

**MINUTES OF THE FEOCK PARISH COUNCIL MEETING HELD ON MONDAY 9<sup>th</sup> OCTOBER 2023 AT 7PM  
IN FEOCK PARISH COUNCIL OFFICES, DEVORAN**

Councillors present:           CARNON DOWNS           DEVORAN           FEOCK  
                                          C Kemp                    A Allen            R Brickell  
                                                                  M Steel            R Bowers  
                                                                                          K Hambly-Staite

In attendance:                   Debra Roberts, Parish Clerk & Responsible Financial Officer  
                                          Cllr Martyn Alvey, Cornwall Council Divisional Member, Feock & Kea  
                                          13 members of the public  
                                          Representatives from Kingsley Developments

CHAIR:                            Cllr Richard Brickell

**1. MEETING PROCEDURES & INTRODUCTION**

The Chair welcomed everyone to the meeting and explained how the meeting would run. Members of the public would have 3 minutes each to speak during the public participation session as there were quite a lot of people in attendance. The Chair reminded everyone present including members of the public, Councillors and staff of the Civility & Respect Pledge that the Council had signed up too and that disrespectful behaviour would not be tolerated.

**2. APOLOGIES**

Apologies had been received from Cllrs Woolcock, J and P Allen and Woolcock.

**3. TO CONSIDER THE MINUTES OF THE MEETING OF THE COUNCIL HELD ON 10TH JULY 2023  
AS A CORRECT RECORD OF THE MATERIAL DECISIONS MADE FOR A SIGNATURE BY THE  
CHAIRMAN**

**RESOLUTION: CLLR HAMBLY-STAITTE PROPOSED THAT THE MINUTES OF THE PARISH COUNCIL  
MEETING HELD ON 10<sup>TH</sup> JULY 2023 AS CIRCULATED BY THE CLERK, BE SIGNED BY THE CHAIRMAN  
AS A TRUE AND ACCURATE RECORD OF THE MEETING, SECONDED BY CLLR A ALLEN AND CARRIED  
UNANIMOUSLY.**

**4. DECLARATIONS OF INTEREST FROM COUNCILLORS ON ITEMS ON THE AGENDA**

There were no declarations of interest from Councillors.

**5. PUBLIC PARTICIPATION**

Kingsley Developments spoke regarding the planning application PA23/06934 for 4 retirement homes for over 55s at Tresithick in Carnon Downs. They had consulted the neighbours regarding the potential development who had advised they would prefer to see a less dense development. Policy 6 of the Cornwall Local Plan supported this type of development. They felt there was a clear need for older people's homes in the area and this was recognised in the Feock Neighbourhood Development Plan (NDP) where it mentions a mix of accommodation types. The NDP states that 33% of the parish residents were aged 65 plus and policy H3 refers to this type of accommodation.

There was no room within the existing settlement boundary so new development had to be outside.

Their last development “Treheath Meadows” (now all sold) was outside of the settlement boundary and the Parish Council had been supportive of the development. An affordable housing contribution of £100K had been made to Cornwall Council. If the permission was granted for the Tresithick development an affordable housing contribution of £40K would be made to Cornwall Council.

They did not feel the sensitive settlement edge in the NDP would be affected by the development. There would also be CIL money which the Parish Council would receive.

The Chairman thanked Kingsley Developments for their presentation and asked if anyone had any questions.

Cllr Bowers queried why there were only 4 as this was a large area for only 4 homes with large gardens. Abe Simpson commented that the neighbours preferred a low density scheme.

Abe Simpson said that the developers had a pre-application meeting with Cornwall Council Planning to discuss two options, one being a rural exception site to provide affordable housing and the other a retirement development. The closest neighbour had said they were happy with the proposal.

Cllr Bowers asked what makes these retirement homes rather than luxury homes?

Olly Lobb said that as at Treheath Meadows, they provided spacious ground floor living, 50% of people who have moved into Treheath Meadows were already living downstairs, there were flush thresholds into the properties. As this was only outline permission at the moment there was no idea of what the prices of the dwellings would be. Older people moving into this development would free up larger family homes for younger people.

Cllr A Allen asked why the entrance was out onto Point Road and not using the existing field gate onto the lane at Tresithick. This meant taking down hedge and trees and may conflict with where the footpath crosses over.

