

**MEETING No.**

**Minutes of the Full Parish Council Meeting of Feock Parish Council held on Monday  
18<sup>th</sup> November 2024 at 6pm at the Parish Council Office, Market Street, Devoran, TR3 6QA at 6pm**

Members present:	CARNON DOWNS	DEVORAN	FEOCK
	C Kemp	A Allen	R Brickell
	P Allen	M Steel	K Hambly-Staite
	A Avard		C Dyke
	J Allen		R Bowers

In attendance: Cornwall Councillor Martyn Alvey  
Debra Roberts, Parish Clerk & Responsible Financial Officer  
Julian Newman (resident)  
David Hutchinson (resident)  
David Beck (resident)  
Jenny Ellis (resident)  
James Parker (resident)  
Gerard Smart (resident)  
Olly Lobb (Kingsley Developments)  
Abe Simpson (Kingsley Developments)  
David Simpson (Kingsley Developments)

Chair: Cllr Richard Brickell

**1. INTRODUCTION**

The Chairman welcomes those present and reminded attendees of the Civility and Respect Pledge the Council have signed up to and that only items on the agenda could be discussed.

**2. APOLOGIES**

Apologies were received and accepted from Cllrs Johnson and Yates. The Clerk advised that Cllr Johnson had decided to step down from the Council.

**3. MINUTES OF THE PREVIOUS FULL PARISH COUNCIL MEETING**

**RESOLUTION: CLLR DYKE PROPOSED THE MINUTES OF THE FULL PARISH COUNCIL HELD ON 14<sup>TH</sup> OCTOBER 2024 AS CIRCULATED BY THE CLERK, BE SIGNED BY THE CHAIR AS A TRUE AND ACCURATE RECORD OF THE MEETING, SECONDED BY CLLR AVARD AND CARRIED UNANIMOUSLY.**

**4. DECLARATIONS OF INTEREST**

Cllr Steel declared an interest in items 16 and 21. Cllr Bowers declared an interest in Item 13.

**5. PUBLIC PARTICIPATION**

All Councillors introduced themselves to the members of the public and the Chair welcomed the members of the public to the meeting.

A resident spoke about the Tresithick planning application and expressed concerns about the application which was outside of the settlement boundary, could set a precedent for infill between Point and Carnon Downs, put pressure on local services and felt the road access was not safe.

Another resident spoke regarding the Tresithick planning application, he objected this again due to it being outside of the settlement boundary, another application had been refused recently at Appeal for the same site, this application went against the Feock NDP which had been voted in by residents, there was a potential for at least an extra 28 car movements a day not including visitors and deliveries.

A resident spoke about a planning application they would be submitting at Harcourt and passed out copies of the plans. The Council advised they would comment on this when it was received as a formal application.

Gerard Smart from Trolver Croft Residents Association (TCRA) attended to represent the 34 properties on Trolver Croft, this was a private road and at the top was Carnon Yard, a beach/boat park area owned by the Parish Council. There were large numbers of people who use the private road to access Carnon Yard with boats and trailers which caused damage and TCRA was set up to keep a pot of money to keep the tarmac road surface in good condition. Costs had gone up substantially and this year the TCRA subscription had increased from £120 to £250 per property per year. In a couple of years time the road surface would need more substantial repairs. The Parish Council did not maintain their hedge on their land and a neighbouring resident had to pay to have the hedge maintained. There was also £10M public liability insurance cover provided by the TCRA's insurance policy.

Olly Lobb, Abe Simpson and David Simpson spoke regarding their outline planning application at Tresithick for 14 dwellings with all other matters reserved. They felt this met the Feock NDP policies and NPPF, although it was outside the settlement boundary it was a rural exception site of 14 dwellings, was well related to the settlement of Carnon Downs and met the need for affordable housing. The Planning Officer and Appeal Inspector had given their views and they had taken these into account in the new application. Highways had no objection to the access proposed. There was a need of 26 for affordable housing in the area.

Cllr Kemp asked why the box ticked on the application form said 'market housing' but the affordable/social housing box had not been ticked, was this an admin error?

Kingsley Developments advised this would all be covered by the S106 heads of terms but they were happy to submit a new application form to correct this.

