

# Feock Parish Council

## Agenda – Planning Committee



Date & Time: Monday 2<sup>nd</sup> December 2024, 4pm  
Venue: Parish Council Office, Market Street, Devoran TR3 6QA  
Chair: Cllr Richard Brickell  
Attendees: All Parish Councillors

I hereby summon you to a meeting of the Planning Committee to be held in the Feock Parish Council office on Monday 2<sup>nd</sup> December at 4pm for the purposes of transacting the following business.

Clerk to the Council, 27<sup>th</sup> November 2024

Members of the public may attend this meeting under the Public Bodies (Admission to Meetings) Act 1960 as amended by S100 of the Local Government Act 1972. With the Chairman's permission, Local Government Electors for the Parish may make representations to the Council on any item on the agenda. In certain circumstances, the Council may require formal notice of a question or complaint. Information is available from the Parish Office on any item on the agenda unless it is declared as exempt under the Freedom of Information Act.

This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.

### 1. WELCOME & APOLOGIES

To receive apologies for absence.

### 2. MINUTES OF PREVIOUS PLANNING MEETING

To approve the minutes of the Planning Committee meeting held on 4<sup>th</sup> November 2024.

### 3. DECLARATIONS OF INTEREST

Members to declare disclosable pecuniary and non-registerable Interests (including details thereof) in respect of any items on the agenda.

### 4. PUBLIC PARTICIPATION

Public comments on items on the agenda.

### 5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

To consider and agree the consultee comment responses to Cornwall Council for the following planning applications (to include any applications received after agenda set, but before the meeting date):

**79**     6 Knights Meadow Carnon Downs TR3 6HU - PA24/08510  
Proposed rear extension along with parking to front

**80**     Turnstones 7 Trevallion Park Feock TR3 6RS - PA24/08368  
Extensions and alterations to dwelling including extended living space to rear and new porch, parking provision and canopy to front without compliance with condition 2 of decision notice PA23/04191 dated 15/08/2023

- 81**     The Hideout Caravan Devoran TR3 6PF - PA24/08462  
Application for a Lawful Development Certificate for the existing use of land for domestic recreational use, ancillary and incidental to, and forming part of the curtilage of, the dwellinghouse known as The Hideout Caravan
- 82**     The Willows West Pill Road Feock TR3 6SD - PA24/08358  
Works to Tree covered by a Tree Preservation Order (TPO) to fell remaining infected Ash trees within the grounds at The Willows. G2 includes 4 x medium-large multi-stemmed trees and 1 x small singular tree and G1 includes 3 x large trees
- 83**     10 St Johns Terrace Devoran TR3 6NE - PA24/08954  
Proposed replacement of existing garage with new car port, garden office and storage

**Please note that prior to the meeting the applications listed above may be split into Schedule A and Schedule B as per the terms of reference for the planning committee ratified at the full Parish Council meeting on 26<sup>th</sup> June 2023.**

**6. SUBMITTED CONSULTEE COMMENTS**

To formally ratify any consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting.

**7. PLANNING APPEAL RE PA22/10184 (TRELISSICK GARDENS)**

To discuss and agree any further comment for submission to the Planning Inspector.

**8. PLANNING MATTERS FOR REPORT**

To receive an analysis report of planning applications in the Parish since 1<sup>st</sup> April 2024. Councillors to report any matters relating to planning for information and discussion.

**9. DATE OF NEXT MEETING**

To agree the date of the next committee meeting.

**NOTES**

Members have received training on the Code of Conduct, predetermination, and bias and therefore, will be aware of their responsibility to determine planning applications based on the information before them at the meeting. Members are reminded that the decision-making role must be approached with an open mind as to the merits of the arguments for and against the application, which they must consider before making a final decision at the meeting. Members are further advised that they must not predetermine, or be seen to have predetermined, the outcome of an application and that the information they receive at the meeting is therefore the basis on which they should make their decision. Therefore, whilst Members will have reviewed details of the application prior to the meeting and provided initial thoughts to enable a draft consultee comment to be taken to the meeting, this draft may be amended as appropriate following debate at the meeting.

**\*\*DRAFT\*\***

**MEETING No.1359**

Minutes of the meeting of Feock Parish Council Planning Committee held on  
Monday 4th November 2024 at 4pm  
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Richard Brickell, Feock Ward, Chair  
Cllr Cathy Kemp, Carnon Downs Ward  
Cllr Anne Allen, Devoran Ward  
Cllr Phil Allen, Carnon Downs Ward  
Cllr Corine Dyke, Feock Ward  
Cllr Beverly Johnson, Feock Ward  
Cllr Rick Bowers, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Julian Newman  
James Parker  
Mr & Mrs James  
Ben Wood, BW Planning

**1. WELCOME & APOLOGIES**

The Chair welcomed those present. Apologies received from Cllrs M Steel, A Avar and B Yates.