John Marshall for Kingsley Developments confirmed that they had a highway study carried out and this was identified as a safe access with visibility splays in accordance with highways requirements. They hoped to limit the loss of trees and most of the visibility splay is within highways verge. There will be biodiversity and net gain attached to the site as well.

Cllr Kemp said that on the plans it stated this was a sheltered housing development but there appeared to be no plans for warden accommodation or a shared lounge etc. that would usually be seen on a sheltered housing provision.

Abe Simpson apologised for what was a clerical error on the plans with regard to the title of ‘Sheltered Housing’ being used. This would be amended on the plans. The neighbours did not want any more traffic on Tresithick lane and this was another reason for it to be out onto Point Road. Market research had been carried out when Treheath Meadows was being planned and people did not want warden accommodation/service as this made the management fee very expensive.

A resident queried the orientation quoted for the site, it was clarified this should be West of Wayside.

Abe Simpson said that the Parish Council had supported the Trehath Meadows development although it was outside the settlement boundary and after the NDP had been adopted.

Cllr Kemp said that the Parish Council supported the original development of 10 sheltered housing bungalows on the Bissoe Road site (now Treheath Meadows) when it was submitted in 2016 as this is what the Parish Council wished to see, proper sheltered housing for older people to free up larger family homes. This was before the NDP was in place and since the site had been sold several times

and morphed from a traditional sheltered housing development of bungalows into luxury homes for over 55s. As the site already had permission the Parish Council had little option but to support the amendments to the design that had come in subsequently. She appreciated that people had to live somewhere but bringing older people from outside the parish just puts pressure on our already stretched Doctors and Dentists in the village.

The Clerk clarified that the original application for the Treheath Meadows site was made in 2016 and the NDP was not made until March 2018. Although the Parish Council supported this original application for sheltered housing outside the settlement boundary their comment was made in October 2016 before the NDP was in place.

A resident said he would not wish to see the entrance out on Tresithick Lane. He felt Tresithick was a separate hamlet and to build in this field would extend the settlement boundary when development outside the boundary should be strictly controlled and sensitive edges identified in the NDP should not be built on unless there was strong public interest. He felt this development would overload services, there would be light pollution, pressure on the sewage system of the village and just open the door for more development on Bissoe Road.

Another resident said if the Parish Council supported the development if they felt this was in the public interest then residents would accept it as it was the best they were going to get.

Cllr Hambly-Staite asked to see a copy of the management plan for maintenance for gardens and general property maintenance. Kingsley Developments advised this was specific to each development and residents could either opt in or out of this.

Cllr Bowers said that it had been mentioned that the site would be subject to Biodiversity Net Gain but the site had been completely cleared several months ago before the application had been submitted. How would the biodiversity net gain be monitored?

Kingsley Developments advised that a consultant would be employed as this is a very complex area and confirmed in response to a question that air source heat pumps would be used and not gas.

A resident was concerned the scheme if approved could be amended for a larger development. Abe Simpson said that a new application would have to be submitted to change it, he assured residents that they would not be selling the site and would be building it as per this application.

The Chair thanked everyone for their comments.

## **6. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT**

### **PA23/06934 - Outline Planning Permission with all matters reserved for up to 4 dwellings – Land NW of Wayside, Tresithick, Carnon Downs**

The Chairman said that following the discussion and questions Councillors would now agree the basis of their comment for this planning application.

**RESOLUTION: CLLR KEMP PROPOSED THAT THE PARISH COUNCIL OBJECT ON THE BASIS OF THE APPLICATION BEING NOT IN ACCORDANCE WITH THE FEOCK NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES, THE SITE WAS OUTSIDE OF THE SETTLEMENT BOUNDARY, ON A SENSITIVE EDGE IDENTIFIED IN THE NDP, IT DID NOT MEET THE HOUSING OBJECTIVES OF THE FEOCK NDP, IT COULD NOT BE CLASSED AS ROUNDING OFF OR INFILL AND DID NOT FEEL THAT POLICY 3 WAS APPLICABLE IN THIS CASE, SECONDED BY CLLR BOWERS AND CARRIED UNANIMOUSLY.**

## **7. CLERKS REPORT**

The Clerk had clarified the position regarding the registration of the public right of way with the British Horse Society (BHS) and it had been reported back to Access & Amenities that the BHS were in the process of registering this track at Tresithick as a bridleway.

The Clerk reported that the Community Capacity Funding application for feasibility study work had been submitted and we were waiting to hear the outcome.