Cllr J Allen asked how many of the houses would be affordable and was there any idea of how the development would look, would there be terraces? Semi-detached properties? Kingsley Developments advised that at least 50% would be affordable but this needed to be viable so they would work back from 100% but the final number of affordables would be dependant on house prices. At the present time there was no idea of the layout, this would be included in any detailed application.

Cllr Hambly-Staite asked where it says in the statement that the design will comply with M1, what did this mean?

Kingsley Developments advised that M4 was the lowest standard of accessibility, whereas M1 was the highest. The details of this would be included in the final design.

Cllr A Allen felt that the access on Point Road was difficult and dangerous for cyclists, pedestrians and horseriders using the road as it right on a bend. There is an alternative access on Tresithick Lane although appreciate the residents are not be in favour of this as it would cause more traffic on the lane, has there been any report carried out on an alternative access.

Kingsley Developments said that the alternative access was a good idea but not suitable for more traffic as it was a single track road. They also planned to improve pedestrian access back into the village via a S106 agreement.

A resident asks what would define 'local people' for the affordable homes?

Kingsley Developments said that the first test was people who lived within the Parish.

Cllr Alvey clarified that first it would be people from within the Parish then if not enough people, the offer would go out to neighbouring parishes, then to Truro area etc. and then the whole of Cornwall. There were no details in the application of the mix of affordable housing and if these would be Housing Association managed or social rent.

It was agreed to bring forward item Item 16 Planning.

## **16. PLANNING APPLICATION FOR CONSULTEE COMMENT**

**Council to consider planning application for multi dwelling development and agree consultee comment**

**PA24/08339 - Land NW of Wayside, Tresithick, Carnon Downs**

**Outline application for the construction of up to 14 dwellings including access with all other matters reserved**

Cllr P Allen said that it was unfortunate that the application appears to be for Market Housing and not Affordable Housing, there is no documented evidence as it being put forward as an exception site although this had been mentioned by the developers this evening. This is a sensitive edge where we discourage development unless a strong public interest can be demonstrated, together with a suitable mix of housing, as this is an outline application, the housing mix hasn't been defined and this makes it difficult to tell if it complies with the Feock NDP as there are not enough details. Cllr P Allen felt there was not sufficient information to be able to support the application. He did not feel the site was well connected to the village centre, there was no footway on Tregye Road.

Cllr Kemp agreed with Cllr P Allen, she felt it was difficult to make a sensible judgement when there wasn't detailed information included. For example, lots of people wanted 1 bedroom flats and 2 bedroom starter homes but would this type of housing be included? This detail wasn't included.

Cllr J Allen felt the Parish Council should object to the application as there was not sufficient detail in the application for the Council to decide if it met with the Feock NDP policies or not.

Cllr Hambly-Staite said that Devoran School is at 95% capacity, there would be an education payment in the S106 agreement but he did not see this would be sufficient to provide education for the potential new families who would live in these houses. There was also no consideration given to health provision and how full the Doctors Surgery was.

Cllr Alvey commented that SWW were not a consultee, the Education team have commented and requested the standard contribution, this S106 money would be pooled with money from other developments in the area such as Valley Lane.

Cllr Dyke said that she concerned that the application was contrary to our NDP, the site was on a sensitive edge and Carnon Downs did not have many of these sensitive edges identified, the site was not well related the village.

RESOLUTION: CLLR J ALLEN PROPOSED THE FOLLOWING COMMENT, SECONDED BY CLLR DYKE AND CARRIED UNANIMOUSLY. The Parish Council object to the outline application. As defined in our Neighbourhood Development Plan (NDP) this site lies outside of the settlement boundary and beyond a sensitive settlement edge. The NDP states 'development adjacent to sensitive settlement edges is discouraged unless a strong public interest can be demonstrated'. NDP Policy D1 states that all development, including new housing should respect and reflect local character and identity through sensitive siting...' The proposed development of this small field would not be sensitive to the surrounding area and would visually extend built development into the open countryside. The site is not adjacent to or well related to the physical form of the built up area. The Council have concerns that there are insufficient pedestrian connections to the village. The Council appreciate that in the application it is mentioned that the scheme will be affordable led but this is not identified on the application form which states it is a Market development. Policy H2 of the NDP states that development should avoid the use of the best agricultural land and building on sensitive edges. The Parish Council also felt that there was insufficient information on the mix and style of housing to enable them to consider this in relation to any housing need.