**2. MINUTES OF PREVIOUS PLANNING MEETING**

**RESOLUTION:** Cllr A Allen proposed the minutes of the Planning Committee meeting held on 7<sup>th</sup> October 2024 as a true record of the meeting. This was seconded by Cllr Kemp and carried by the meeting.

**3. DECLARATIONS OF INTEREST**

No declarations of interest were received.

**4. PUBLIC PARTICIPATION**

Julian Newman (JN) spoke and gave details of his application PA24/06082. Cllr A Allen questioned the historic artefacts he had referred to. JN gave details. Cllr A Allen further asked about the heating and renewable battery storage. JN explained that they had solar panels in the valley and would be buying electricity at night, to store in their own batteries to then feed back into their own property or the grid when needed. It was clarified that the solar panels would be in the valley and not visible from the front.

James Parker (JP) spoke and gave details of his application PA24/07817. Cllr P Allen asked about the covenant. JP explained that when they had bought the field, they had agreed to a covenant that it would be tied to agricultural use for the next 25 years. The Chair explained that correspondence had been received from the Planning Officer indicating that the application was to be referred to the validation team as a BNG report was needed and the application would not therefore be discussed or a consultee comment agreed at the meeting. JP left the meeting.

Ben Wood (BW) of BW Planning spoke and gave details regarding PA24/07685. Cllr Dyke questioned that he had referred to it as a largely redundant building and asked for clarification. BW confirmed that it was useable but had not been actively used recently, it was weatherproof and could be used for storage. Cllr Bowers questioned if the applicant intended to live at the property. BW confirmed that it was his intention.

**5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT**

## **SCHEDULE A applications**

**RESOLUTION:** Cllr Kemp proposed the consultee comments for the applications listed below as stated. This was seconded by Cllr A Allen and carried by the meeting.

**68** Chyrene Penpol Devoran TR3 6NW - PA24/06038

The Parish Council has no objection to this application.

**69** Trebean Restronguet Point Feock TR3 6RB - PA24/06948

The Parish Council has no objection to this application.

**70** Cote La Vague Feock TR3 6RQ - PA24/06450

The Parish Council ask the Tree Officer to ensure that the 2 replacement Silver Birch trees in relation to PA24/00091 have been planted and will not be affected by the works associated with this application.

**72** Trethinnick Trolver Croft Feock TR3 6RT - PA24/06816

Subject to the comments of the Tree Officer the Parish Council has no objection.

**74** Quay House Pill Lane Feock TR3 6SE PA24/07962

The Parish Council has no objection.

## **SCHEDULE B applications**

**67** Land adjacent to Penrose House Tregye Road Carnon Downs TR3 6JH - PA24/07685

**RESOLUTION:** Cllr Kemp proposed the consultee comment for the application as:

**The Parish Council ask the Planning Officer to confirm that the proposal is policy compliant.**

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

**71** 4 Old Tram Road Carnon Mine Devoran TR3 6NG - PA24/06082

**RESOLUTION:** Cllr A Allen proposed the consultee comment for the application as:

**The Parish Council has no objection to this application.**

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

**73** Tresithick House Carnon Downs TR3 6JW - PA24/07817

**RESOLUTION:** Cllr P Allen proposed the consultee comment for the application as:

**The Parish Council understand that a Bio-Diversity Net Gain report has been requested and wish to have sight of this together with the comment from the County Farms Service before making a consultee comment.**

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

## **6. SUBMITTED CONSULTEE COMMENTS**

**RESOLUTION:** Cllr Kemp 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 Johnson and carried by the meeting.

**63** Ancarva 5 Wellington Plantation Penelewey Feock TR3 6QP - PA24/07497

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

**64** Tristan Beeches 8 Kelliwith Feock TR3 6QZ - PA24/07481

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

**65** Land to the East of Trevella Farm Valley Lane Carnon Downs TR3 6LP - PA24/07407

The Parish Council has no objection.

**66** Sandoes King Harry Road Feock TR3 6QN - PA24/07581

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

**7. MATTERS TO REPORT**

A report summarising planning application numbers since 1<sup>st</sup> April 2024 was circulated (as attached) and noted.

Cllr Dyke asked if Cornwall Council had determined application PA24/05354 (Ragnarok, Feock) and it was confirmed that the online planning portal still showed the application as awaiting decision.

