proposed the consultee comment for the application as: **The Parish Council object to the application which is against NDP policies D1, H1 and HE1. The balcony and the design in general are not compliant with the Cornwall Design Guide. The plans are inaccurate in not showing the neighbouring property accurately and we understand that there has been no neighbour consultation contrary to the statement within the application. We would refer the Applicant to the NDP.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1359 Stamps Hill Trolver Croft Feock TR3 6RT PA19/01718

The plans were viewed and discussion took place regarding the footpath and the conditions proposed by the Countryside Access Team.

RESOLUTION: Cllr Thomas proposed he consultee comment for the application as: **The Parish Council has no objection but support the request for conditions from the Countryside Access team.** This was seconded by Cllr Blake and unanimously carried by the meeting.

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

The online comments of the Environment Agency and WHS Planning Advice were noted and discussion took place regarding the neighbour's comments. The plans were viewed and compared to the indicative plans submitted with the previous outline application approved by appeal. It was agreed that the information requested by the other consultees was needed to be able to fully assess the proposal.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council note the neighbour's comments and wish to be reconsulted when the information requested by the Environment Agency and WHS Planning has been received and can then be considered against NDP policies D1, H1, HE1, LS1 and LS2 and the**

Devoran Conservation Management Plan. We also wish to understand if the stone proposed is in keeping with the World Heritage Site requirements. This was seconded by Cllr Thomas and unanimously carried by the meeting.

1362 Higher Tresithick Carnon Downs TR3 6JW PA19/02773

Cllr Kemp stated that she had no objection and Cllr Freeman agreed. Cllr Allen noted that there were no neighbour issues. Cllr Thomas had no objection in principle but would have preferred a different finish. John Champan use treated timber and allow it to weather (check) and hope that it will blend into the landscape better than other materials. Cllr Allen stated that if you use local materials the designs blend in. Cllr Blake stated that he had no objection in principle.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council has no objection.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1363 Ty-An-Ryn Mount George Road Penelewey Feock TR3 6QX PA19/02584

The plans were viewed and discussion followed in which concern was raised regarding the relocation of the access nearer to the junction and it was agreed that Cornwall Highways should be consulted.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council has no objection to the proposed alterations to the dwelling however has concerns at the proposed relocation of the access and would like Highways consultation in this respect.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1364 Chirwyn Chyreen Lane Quenchwell Carnon Downs TR3 6LN PA19/02907

The plans were viewed and discussion followed.

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as: **The Parish Council has no objection.** This was seconded by Cllr Freeman and unanimously carried by the meeting.

1365 La Paz Ropewalk Penpol Devoran TR3 6NS PA19/02910

The plans were viewed and the application discussed. It was noted that no neighbours had commented.

RESOLUTION: Cllr Thomas proposed the consultee comment for the application as: **The Parish Council has no objection.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

1366 Rope House Penpol Devoran TR3 6NS PA19/02988

The application was discussed.

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

1367 36 Devoran Lane Devoran TR3 6PD PA19/02979

Cllr Freeman summarised the application and discussion followed regarding precedent, the possibility of having non-vehicular use conditioned and the need for consultation with Cornwall Highways and Devoran School.

RESOLUTION: Cllr Freeman proposed the consultee comment for the application as: **The Parish Council have no objection in principle but request consultation from County Highways in consultation with Devoran School.** This was seconded by Cllr Thomas and unanimously carried by the meeting.

1305 Chyreen Road Restronguet Point Feock TR3 6RB PA18/09460

Revised plans to consider as emailed to planning committee last week

Cllr Blake stated that there was considerable discussion at the central planning committee and because of a Tree Officer issue it was decided to postpone to the next meeting and it was clarified that no decision was made at that meeting due to the tree issue alone. Callum Wason was permitted to speak and stated that he understood the main issue was the third storey and if we could rectify this issue it may not need to go back to the central planning committee. Cllr Allen stated that he felt much happier with the revised design and is pleased with the movement that has been made and now finds it acceptable, all had been concerned about the vision from Carrick Roads and trees are mitigation and softens the development. Cllr Thomas agreed. Cllr Blake stated that the committee were worried about light pollution which has been dealt with due to the reduction in glazing with omitting the third floor. The tree issue has been resolved. Cllr Kemp felt it was much less dominant and Cllr Freeman agreed. Discussion followed in which Cllr Alvey was permitted to speak and advised that if the Parish Council were now content with the latest plans they should email the Case Officer and he would then confirm that he was happy for it to be decided under delegated powers.