It was agreed to bring forward Item 13 Trolver Croft Residents Association Subscription

### **13. TROLVER CROFT RESIDENTS ASSOCIATION SUBSCRIPTION**

The Clerk had circulated information from TCRA about why the subscriptions have gone up, this was due to increased insurance and wear and tear on the road which would soon need repair.

Cllr P Allen said that the Parish Council have always been a member of TCRA to pay towards the upkeep of the road. He was happy to attend a TCRA meeting to explain about the Parish Council's land at Carnon Yard and how this was maintained.

Cllr A Allen said that it had been mentioned that a resident paid annually to have the Parish Council's hedge cut back, has this been raised an issue with the Parish Council as she had not heard about this. The Clerk confirmed she had not been contacted about this either. Cllr A Allen confirmed that when the Parish Council comment on Planning Applications on Trolver Croft they always request a traffic

management plan is put in place. Did TCRA comment on planning applications like Restronguet Creek Society do? If they also requested traffic management plans for developments this may help back up the Parish Council.

**RESOLUTION: CLLR P ALLEN PROPOSED THAT THE COUNCIL CONTINUE TO BE A MEMBER OF TROLVER CROFT RESIDENTS ASSOCIATION AND THE BUDGET IS INCREASED TO £250 TO COVER THIS, SECONDED BY CLLR STEEL AND CARRIED BY A MAJORITY.**

#### **6. CLERKS REPORT ON ITEMS FROM THE LAST MEETING**

The Clerks report had been circulated and there were no questions from Councillors.

#### **7. MATTERS FOR REPORT FROM ATTENDANCE AT OUTSIDE BODIES**

Cllrs Hambly-Staite and Bowers had attended the CALC AGM. There was no exemption for Parish Council's for the NI increase from the budget which was very frustrating. A policy decision was awaited on how the second home increased Council tax would affect the precepts of Parish Council's and the difference between areas with lots of second homes and those that do not.

The issue of phone landlines ceasing next year and moving to VOIP and the issues this will cause for those with very poor broadband signal and the impact of this in the event of an emergency.

Cllr Bowers had also attended Cornwall Community Flood Forum Conference, the issue of flooding was particularly relevant and he suggested the Parish Council resurrect working on their Community Emergency Plan. It was agreed to put this item on the next Access & Amenities Committee agenda so that a working party could be formed.

#### **8. LOCAL WARD REPORTS**

Cllr Kemp and Cllr Hambly-Staite had laid wreaths at the Remembrance Services at Devoran and Feock. Cllr Hambly-Staite said that the war memorial in Feock needed some cleaning work and it was felt this was the responsibility of the Church.

##### **Feock**

Cllr Hambly-Staite asked if the Police could monitor the speed of traffic on Trevilla Hill as he had received complaints from residents about this. Elm Grove looked very scruffy, the Clerk advised this area was managed by Cornwall Housing. The VAS on the B3289 would be operational by Christmas. It was noted that there was a beautiful display of knitted/crocheted poppies at the Church and thanks were noted to the group who had made these decorations.

##### **Devoran**

The passing place signs were in the process of being put up along the Tram Road.

##### **Carnon Downs**

Cllr J Allen asked if when new benches are being considered if one could be put by the Carnon Downs campsite bus stop as there are often lots of people waiting there.

Cllr Brickell said that the poppy decorations up through the main street were wonderful and the Halloween event was excellent as well and brought lots of people out and about, thanks went to the groups who were involved.

## 9. CORNWALL COUNCIL REPORT

Cllr Alvey reported as follows.

The Cornwall Council budget consultation went live on the CC Lets Talk Cornwall website if anyone wished to comment.

The Local Nature Recovery Strategy consultation would be going live on the 21st November. There had been a lot of publicity about the Vision Zero van and Community Speedwatch in Carnon Downs. The location of the Vision Zero monitoring van was linked to the Community Speedwatch monitoring and non-compliance with speed limits, hence why the van was often in Carnon Downs.