Cllr P Allen advised members that the Crown Court case in which the Marine Management Organisation were prosecuting Dean Richards for permanently mooring his barge without a licence at 3 Dugdales Quay had concluded with the Mr Richards being found guilty and being charged costs.

**8. DATE OF NEXT MEETING**

It was agreed that the date of the next meeting would be decided by Councillors via email as soon as possible.

There being no further business the meeting closed at 5.01pm.

**FPC PLANNING COMMITTEE MEETING – MONDAY 2<sup>ND</sup> DECEMBER 2024, 4PM**

**AGENDA ITEM NO.6 - SUBMITTED CONSULTEE COMMENTS**

To formally ratify any consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting.

**75**     21 Trevallion Park Feock TR3 6RS – PA24/08213

The Parish Council has no objection.

**76**     Trelanergh 7 Kelliwith Feock TR3 6QZ - PA24/08165

The Parish Council will defer to Cornwall Council's Tree Officer for this application.

**77**     Narabo Vale Devoran TR3 6NF - PA24/08163

The Parish Council has no objection.

## FPC PLANNING COMMITTEE MEETING 2<sup>ND</sup> DECEMBER 2024

### FOR INFORMATION RE AGENDA ITEM NO. 7.PLANNING APPEAL RE PA22/10184 (TRELISSICK GARDENS)

#### FOR CONSIDERATION:

The Parish Council can submit a further comment to the Planning Inspector in respect of refused planning application PA24/10184. The deadline for the submission of a further comment is 9th December.

The Parish Council does not have to submit a further comment, the Planning Inspector should already have sight of the previous submission/correspondence etc and you may not consider it necessary to add anything further.

For note though is that while the Planning Inspector is sent a copy of the written minutes (together with the Committee report and addendum sheet) of the CC planning meeting when the application was refused, they are not given a recording of the meeting therefore they would not have heard the statement given on behalf of the Parish Council by Cllr Bowers at the meeting. You may therefore consider it appropriate to submit a further comment just summarising the Parish Council's position and if so, then the following draft could be used as a starting point to be amended and edited following debate at the meeting:

*The Parish Council welcomes the intention of the National Trust to improve the infrastructure of the Trelissick Estate for visitors and acknowledges the benefits this will bring to the local community and tourism. However, concerns remain regarding several key aspects of the proposed development, which, in its current form, does not fully meet the requirements of NDP policy GA2. Of particular concern is the lack of a satisfactory and safe cycling route along National Cycle Route 3 as it passes through the Estate. We wish to highlight the following extract from the Spring 2024 edition of the National Trust Magazine and would wish the National Trust to follow their own resolution to improve their provision for green travel:*

*"The transport sector is the largest emitter of carbon dioxide in the UK, so finding greener ways for people to visit will help the Trust reduce its environmental impact. It's something Trust supporters have said they've keen for us to work on through emails, surveys and on social media. At the AGM last November, 87.7 per cent of Trust members who voted supported a resolution to improve our provision for green travel."*

*The addition to the plan of a proposed pedestrian access path from Wrinkling Lane to Laundry Cottages at the top of the field, although a step forward, lacks an all-weather, safe surface suitable for year-round use by visitors of all abilities. The Parish Council strongly believes that this path should be properly conditioned, with a durable surface that ensures safety and accessibility, regardless of the weather. Furthermore, it is vital that this new footpath is fully constructed, safe, and open to the public before the new car park is allowed to open for use. This would ensure that visitors are directed towards the new path and do not walk along the road, which poses significant risks. To support this, the Parish Council asserts that appropriate signage be put in place to clearly guide visitors to use the footpath, and discourage walking along the road, further enhancing safety for all.*

*Additionally, Councillors remain concerned about the safety of the proposed pedestrian crossing between the proposed North and South carparks, which we believe will create a hazardous conflict between pedestrians and vehicles. Modelling data shows a worrying peak delay at the crossing, which could prove detrimental to the smooth operation of the King Harry Ferry, an essential transport link for the area. In light of these concerns, the Parish Council would prefer to see a bridge used for the crossing instead, ensuring the safety of pedestrians and efficiency of the flow of traffic.*

*On this basis, the Parish Council maintains its objection to the application, urging the National Trust to address these issues to ensure a safer, more sustainable development for the Estate.*

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For information below are the Parish Council's previous comments and correspondence to Cornwall Council, along with a relevant extract from meeting minutes.