The single use plastic audit had been carried out of the Parish Office.

## **8. MATTERS FOR REPORT**

Cllr Hambly-Staite reported on a Parliamentary discussion at the Science, Innovation and Technology Select Committee Insect Decline Inquiry which highlighted the value of hedgerows and verges and their maintenance, improvements to how land is managed, when to cut, how to cut etc. and the impact on insects. The current recommendation was an annual cut in the Autumn. Cllr Bowers had also watched this and said it was very interesting and something everyone should be aware of. The Clerk would circulate the link to everyone.

## **9. CURRENT REPORTS**

### **Cornwall Council**

Cllr Martyn Alvey reported as follows.

After 6 years of trying the roads on the approach to the Carnon Downs roundabout now had A39 painted in the left hand lane and Point in the right hand lane to try to reduce the conflict which vehicles using both lanes to go straight on. It was commented that the Carnon Gate roundabout could also benefit from land markings and it was hoped that if the new markings at Carnon Downs worked and reduced conflict this could be used as evidence to have the same done at Carnon Gate.

There were various consultations on the Cornwall Council website, the Nature Recovery Strategy was running until 22<sup>nd</sup> October. The local area energy plan consultation had just finished and would now move to the second stage. The budget consultation was open until 12<sup>th</sup> November. There were no changes proposed to the Polling Stations in our parish. There is an Energy Information day being run at Chacewater this coming Saturday.

Cornwall Council are trying to track down the owner of the property that has been abandoned and left derelict for a number of years on Old Carnon Hill.

Cllr Bowers asked what the next stage of the Nature Recovery Strategy was. Cllr Alvey advised that it will now be drafted and this version published around the middle of next year, then it will go through the stages of adoption, there was a timeline on Lets Talk Cornwall.

The Chairman said that a number of residents had raised concerns with him about the black surface that had been sprayed onto the chippings on the roads in Carnon Downs. Cllr Alvey said that Cornwall Council had also received a number of comments about this and Cornwall Council were looking at the methods and processes used to carry out this work.

Cllr Hambly-Staite said that our nearest train station was Perranwell Station and asked if it was true that a decision on the route of the proposed new Metro had been delayed. Cllr Alvey said that Cornwall Council would be the accountable body and guarantee they can complete the work by March

2026. Confirmation is being sought that this is achievable with the budget so as not to impact on tax payers.

CLLrs Hambly-Staite and P Allen had met it the newly appointed Environment Agency Project Manager for the Carnon Valley to make them aware of our Active Feock bid for feasibility study work as the Valley was included in this.

### **Police Report**

The Clerk said that online figures were still not available, however she understood from the Police that once the reporting method had been checked to be accurate these would again be displayed.

## **10. FINANCIAL SUMMARY**

CLLr A Allen said the surface of the pathway at Retallack Playing Field needed some attention, she didn't know if it needed a new surface putting on it or some maintenance to the existing surface.

The Clerk said that any works like this could come from reserves and asked that Councillors let her know of any other projects they would be proposing for the coming year so that she could include these in the budget discussions.

The Clerk had circulated to Councillors the accounts for payment list for approval together with the relevant invoices.

**RESOLUTION: CLLR STEEL PROPOSED THAT THE COUNCIL APPROVE THE LIST OF ACCOUNTS FOR PAYMENT AS CIRCULATED, SECONDED BY CLLR A ALLEN AND CARRIED UNANIMOUSLY.**

The Clerk had circulated the Internal Auditors proposal for the coming year which provided a full Internal Audit (prior to going to External Audit) and one interim audit at 6 months.

**RESOLUTION: CLLR STEEL PROPOSED THE COUNCIL ACCEPT THE PROPOSAL AND ALLOCATE £500 FROM BUDGET FOR THE INTERNAL AUDIT WORK FOR THE COMING YEAR, SECONDED BY CLLR A ALLEN AND CARRIED UNANIMOUSLY.**

The Clerk had circulated the External Auditors report for 2022/23 and asked the Council to approve this. There was only one recommendation which was that the Council needed to formally approve the annual reports by way of a resolution.

**RESOLUTION: THE CHAIRMAN PROPOSED THAT THE EXTERNAL AUDITORS REPORT AS CIRCULATED FOR 2022/23 WAS APPROVED, SECONDED BY CLLR STEEL AND CARRIED UNANIMOUSLY.**

## **11. LOCAL WARD REPORTS**

### **Feock ward**

CLLr Hambly-Staite said that the boats being stored at Restronguet Point were very untidy and blocking the footpath and access which would be discussed at a working group that it had been agreed to set up by the Access & Amenities Committee.