Residents had requested monitoring for Point Road as well as Trevilla, however the Vision Zero van is only able to park in approved Speed Watch locations so it needed Community Speedwatch groups would need to be set up in these locations to provide the data.

The issue of the barge at Point has gone to court and the owner has been found guilty of mooring without a licence and given a conditional discharge and ordered to pay costs. The Planning Appeal is waiting to be heard.

The rubbish and recycling new waste contract leaflets are currently being delivered. Feock parish is in Area 5, the new bins would start to be delivered soon but are not to be used until March 2025 when the new system starts. Wheelie bins would be emptied fortnightly, with alternate week recycling collection and food waste caddies emptied weekly, both indoor or outdoor caddies will be provided. If it was not possible for residents to have a wheelie bin, they would be provided with a seagull proof sack and infirm residents could apply for an enhanced collection service. The only bin that will be emptied is the 180l bin that is being issued to residents, no additional bags or any other bins will be emptied. If residents already have a wheelie bin these can be collected by Cornwall Council and taken away and recycled.

Cllr J Allen asked who gets the money from the speeding fines from the camera van.

Cllr Alvey said that when a notice of intended prosecution is received, the driver has an option of speed awareness course which are run through Vision Zero networks across the country so Vision Zero get some of the fine and some goes to the trainer. If a driver takes points and the fine, the fine goes to Treasury, this then goes to the Department of Transport for road safety projects. The Police and Councils can apply for funding from this pot.

Cllr J Allen asked if the cameras by the Norway Inn were average speed cameras or also standard speed cameras as she has heard that if drivers drove past the first one but then turned off to Mylor and did not pass the second camera, if they were going over the limit when they passed the first camera they received a speeding ticket.

Cllr Alvey advised that as far as he was aware they were average speed cameras but he would try to get clarification.

#### **10. DEVON & CORNWALL POLICE PARISH LIAISON REPORT**

Cllr J Allen said that there are suggestions to reduce the drink driving limits and also graduated driving licenses for younger drivers.

#### **11. FINANCIAL SUMMARY AND ACCOUNTS FOR PAYMENT**

The Clerk gave the Financial Report which summarised the current bank balances, income since the last meeting and bank reconciliations.

**RESOLUTION: CLLR P ALLEN PROPOSED THE ACCOUNTS FOR PAYMENT LIST FOR THE LAST MONTH BE APPROVED FOR PAYMENT AND SIGNED BY THE CHAIRMAN, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.**

#### **12. BUDGET AND PRECEPT 2025/26**

The Clerk had circulated the draft budget for 2025/26 to all Councillors.

Cllr Steel said the recommendation from the Finance and General Purposes Committee was for a precept of £160,000. He explained the increases, more had been included in legal fees for registering land, the employers NI increase from the Government budget, additional grass cutting on our land and also allowed to put some money back into reserves (around £4000 as long as all kept on budget) which had been eaten into the last couple of years with various projects.

The current years precept was £147,377 and increasing the precept to £160,000 would mean an increase per year on a Band D property of £2.66, a 3.73% increase.

**RESOLUTION: CLLR P ALLEN PROPOSED THE PRECEPT REQUEST FOR 2025/26 BE £160,000 AND THE CLERK TO REQUEST THIS FROM CORNWALL COUNCIL, SECONDED BY CLLR STEEL AND CARRIED UNANIMOUSLY.**

#### **13. UTILITY CONTRACTS FOR 2025**

The Clerk would put this item on the December agenda as the latest figures had not been received.

#### **15. APPLICATION FOR GRANT FUNDING**

The Clerk had circulated a copy of an application for funding from Perranwell Wellbeing Hub. Councillors had concerns about the application not meeting the criteria for funding as this seemed to be for day to day running costs and also it had not been made clear on the application how many residents from the parish attend the group.

**RESOLUTION: CLLR AVARD PROPOSED THE APPLICATION BE REFUSED AS IT DOES NOT MEET THE CRITERIA, THE GROUP DID NOT MEET IN THE PARISH AND IT WAS UNCLEAR HOW MANY RESIDENTS OF THE PARISH ATTENDED, SECONDED BY CLLR DYKE AND CARRIED UNANIMOUSLY.**

The Clerk was asked to signpost the group to their local Councillors Community Chest funding.

