

MEETING NO. 12 ..

Minutes of the FEOCK PARISH COUNCIL MEETING held on Friday 11th January 2019 at 6pm at the Parish Council Office, The Old Market Hall, Market Street, Devoran

Present:	WARDS	CARNON DOWNS	DEVORAN	FEOCK
		R Brickell	S Parker	R Andrew
		C Kemp	B Thomas	K Hambly-Staite
		P Allen		C Blake
				L Morgan-Lundie

In attendance: Cornwall Councillor Martyn Alvey
Debra Roberts, Parish Clerk & Responsible Finance Officer
Bob Richards
Ed Persse, Planning Agent

CHAIRMAN: Councillor Andrew

1. INTRODUCTION BY CHAIRMAN

The Chairman welcomed everyone to the meeting.

2. APOLOGIES

Apologies had been received from Cllrs Freeman and Johnson. Apologies were also noted from Sarah Newton who had hoped to attend but had been called to parliament for an important Brexit vote.

3. MINUTES OF PREVIOUS MEETING HELD ON 4TH DECEMBER 2018

Cllr Kemp wished it be noted that a local company, Sekoya Specialist Employment Services had supplied the Christmas tree for the park I Devoran.

RESOLUTION: CLLR KEMP PROPOSED THAT THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 4th DECEMBER 2018 AS CIRCULATED BY THE CLERK BE SIGNED BY THE CHAIRMAN AS A TRUE AND ACCURATE RECORD OF THE MEETING, THIS WAS SECONDED BY CLLR THOMAS AND WAS CARRIED UNANIMOUSLY BY THE MEETING.

4. DECLARATIONS OF INTEREST

Cllr Andrew gave the following statement:- "I (Cllr Andrew) declare an interest in planning matters related either directly or in proximity to my land and property in Feock. For the public record, I am an employee of Cornwall Council working in the Place Shaping team. I have been advised by the Monitoring Officer that as a Parish Councillor I have no personal interest in the Neighbourhood Planning Agenda and related issues. However, if during the course of discussions issues are discussed of which I have a personal involvement it may be appropriate to leave the meeting and take no further part in the debate and for it to be recorded in the minutes. I am currently seconded part-time to the Ministry of Housing, Communities and Local Government and due to this declare an interest in Item 13 Planning".

RESOLUTION: CLLR KEMP PROPOSED THAT DUE TO CLLR ANDREW'S INTEREST CLLR ALLEN CHAIR ITEM 13, SECONDED BY CLLR MORGAN-LUNDIE, AND CARRIED UNANIMOUSLY BY THE MEETING.

5. PUBLIC PARTICIPATION

There were two members of the public present.

It was agreed to bring forward Item 13 to allow the members of the public present to listen to the discussion and it was agreed to suspend the standing orders to allow the public attending to take part in the discussion.

13. PLANNING COMMITTEE REPORT

Extra care unit

Mr Persse from EJFP Planning attended the meeting to outline an initial idea for a 40 bed extra care home for elderly people on a site at Point Road, next to the new development of 14 houses. They would be a mix of open market and affordable housing, all for people who had care needs with an on-site warden.

Cllr Allen said that the Neighbourhood Plan did not have a policy that specifically covered this type of development. He felt if there was a demonstrable local need then the Council may be willing to support this, the Council would also need to consider if there was a need if this site was a suitable site for this. Cllr Allen said that all comments this evening were without prejudice as the Council had had little time to consider the information sent and we needed to ensure that the proposal was in line with our Neighbourhood Development Plan policies as we did for all planning applications.

Mr Purse said they did not presently have an idea of if there was a local need and wanted to speak to the Parish Council first before carrying out any additional work with regards to need and they would be more than happy to come back to speak to the Parish Council and hoped that they could work together on their proposal.

Cllr Kemp said she felt that the Parish Council needed further information before we could discuss it in any detail. There were concerns raised about the additional traffic this would create on Point Road as there were already concerns about the access for the new development. Cllr Thomas said he had concerns that this was quite a way out from the centre of the village to enable potential residents to access services. Cllr Brickell felt that it was close to the bypass and would suffer from noise from the road and not be a very peaceful location.

Cllr Hambly-Staite said that there were more over 75's in Feock parish than in any other parish in Cornwall. This may show a need but it would depend on how many of these people actually require on site care and lived locally.

Cllr Parker asked how someone would qualify to be eligible for a unit in this extra care home. Mr Purse felt it would be a similar system to affordable housing but he was unsure at present and this was something to be discussed further down the line. This development may include open market and affordable homes specifically for people in need of care. There would not be any affordable housing for people not in need of care. It was emphasised that this would need to be written into a Section 106 agreement.

Cllr Parker felt this was the first multi-storey building in Carnon Downs and he wondered how residents would feel about this changing the character of the village. Cllr Allen said that new development needs to fit within the character of the area and this was covered in our Neighbourhood Plan. Mr Purse said that if the Parish Council had real issues with the design then this could be worked on.