RESOLUTION: Cllr Allen proposed a response to the Case Officer for the application as: **The Parish Council are content with the latest plans (with the amended roof type) as presented at the planning meeting and are now happy for the application to be decided under delegated powers.** This was seconded by Cllr Kemp and unanimously carried by the meeting.

6. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that the following 5-day local protocols had been received since the last meeting and decided as detailed.

PA19/01002 Lambrook Elms, Feock– Agreed to Disagree

PA18/11876 Premier Inn, Carnon Downs– Agreed with recommendation for approval

A 5-day protocol had just been received regarding PA19/01888 Boswer, Pill Lane, Feock and the application was discussed. It was resolved, proposed by Cllr Freeman, seconded by Cllr Kemp and unanimously carried by the meeting that the Parish Council, considering the Tree Officer's comments, would agree with the recommendation for conditional approval.

7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 2

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

REFUSED

1238 Land at Creek Vein Pill Lane Feock TR3 6RB PA18/03280

1318 Land at Carnon Downs Carnon Downs PA18/10932

1331 Land at Carnon Downs Carnon Downs PA18/10933

GRANTED

1337 Land South of Menihuan Penpol Devoran PA19/00669

APPROVED

1247 Land South of Caloundra Penpol Devoran TR3 6NA PA18/04082

1311 Griff Ropewalk Penpol Devoran TR3 6NS PA18/10433

1339` Appensleigh Pill Creek Feock TR3 6SD PA19/00898

1341 Land adjacent to Lambrook Elms Feock TR3 6RG PA19/01002

1342 Chyengarh Restronguet Point Feock TR3 6RB PA19/01140

1343 Rathillet Trolver Hill Feock TR3 6RR PA19/01365

1346 The Lookout Penpol Devoran TR3 6NZ PA19/01425

1347 Grey Roofs Trolver Croft Feock TR3 6RT PA19/01651

1348 Vine Cottage Four Turnings Feock TR3 6QN PA19/01424

1350 Still Waters Trolver Croft Feock TR3 6RT PA19/01554

1352 3 Halwyn Close Carnon Downs TR3 6LE PA19/01664

1355 Land West Of Point Road Carnon Downs PA19/01795

1356 Land North of Chypraze Quenchwell Road Carnon Downs PA19/02377

DECIDED NOT TO TPO

1349 Tidal Reach Greenbank Road Devoran TR3 6PJ PA19/01696

APPLICATION WITHDRAWN

1340 The Annexe Hawkridge King Harry Road Feock TR3 6QN PA18/12061

8. CORNWALL PLANNING PARTNERSHIP

The role of participating in the Cornwall Planning Partnership was discussed and committee members advised that they would consider the role.

9. MATTERS TO REPORT/CORRESPONDENCE RECEIVED

It was reported that a request had been made for a meeting with Cornwall Council and the agents for the recently refused planning applications at Quenchwell Road, Carnon Downs. A possible date and time were suggested and would be proposed to the Case Officer.

It was noted that an appeal had been lodged against the refusal of PA18/08730 Carnon Wollas Farm for the variation of condition 5 (occupancy restriction) of decision PA16/04918 to allow all year round holiday use of the campsite. It was agreed that the Parish Council's consultee comment for the application would be reviewed to establish if there was any further comment that needed to be made.

Cllr Freeman requested thanks be recorded to Cllr Blake for attending the Central Planning Committee Meeting to speak on behalf of the Parish Council regarding three planning applications (PA18/10433, PA18/09460 & PA18/04082) on 18th February 2019 and thanks to Cllr Kemp for attending and speaking on behalf of the Parish Council at the Planning Appeal for Land off Valley Lane, Carnon Downs on Tuesday 26th March 2019.

10. DATE OF NEXT MEETING

The date of the next Planning Committee meeting was agreed as Wednesday 15th May at 3.30pm.

Signed:
Planning Committee Chair, Feock Parish Council
Wednesday 15th May 2019