

**MEETING No.1281**  
**Minutes of the meeting of Feock Parish Council Planning Committee held on**  
**Tuesday 14<sup>th</sup> December 2021 at 4pm**  
**at the Parish Council Office, Market Street, Devoran TR3 6QA**

Members present: Cllr Cathy Kemp, Carnon Downs Ward, Meeting Chair  
Cllr Sue Cooper, Devoran Ward  
Cllr Bea Robson, Feock Ward  
Cllr Phil Allen, Carnon Downs Ward

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

Public present: 1 member of the public

**1. WELCOME & APOLOGIES**

The Chair welcomed those present.

**2. MINUTES OF PREVIOUS PLANNING MEETING**

**RESOLUTION:** Cllr Allen proposed the minutes of the Planning Committee meeting held on 1<sup>st</sup> December 2021 as a true record of the meeting and be signed by the Chair. This was seconded by Cllr Kemp and carried by the meeting.

**3. DECLARATIONS OF INTEREST**

No declarations of interest were received.

**4. PUBLIC PARTICIPATION**

A member of the public spoke to say that he had attended the full Parish Council meeting the previous evening and was confused over comments made relating to the field at Valley Lane in reference to the status of the land. He was concerned that the correct status of the land hasn't been determined. Cllr Kemp provided an explanation of some of the comments made by members of the public. Cllr Allen stated that the land had no status.

The Assistant Clerk read out a statement from Paul Bateman (Influence Planning) regarding planning application PA21/10702.

**5. STATUTORY CONSULTATION – PLANNING APPLICATION FOR COMMENT**

The following planning applications were considered, and the consultee comments agreed as follows

**PA21/10702 (111) - Tregenza Greenbank Road Devoran TR3 6PQ**

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

**6. TO FINALISE THE WORDING, IN ACCORDANCE WITH THE RESOLUTION AT THE FULL PARISH COUNCIL MEETING ON MONDAY 13TH DECEMBER 2021, OF THE CONSULTEE COMMENT FOR**

**PA21/09830 (110) - Land to the East of Trevella Farm Valley Lane Carnon Downs**

**RESOLUTION:** Cllr Robson proposed the consultee comment for the application as: **The Parish Council considered this application at the full Parish Council meeting on Monday 13th December 2021. The meeting was attended by 26 local residents opposing this planning application and Dan Mitchell of Influence Planning, representing the developer. We have considered all representations made at the meeting and have concerns regarding this application.**

The layout of the site, particularly in regard to the road and the dogleg which opens up the site for potential development into the next field, indicates that there is potential for developing the site further, and therefore it does not comply with NDP Policy H2 which states that such development is not used to extend the existing boundaries of the development area. The Parish Council would like to be satisfied that measures are in place to be assured that this development is not used to further extend the existing boundaries.

This site, which is outside the defined settlement boundary as shown in the Feock NDP, was previously refused permission for development on 26th March 2019. The Planning Inspector concluded that this site was clearly seen as forming part of the open countryside and should remain so. Policy 7 of the Cornwall Local Plan restricts development in the open countryside.

The Appeal Inspector also concluded that he had insufficient substantive evidence to indicate that such dwellings could not be accommodated within the settlement boundaries on non-allocated sites.

The Feock NDP whilst supporting affordable housing led schemes states that they should be dispersed throughout Feock Parish. Carnon Downs over the past 5 years has seen substantial growth in its housing stock including a significant number of affordable housing, no other ward in the Parish has accommodated a rural exception scheme and we are concerned that it is only the ward of Carnon Downs and its infrastructure that is being overwhelmed by continuous housing developments.

Additional concerns are the detriment to the infrastructure of the village. Devoran School is at 97% capacity as at November 2021. NHS Kernow responding to planning application PA21/05219 in June 2021 stated 'The practice named above (Carnon Downs) are already significantly undersized as a result of the cumulative impact of development in Carnon Downs and Truro and are currently lacking sufficient clinical and administrative space to attend to the needs of this growing population.'. The Dental surgery is also at capacity.

At the public meeting and within the many local objections, concern was expressed that clearance of the site had been carried out on 21st and 22nd May 2021 contrary to Policy G2 of the Climate Change DPD which states: The council will not tolerate the deliberate clearing of habitats before the application process. Where there is evidence of activities after January 30th 2020, not in accordance with a planning permission or development order, the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities. The Ecology report submitted with the application is dated September 2021.