**Minutes of the Planning Meeting on Monday 29th April 2024:**

**6. PA22/10184 TRELISSICK, FEOCK**

The Assistant Clerk read out a statement from Cllr Hambly-Staite who was unable to attend the meeting. Robust debate followed regarding the proposed location of the cycle path, the traffic modelling information submitted, the effect of the crossing on cars using the King Harry Ferry, members preference that a bridge be used for a crossing, how visitors access the Trellissick Estate and the proposed level of increase in car parking spaces (suggested by Cllr Bowes as 61%). Discussion continued regarding whether members supported the National Trust having a carpark on the other side of the road, as this would fundamentally determine the basis of consideration of the other issues. This debate was concluded with Cllr P Allen proposing that the Parish Council did support the new carpark location, seconded by Cllr Brickell and agreed by majority. Following this agreement the following resolution was made.

**RESOLUTION:** Cllr P Allen proposed that Cllr Bowers present the Parish Council's comments on PA22/10184 to Cornwall Council's Central Sub-Area Planning Committee on Tuesday, 7th May 2024. The basis of Cllr Bowers speech to be that the Parish Council welcome the intention of the National Trust to improve the infrastructure of the Trellissick Estate for visitors, however due to the lack of a satisfactory safe cycling route along National Cycle Route 3 as it passes through the Estate the application currently fails to meet with NDP policy GA2. Councillors remain concerned over the safety of the proposed pedestrian crossing which we feel will cause hazardous conflict between pedestrians and vehicles and are further concerned that modelling shows a worrying peak delay which will be detrimental to the running of the King Harry Ferry, the Parish Council would prefer to see a bridge used for a crossing. On this basis the Parish Council maintain their objection to the application. This was seconded by Cllr Brickell and carried by the meeting.

It was also agreed that in his speech to committee Cllr Bowers would quote from the Spring 2024 issue of the National Trust Magazine.

**Email sent to Planning Officer 17<sup>th</sup> October 2023 (no reply received):**

Councillors have asked me to contact you to establish if the footpath shown on the new plan submitted on 18th September 2023 would be conditioned to any approval?

Councillors would wish for this new footpath to be conditioned and in place and opened before the new car park can be put into public use and also that appropriate signage would be in place to encourage visitors to use the new footpath and not walk up the road.

**Response to Planning Officer sent 7<sup>th</sup> August 2023 following receipt of a 5-day Local Council Protocol procedure email:**

Whilst still welcoming the intention of the National Trust to improve the infrastructure of the Estate for visitors, Councillors consider that due to the lack of proposed definitive safe cycling and walking routes to the Estate that the



application currently fails to meet with NDP policy GA2. Also, despite meeting with the Highways Officer this morning, Councillors remain concerned over the safety of the proposed pedestrian crossing which they feel will cause hazardous conflict between pedestrians and vehicles. On this basis the Parish Council maintain their objection to the application in its current form and request determination by the Planning Committee.

**Consultee comment submitted on 17<sup>th</sup> January 2023:**

Feock Parish Council welcomes the intention of the National Trust to redevelop the Trelissick estate in the spirit of its 19th/20th century origins and development and to make infrastructure improvements to better accommodate visitors. We therefore agree in principle with the intentions of the National Trust to redevelop the Estate, however we must object to the proposal in its current form due to concerns as stated below.

We have significant reservations about road safety in the area and the absence of an integrated plan for access to Trelissick by foot, cycle, car, bus or boat. We would wish to see improvements in this area including new pathways for pedestrians and cyclists.

Speed has always been an issue on the road bisecting the Estate, pedestrian safety is obviously of paramount importance and we have grave concerns about the design of the proposed crossing from the new Northern carpark to the Southern carpark. We also have concerns that the current proposal could cause severe issues for traffic travelling to and from the King Harry Ferry. This could hinder the effective operation of this essential service which may also potentially impact on the speed at which emergency vehicles can get to their destination. We ask that alternative designs or options are presented following public consultation.

Residents have expressed concerns about the environmental damage that the proposals will make. We acknowledge these as realistic concerns and request that additional measures are taken to reduce the impact of any development. Having had the benefit of a site visit and seeing the exact location for the proposed new parking area, we are satisfied that it is in an area that, with further tree planting and screening to eliminate visibility and light pollution from the surrounding countryside, will not create any visual harm to the setting and the AONB.

**FPC PLANNING COMMITTEE MEETING – MONDAY 2<sup>nd</sup> DECEMBER 2024, 4PM**

**AGENDA ITEM NO.8- PLANNING MATTERS FOR REPORT**

Planning Applications received for consultee comment from Cornwall Council since 1<sup>st</sup> April 2024 for information.

