

**MINUTES OF THE FEOCK PARISH COUNCIL MEETING HELD ON MONDAY 11TH MARCH 2024 AT  
7PM IN FEOCK PARISH COUNCIL OFFICES, DEVORAN**

Councillors present: CARNON DOWNS      DEVORAN      FEOCK

C Kemp                      A Allen                      B Johnson

P Allen    K Hambly-Staite

M Griffiths                                      R Bowers

R Brickell

In attendance: Debra Roberts, Parish Clerk & Responsible Financial Officer

Cornwall Councillor Martyn Alvey

Corrine Dyke (member of the public)

Abe Simpson, Kingsley Developments

Ollie Lobb, Kingsley Developments

Nathan Gilbert, Kingsley Developments

CHAIR: Cllr Richard Brickell

**1. INTRODUCTION**

The Chair welcomed everyone to the meeting.

**2. APOLOGIES**

Apologies were received from Cllrs Woolcock, J Allen and Steel.

**3. TO CONSIDER THE MINUTES OF THE MEETING OF THE COUNCIL HELD ON 19<sup>TH</sup> FEBRUARY 2024 PREVIOUS MEETING AS A CORRECT RECORD OF DECISIONS MADE FOR SIGNATURE BY THE CHAIRMAN**

**RESOLUTION: CLLR A ALLEN PROPOSED THAT THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON THE 19<sup>TH</sup> FEBRUARY 2024 AS CIRCULATED BY THE CLERK BE SIGNED BY THE CHAIRMAN AS A TRUE AND ACCURATE RECORD OF THE MEETING, SECONDED BY CLLR HAMBLY-STAI TE, CARRIED UNANIMOUSLY.**

**4. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**5. PUBLIC PARTICIPATION**

Abe Simpson spoke on behalf of Kingsley Developments regarding the planning application for land off Quenchwell Road. This was on the agenda for discussion and agreement of the Council's consultee comment which had been deferred from the last meeting as Councillors had requested more information re the commercial viability and marketing of the site for sale which had been provided and circulated to Councillors.

Abe Simpson said that they didn't feel they could provide any more evidence that what had already been provided and circulated to Councillors. The site was previously developed land, completely enclosed and they felt their application met a housing need.

The Chairman said he would bring forward Item 11 Planning.

## **11. PLANNING**

### **PA23/10329 - Construction of five two-storey detached dwellings on land off Quenchwell Road Carnon Downs Truro**

Abe Simpson asked if Councillors had any questions to ask them about the planning application.

Cllr Kemp said the information provided from Burringtons was days before the Covid lockdown and she appreciated the world has now changed, however on the 24<sup>th</sup> February this year Cornwall Council put out a 'call for land' which included land for commercial development.

Abe Simpson said the land had been marketed on Right Move for 3 years.

Cllr P Allen said that in the emails provided, Burringtons had felt that they would have no difficulty with developing or selling this area for commercial, however then Covid happened, and the market changed. He had not seen any evidence that the property agent had changed their marketing strategy for the site or reduce the price to attract buyers. Did Kingsley Developments feel that the site was truly marketed during the time Burringtons owned it?

Abe Simpson felt yes it was marketed properly, he did not feel it was commercially viable even if the land was very cheap due to build costs and the eventual value once built. He did not feel this commercial site was viable for any developer and felt housing was a better use of the site due to their being a housing crisis. He also pointed out the planning consent for the commercial element would soon lapse.

Abe Simpson felt that their application met with planning policy, affordable houses lose money and it was not viable for them to put affordable houses here.

The Chairman said he had spoken to a local agent who said they were currently selling commercial sites, he felt the village needed places for people to work and not just more housing.

Cllr Griffiths did not feel these houses due to their market value would be sold to people in the parish, he would be happier if there was a condition that meant they had to go to local people.

Cllr Bowers asked Kingsley Developments how they do you defined a housing crisis?

Abe Simpson said there were not enough homes being built and this was pushing up house prices.

Cllr Bowers felt that with a housing crisis the people who needed homes could not possibly afford to buy the type of houses being proposed at this development.

Abe Simpson felt there was a knock-on effect, people will sell a 2 or 3 bed house to move to a larger home and then that frees up those smaller homes for people who need them. Local people bought houses in Feock, and all those who had moved into Treheath Meadows were local.

Cllr Kemp said that due to the AONB/Protected Landscape in Feock and Conservation Area in Devoran, all the development lands on Carnon Downs and residents felt besieged by development, the Parish Council have tried not to be nimbyish, but it was frustrating that all the new developments are concentrated on Carnon Downs.

Cllr Kemp said that there was a gate at the bottom of Treheath Meadows which went into the field behind. Did Kingsley Developments have plans to develop this field?