#### **16. CORNWALL LOCAL ACCESS FORUM (CLAF)**

Cllr P Allen said that CLAF is the oversight body for the Countryside Team in Cornwall Council, he was a member of the group in a private capacity rather than as a Councillor. He had reported to the group

the work of Active Feock in the hope that other parishes may follow suit. If anyone has any specific questions then he could take these to the meeting.

**18. RESTRONGUET POINT COMMON LAND**

The Access & Amenities Committee had made a recommendation to start the process to register the freehold of the registered Common Land at Restronguet Point. It was noted that evidence of maintaining the land over a period of time would be needed for this. Councillors would look at the evidence and provide this to the Clerk. Cllr Steel commented that he felt that this should be done this financial year.

**RESOLUTION: CLLR P ALLEN PROPOSED THAT WORK STARTS ON GATHERING EVIDENCE ON HISTORIC MAINTAINANCE OF THE COMMON LAND AT RESTRONGUET POINT WITH A VIEW TO REGISTERING THE FREEHOLD OF THE COMMON LAND, SECONDED BY CLLR STEEL AND CARRIED UNANIMOUSLY.**

**19. LAND AT CARNON VALLEY**

The Clerk had circulated details of a piece of Cornwall Council owned land that they had contacted us about as they will be disposing of this to ask if the Parish Council had any interest in taking it on. This land contained a drainage trench for the Carnon Valley which it was very important was kept clear to reduce flooding. There were also concerns raised that this either contained part of the County Wildlife Site or immediately adjacent to it.

**RESOLUTION: CLLR P ALLEN PROPOSED THAT THE RESPONSE TO CORNWALL COUNCIL IS THAT THE PARISH COUNCIL HAVE NO INTEREST IN THIS LAND BUT RAISE THE CRITICAL NATURE OF THE DRAINAGE DITCH AND THAT IT IS EITHER PART OF OR VERY CLOSE TO THE COUNTY WILDLIFE SITE AND THE PARISH COUNCIL DID NOT WISH TO SEE THIS SOLD OFF ON THE OPEN MARKET, SECONDED BY COUNCILLOR DYKE AND CARRIED UNANIMOUSLY.**

**20. CLIMATE & ENVIRONMENT ACTION PLAN INCLUDING POTENTIAL FUNDING FOR MAKING OFFICE BUILDING MORE ENERGY EFFICIENT**

Cllr Bowers had circulated information about this and potential for future funding to make the office more energy efficient. The gas boilers that power both the Parish Council office and Pre-School part of the building are coming to the end of their life and would need replacing in the next few years. There is funding available for a public sector decarbonisation scheme to install energy efficient measures. To apply for this funding we would need an energy assessment to apply for funding. Cllr Bowers had registered to be notified of when future funding became available.

**RESOLUTION: CLLR HAMBLY-STAITTE PROPOSED THAT THE PARISH COUNCIL COMMISSION COMMUNITY ENERGY PLUS TO CARRY OUT AN ENERGY SURVEY AND SEEK PRICES TO BE BROUGHT BACK TO THE NEXT PARISH COUNCIL MEETING, SECONDED BY CLLR A ALLEN AND CARRIED UNANIMOUSLY.**

**21. POINT ORCHARD SEPTIC TANK ISSUE**

The Clerk reported that Environmental Health had been in touch about this issue as residents had contacted them and they would be contacting the homeowner.



**22. VACANCY ON ACCESS & AMENITIES COMMITTEE**

Cllr Avarad said that she would be interested in filling this vacancy.

**RESOLUTION: CLLR P ALLEN PROPOSED THAT CLLR AVARD BE ELECTED TO THE ACCESS & AMENITIES COMMITTEE, SECONDED BY CLLR A ALLEN AND CARRIED UNANIMOUSLY.**

**23. CO-OPTION TO DEVORAN WARD VACANCIES**

Julian Newman had applied for the vacancy in Devoran ward. Julian gave an outline of his background and why he wished to join the Council.

**RESOLUTION: CLLR A ALLEN PROPOSED THAT JULIAN NEWMAN BE CO-OPTED TO THE DEVORAN WARD VACANCY, SECONDED BY CLLR STEEL AND CARRIED UNANIMOUSLY.**

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

DRAFT