Cllr Allen said he felt the Council would generally wish to support a development where there was a demonstrable local need but we would need to ensure that any application met our Neighbourhood Plan policies as we would always comment in line with our development plan. Cllr Allen did feel there

were issues with connectivity to the village for elderly residents, the size and massing of the indicative designs. The Parish Council would make their formal comment if and when a planning application for the scheme was received.

PA18/10932 Land off Quenchwell Road/Forth Coth, Carnon Downs, proposal for 45 dwellings

Bob Richards had written to the Parish Council regarding this application and asked the Parish Council to find out from South West Water their view on this application in relation to the capacity of the pumping station as they had previously objected to another development in Carnon Downs on the basis that the pumping station was at capacity.

Cllr Allen summarised the history for this site. A pre-application meeting had been held several years ago and this resulted in an application for 60 dwellings which was refused by Cornwall Council. A second application was submitted for 14 dwellings and commercial units, the latter the Parish Council had suggested was needed for the village and they would like to see included in any scheme to give some benefit of new facilities to residents. Outline permission for this scheme of 14 dwellings was granted with the commercial units. A subsequent detailed application was submitted without the commercial units which has recently been approved by Cornwall Council. Cllr Allen and the Clerk were setting up a meeting with Economic Development with regards to bringing forward commercial space within the parish.

It was suggested that it would be a useful time to again carry out the Business Survey that we had previously sent out as part of our evidence gathering for the Neighbourhood Plan.

Two further planning applications have now been received, one for 45 dwellings and one for 14 dwellings on the part of the site where the commercial units were identified and the application for 45 houses was on the agenda for discussion this evening. The application for the further 14 dwellings would be discussed at the next Planning Committee meeting due to the deadline for comment being later.

Bob Richards said that it was the original application for 60 dwellings that prompted the comment from South West Water that the sewage plant at Old Carnon Downs did not have sufficient capacity for this additional number of houses.

Cllr Allen said that disappointingly the Affordable Housing Team have said they will support this additional 45 dwellings. Cllr Alvey said he had raised this with the Affordable Housing Team quoting the advice stated in the Valley Lane refusal. They had explained the reasons for this was that the Valley Lane development was being treated under Policy 9 of the Local Plan, as a rural exception site rather than Policy 8 which this application for 45 dwellings was being classed as by the developer (infill development). Our Neighbourhood Plan does state that for infill developments we would not wish to see more than 15 dwellings and this development is for 45 dwellings and this was a major point of objection from the Parish Council.

The idea of a public meeting was discussed however it was felt that as we now had a Neighbourhood Development Plan and its adopted policies that we did not need a public meeting as the Plan had been through a very rigorous public consultation and the public had voted overwhelmingly in favour of it being adopted.

Cllr Parker suggested that we write to all residents in Carnon Downs to advise them of our view on this application. It was agreed to do this and these letters would be hand delivered by Councillors.

Cllr Allen read out the proposed comment of objection, there was a discussion and a number of points added to this. This would be the basis of the Parish Council's objection.

RESOLUTION: CLLR ALLEN PROPOSED THE PARISH COUNCIL OBJECT TO THIS DEVELOPMENT AND THE COMMENT AS DISCUSSED AT THE MEETING BE SUBMITTED AS THE PARISH COUNCILS OFFICIAL COMMENT, SET OUT WITH THE ADDITIONS FROM CLLR ALVEY AND OTHER POINTS RAISED, SECONDED BY CLLR LUNDIE.

It was noted that the Parish Council would seek the views of South West Water with regards to the pumping station capacity.

Pre-application advice meetings

Cllr Allen asked the Clerk if she had any views on these meetings from the Assistant Clerk who arranged and attended these meetings. It was felt that there was little benefit to the Parish Council in offering these meetings and often their comments were taken out of context by applicants.

Cllr Allen said an alternative to not carrying out pre-application meetings was to ask applicants to evidence to us how their proposal complies with our Neighbourhood Plan.

RESOLUTION: CLLR HAMBLY-STAITTE PROPOSED THAT PRE-APPLICATION MEETINGS ARE NO LONGER HELD BUT THAT APPLICANTS ARE ADVISED TO READ OUR NEIGHBOURHOOD PLAN TO ENSURE THEIR PROPOSAL COMPLIES WITH ITS POLICIES AND EVIDENCE THIS TO THE PARISH COUNCIL, SECONDED BY CLLR THOMAS AND CARRIED UNANIMOUSLY.

6. WELLBEING PROJECT UPDATE

Cllr Hambly-Staite said that we were making satisfactory progress, the Community Navigator had engaged with 24 local organisations and had been warmly welcomed. An e-bulletin would be circulated each week to cover progress and be sent to all Councillors. Our project would aim to build community capacity rather than being on the formal social prescribing network.

7. CLERKS UPDATE ON MATTERS ARISING FROM PREVIOUS MEETING

The Clerk gave a report as follows:

Share with care signs

Locations for them in Point have been given to our contractor who would be putting them up shortly.