**TOTAL APPLICATIONS: 83**

**WARD ANALYSIS:**

**Carnon Downs**

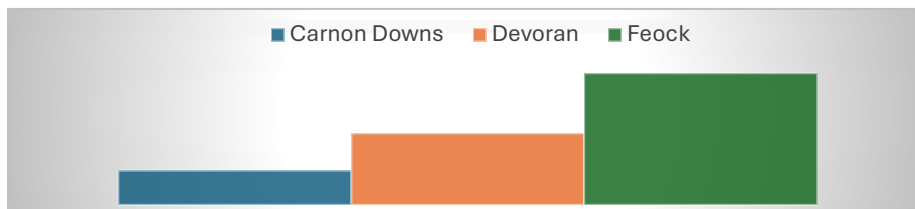
- 12 applications (14.5%)

**Devoran**

- 25 applications (30.1%)

**Feock**

- 46 applications (55.4%)



**APPLICATION TYPES AND STATISTICS:**

**Householder Development**

- 23 applications (27.7%)

**TPO Trees**

- 29 applications (34.9%)

**Conservation Area Trees**

- 3 applications (3.6%)

**New Build**

- 6 applications (7.2%)

**Non-material Amendment**

- 4 applications (4.8%)

**Material Amendment**

- 7 applications (8.4%)

**Listed Building**

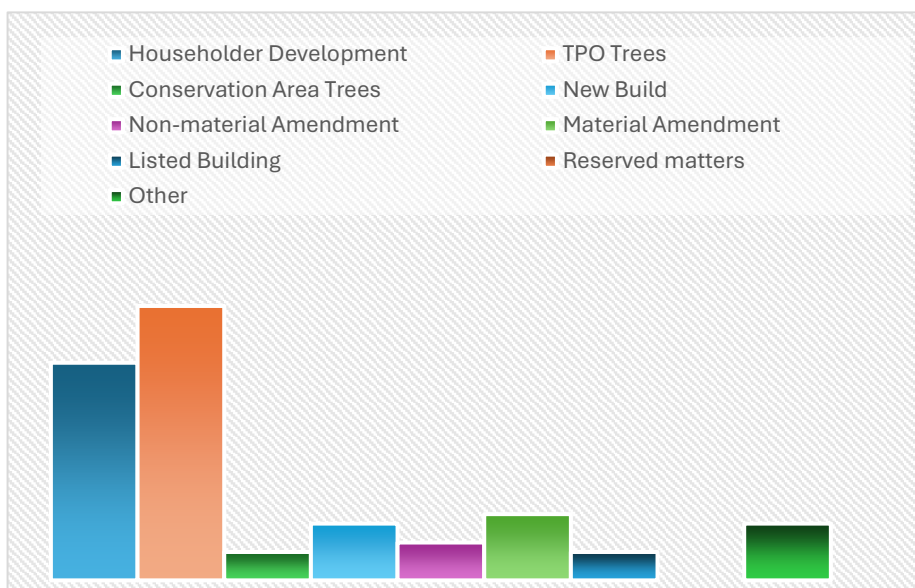
- 3 applications (3.6%)

**Reserved Matters**

- 0 applications (0%)

**Other**

- 6 applications (7.2%)



**CORNWALL COUNCIL DETERMINATION:**

**Approved**

- 46 applications (55.4%)

**Refused**

- 5 applications (6%)

**Withdrawn**

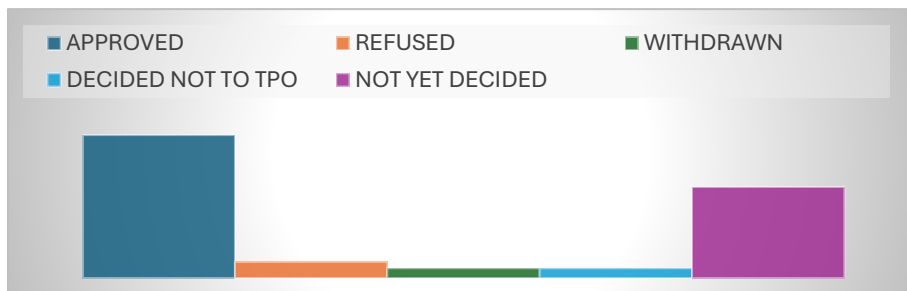
- 3 applications (3.6%)

**Decided Not to TPO**

- 3 applications (3.6%)

**Not Yet Decided**

- 26 applications (31.3%)



**LOCAL COUNCIL 5-DAY PROTOCOL:**

**Agreed with Recommendation**

- 1 application (1.2%)

**Agreed to Disagree**

- 2 applications (2.4%)

**Maintained Objection**

- 0 applications (0%)