We are also aware that there is a requirement to comply with Cornwall Council's Climate Change DPD and would expect Policy C1, Policies G1, G2 and G3 and also Policy SEC1 to be complied with.

There is also much concern about the sewage system with many residents reporting continual breakdowns in the system causing discharge of foul waste into local water courses.

Valley Lane is a lane, the surface of which is breaking up and the width of which would not appear to be suitable for large vehicles associated with the construction of a development of this size. As a minimum we would expect to see a condition survey forming part of a construction management plan and any reinstatement conditioned on the developer.

The residents would suffer an irrevocable change to the quality of their life through the increased volume of traffic during and after construction.

It is clear from the objections from local residents that this proposed development does not work with and enhance the quality of life for existing communities.

We are also concerned over the conflict between vehicles and users of the bridle way and concur with the comments of the Ramblers Association.

We note the red line has been extended to include access across the adjacent bridleway and would wish to be assured that this is by agreement with the relevant landowners.

**We reserve the right to make further comment following receipt of any further comments made by other statutory consultees not yet received.**

This was seconded by Cllr Allen and carried by the meeting.

## **7. SUBMITTED CONSULTEE COMMENTS**

**RESOLUTION:** Cllr Allen proposed the following consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting be formally ratified. This was seconded by Cllr Cooper and carried by the meeting.

### **PA21/09574 (109) - 13 Elm Grove Feock TR3 6RH**

Subject to the Planning Officer ensuring that the neighbours have been consulted and have no objections, the Parish Council has no objection to this proposal.

**Proposed by Cllr Kemp, seconded by Cllr Blake and agreed by Cllr Robson and Cllr Cooper and submitted to the online planning register on Tuesday 7<sup>th</sup> December 2021.**

### **PA21/10656 (104) - Rosemullion Trevilla Road Feock TR3 6QG**

Subject to approval by the Tree Officer the Parish Council has no objection to the proposed works.

**Proposed by Cllr Robson, seconded by Cllr Blake and agreed by Cllr Gason and Cllr Kemp and submitted to the online planning register on Thursday 2<sup>nd</sup> December 2021. Cllr Cooper objected.**

### **PA21/11179 (112) - Little Orchard Old Carnon Hill Carnon Downs TR3 6LE**

The Parish Council has no objection to the replacement conservatory as proposed.

**Proposed by Cllr Blake, seconded by Cllr Cooper and agreed by Cllr Robson and Cllr Kemp and submitted to the online planning register on Tuesday 14<sup>th</sup> December 2021.**

## **8. CONSERVATION AREA TREE APPLICATIONS**

Cllr Allen expressed his concern that Cornwall Council had allowed the tree works which had recently taken place on Devoran Quay. The Parish Council's consultee comment and Cornwall Council's Tree Officer's consultee comment were read out. It was discussed that as a TPO had not been requested for the trees then the informatives attached to the decision notice (for replanting) were not legally enforceable. Cllr Allen stated that he had, up until now, felt that the conservation area status was enough protection for trees however as exemplified by this current situation he has realised that the conservation area status is now protection to trees whatsoever. He suggested that therefore steps should be taken to investigate putting specific TPO's on individual trees in Devoran which do not appear to have adequate protection under the conservation area status.

## **9. MATTERS TO REPORT**

Cllr Cooper advised members that a training day had been arranged by Falmouth Town Council, run by Alan Rowe (ex Cornwall Council Tree Officer) to train volunteers from local councils to fill in the paperwork for TPO requests. Discussion followed in which Cllr Cooper advised that if volunteers were able to identify the trees that need protecting, and complete the paperwork accordingly it would speed up the system and enable trees to be protected without the need for Cornwall Council's Tree Officer to visit. It was noted that the Parish Clerk would send details of the training to members should they wish to attend.

Cllr Robson reported the discussion which took place with the applicant during the site visit at the bungalow at King Harry Road. The email subsequently received from the applicant was read out and discussed. Members agreed that it was not appropriate to consider a change in the status of any area within the Parish until the NDP was reviewed.

## **10. DATE OF NEXT MEETING**

The date of the next planning committee meeting was agreed as **Tuesday 11<sup>th</sup> January 2022 at 4pm** in the Parish Council office.

There being no further business the meeting closed 5.40pm.