Bissoe and Quenchwell Road

Highways improvements were being carried out this week, including the remodelling of the pavement and yellow lines.

Pengelly Meadows recreation area land transfer

The Parish Council were now the owners of this land the formal land transfer had been completed. A contractor had been asked to go and dig trial pits to establish the condition of the soil/ground and how much work would be required to landscape for a football pitch. The final layout of the field would then be discussed with residents.

2019/20 Precept

The request form had been completed and returned to Cornwall Council by the deadline.

Ward reports

The drain issues in Feock village and fly tipping in Devoran had been reported online to Cornwall Council.

Grit bins

The list of proposed locations for new grit bins had been sent to Highways for approval and the Clerk had chased for a reply this week.

8. MATTERS FOR REPORT

Cllr Parker had attended the Christmas Church Service and did a reading on behalf of the Council.

9. CURRENT REPORTS

Cllr Alvey said that the Quiet Quay appeal had unfortunately been successful. The Planning Inspector had not unfortunately attached a building method statement to the planning conditions and it was hoped that when the build started there would not be too much disruption to residents. The appeal for Stamps Hill had been dismissed, one of the points raised was that the social economic benefits of the development of one dwelling was minimal when viewed in the context of the harm caused to the AONB.

The Planning Department were being re-organised into local teams and drop in sessions to meet the new planning officers would be held and Councillors would be invited.

A motion is going to Council on 22nd January relating to Cornwall Council declaring a Climate Emergency, the original motion has been amended and Cllr Alvey was hoping to bolster this comment as he was one of the original backers. This relates to the IPCC recent report. By passing this motion and declaring a climate emergency it was acknowledging that climate change will have significant impact to where we live.

Police report for November – 8 crimes

Feock x 2

Anti-social behaviour near to parking area (Church car park)
Violence/Sexual Offence - Wellington Planation

Devoran x 1

Vehicle crime (theft from or interference) – Perran Close

Carnon Downs x 5

Tregye College – vehicle crime
Agar Meadows – 1 x public order
Carnon Crescent – Anti-social behaviour
West Corner x 2 – Criminal damage/arson and Violence and sexual offences

10. FINANCIAL SUMMARY & ACCOUNT FOR PAYMENT

The Clerk had circulated the Accounts for Payment for December 2018 to all those present and gave a summary of the financial position.

RESOLUTION: CLLR PARKER PROPOSED THE ACCOUNTS FOR PAYMENT BE APPROVED AND SIGNED BY THE CHAIRMAN, SECONDED BY CLLR FREEMAN AND CARRIED UNANIMOUSLY.

Payments for approval since the last meeting totalled £8479.74 and included legal advice for Retallac park and the annual subscription to the Trolver Croft Residents Association.

Income received was the usual rent from the office and from the Pre-school.

11. LOCAL WARD REPORTS

Feock

Cllr Blake said the leaves have not been swept from the road, the Clerk would request Biffa do this again. The Clerk would send out the link to all Councillors for the online reporting system so they could report flooding, blocked drains, pot holes etc.

Devoran

Cllr Kemp said that £230 raised from mulled wine and mine pie sales at the Carols Around the Tree event and this was being donated to Truro Food Bank. The Police have been monitoring the illegal use of the bus only lane near to Yummy Scrummy.

Carnon Downs

The overgrown hedge at Smithy Lane had now been cut back by Cormac. There were other hedges that needed cutting back too, it was agreed that Councillors would speak to residents to ask them to cut back hedges and if they did not then advise the Clerk of the addresses and she would write to them formally.

The works to widen the pavement and put down yellow lines on Bissoe Road and also lines on Quenchwell Road had been started this week.

12. ACCESS & AMENITIES COMMITTEE REPORT

Following receipt of legal advice, the Clerk had been in touch with the landowner with regards to the new footpath on land off Point Road to join up the bridge and footpath and make access better for residents on that side of the road.

The Clerk said she had investigated the possibility of having 20mph roundalls painted on the road at Point and under the current speed limit criteria this was not allowed. Cllr Hambly-Staite said there had been a head on collision recently on the King Harry Ferry Road which had resulted in the road being closed.

14. POINT QUAY ASSOCIATION

Point Quay have taken action to ensure people do not encroach upon the foreshore. The Association are also looking to put speed limit signs in the creek to address the speeding boats issue.

15. POCKET PARKS FUNDING

It had been established that unfortunately the Pengelly Meadows playing field just exceeded the size criteria for this funding and therefore we would be unable to apply.

16. COMMUNITY GOVERNANCE REVIEW

Details of this review had been circulated to all Councillors and the Clerk explained that this followed on from the Boundary Commission review, this was a chance for Parish and Town Councils to request a change to their boundary or parish area, warding arrangements or number of Councillors. It was agreed that the Parish Council did not wish to make any changes.

S100A LOCAL GOVERNMENT ACT 1972 (as amended) - Members of the press and public may be excluded from any discussion on the following items on the basis of the likely enclosure of exempt information

There being no further business the meeting closed 8.20pm