## **Devoran ward**

Cllr A Allen said there remained a lot of concern about the barge. It was noted the enforcement case was going to County Court around the end of October.

Cllr Steel raised concerns about how long the Japanese Knotweed on the creekside of Greenbank Road has been left before being treated this year as it was allowing it to spread. The Clerk advised that Cormac has recently treated it.

## **Carnon Downs ward**

There was nothing to report from Carnon Downs ward.

### **12. PLANNING COMMITTEE REPORT**

The Clerk had circulated the Assistant Clerks monthly planning statistic report to all Councillors.

### **13. ACCESS & AMENITIES COMMITTEE REPORT**

Cllr Hambly-Staite as Chair of Access & Amenities Committee ran through the draft minutes which had been circulated to all Councillors. Three working groups would be formed to look at items that had arisen and fact find before being brought back to Access & Amenities and Full Council.

The Clerk would be reviewing the terms of reference to provide clarification on the decisions that could be made under delegated authority by Access & Amenities and those decisions that needed to be recommended to and approved by Full Council.

Cllr A Allen felt strongly that everyone should have input into decisions being made and any documents regarding changes circulated to all so everyone was aware of what was happening in their wards.

Access & Amenities were recommending additional noticeboards for installation in 3 bus shelters as information points, the Clerk advised this would be included in the budget discussions.

### **14. FEOCK ECO GROUP REPORT**

Cllr Bowers advised that Laura Snell, Conservation Officer of Cornwall Wildlife Trust has carried out a survey of Devoran Quay and the Tram Road and is going to produce a report. Laura was happy to come and present this at a Full Council Meeting, the report would contain recommendations to Council. This could be included in the discussions regarding Tram Road maintenance which one of the new working groups would be looking at. It was noted to invite Devoran Quay Preservation Society as the report may reference the Quay area. It was hoped that Cornwall Wildlife Trust would be involved with the feasibility study for Active Feock.

### **15. ANY URGENT HIGHWAYS ISSUES**

There were no issues raised. The Clerk was arranging a meeting with our Highways Manager.

### **16. ELECTION OF NEW PARISH COUNCIL REPRESENTATIVE FOR THE TRURO & ROSELAND COMMUNITY AREA PARTNERSHIP (CAP) AND NET ZERO CAP GROUP**

The Clerk advised that Cllr Jan Allen had decided to step down as our representative on this Cornwall Council group so the Council needed to nominate a new voting representative.

**RESOLUTION: THE CHAIRMAN PROPOSED CLLR BOWERS BE THE PARISH COUNCIL'S NEW REPRESENTATIVE ON THE COMMUNITY AREA PARTNERSHIP AND ALSO THE CAP NET ZERO GROUP, SECONDED BY CLLR HAMBLY-STAITE AND CARRIED UNANIMOUSLY.**

**17. RENEWAL OF ENERGY CONTRACTS**

The Clerk had circulated details at the meeting of an offer for renewing our gas and electricity contracts received via Utility Aid who were recommended by NALC. Our contracts expired on the 1<sup>st</sup> January 2024 and it was recommended to renew as soon as possible as costs would increase in the winter. Prices had come down substantially since last year. These were both green contracts.

**RESOLUTION: CLLR STEEL PROPOSED THAT THE CLERK ARRANGE THE NEW GAS AND ELECTRICITY CONTRACTS FOR ONE YEAR FROM 1<sup>ST</sup> JANUARY 2024 BOTH WITH SSE, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.**

**18. CO-OPTION TO CARNON DOWNS VACANCY**

The Chairman said there were currently vacancies on the Parish Council and one application for the Carnon Downs ward vacancy had been received from Mark Griffiths and his application had been submitted to Councillors. Mark gave a brief overview of his background and reasons for joining the Parish Council.

**RESOLUTION: CLLR HAMBLY-STAITE PROPOSED THAT MARK GRIFFITHS BE CO-OPTED TO THE CARNON DOWNS WARD VACANCY, SECONDED BY CLLR BOWERS AND CARRIED UNANIMOUSLY.**

The Council moved into closed session and members of the public left the meeting.

There being no further business the meeting closed at 9.30pm.