Abe Simpson said that the gate was a condition with owner of the neighbouring field, they did not own the field and did not have any plans to develop it.

Cllr P Allen said that during the Neighbourhood Development Plan consultation it was commented by residents that we needed commercial development, when this site first came up for development we spoke with the developers about what the NDP consultation had said and the developers agreed to put in a commercial element.

Cllr P Allen said we had to stick with our NDP policies, he was not convinced there was no market for commercial property at the right price, Cornwall Council may disagree and they will make the final decision on this application. He felt that the whole site was covered by one planning application and this came under an 'exception site', on the basis that it is affordable led. If this site that was allocated for commercial is reallocated to be housing rather than commercial he believed our Neighbourhood Development Plan policies would state that any development needed to be affordable led and create another exception site.

**RESOLUTION: CLLR P ALLEN PROPOSED THE FOLLOWING COMMENT FROM THE PARISH COUNCIL, SECONDED BY CLLR HAMBLY-STAITE AND CARRIED UNANIMOUSLY.**

**The Parish Council believes the original planning permission for the commercial site stands and is not convinced that it is not viable as a commercial site but would refer this decision to Cornwall Council for their own professional assessment. Were the site to change its status from commercial development to residential development the Parish Council feel that the overall site was developed on the basis of the NDP exception site policy and that the exception site restrictions parameters should apply, the most important of which is that it should be affordable led. Policy H2 relating to exception sites does not extend the settlement boundaries so this site cannot be seen as being within the settlement boundary of Carnon Downs as identified in the NDP and the Parish Council do not believe it is infill and does not comply with that policy. Therefore, the Parish Council must object to this application in its current form.**

The Chairman thanked the developers for taking the time to come in and speak to the Council about the application.

**PA24/00379 - Permission in principle for the erection of dwelling and retention of existing garage, land Adjacent To Creek Cottage 1 Carnon Valley Carnon Downs Cornwall TR3 6LG**

Councillors discussed the application and felt it went against the policies of the Neighbourhood Development Plan.

**RESOLUTION: CLLR KEMP PROPOSED THE FOLLOWING BE THE PARISH COUNCILS CONSULTEE COMMENT, SECONDED BY CLLR A ALLEN AND CARRIED UNANIMOUSLY.**

**The Parish Council object to this application as this site lies outside of the settlement boundary of Carnon Downs and is not immediately adjoining the settlement therefore this application does not meet with NDP Policy as under policy H1 it would not be considered infill or rounding off. Further we note and support the comments of the Environment Agency.**

The Clerk advised two appeals had recently been dismissed, one at Old Carnon Hill for 3 dwellings and one Permission in Principle application for 5 dwellings at the end of Valley Lane, Carnon Downs.

## 7. MATTERS TO REPORT

Cllr A Allen had attended a meeting regarding the celebration of the Devoran Village Hall Centenary, the Parish Council had offered photos for display and the display boards. Cllr Kemp confirmed that Devoran Pre-School were also involved in the event. This was being held on Saturday 27<sup>th</sup> April and all Councillors were invited to go along.

Cllr Hambly-Staite had represented the Parish Council at the funeral of Peter Copeland.

## 8. CURRENT REPORTS

### Cornwall Council

Cllr Alvey reported as follows. He had written a witness statement for the case which was going to trial at Court on 6<sup>th</sup> June 2024. The owner of the barge had appealed the Planning Enforcement Notice so this would now go to appeal a new bridge had appeared to the barge. Cllr Alvey had asked the Maritime Manager if this latest development could be passed to the MCA to determine if the owner was committing a navigation offence by blocking a navigable channel.

Cllrs Bowers and P Allen had attended a Restronguet Creek Society meeting where there was a speaker talking about Abandoned Boats and what an issue it is in the creek.

Another barge has appeared in the creek on the Mylor side, this was previously at Penpol Boatyard, and then had been a floating restaurant in Falmouth, it was on the fundus of Tregunwith. The area was outside of the Port of Truro, so the Harbourmaster had no jurisdiction.

Cllr Alvey said regarding the appeal decisions that the refusal of the application for 5 dwellings at Valley Lane was one of the first Planning in Principle applications to go to appeal in Cornwall.

The application for Trelissick Gardens was still waiting to be put on a Cornwall Council Planning Committee agenda, potentially going in April but we would need to wait for the agenda to be issued.

The A39 patching works had been completed and the substrate repaired so that the road can be resurfaced which was planned for the end of April.

With regards to the resurfacing that was having to be done in Feock, he had investigated, and this appeared to be due to a faulty batch of tarmac mix.

Cllr Alvey chairs the Working Group around Environmental Enforcement and the presentation to the Local Nature Partnership was being held tomorrow, the report would then be made public.

### Devon & Cornwall Police

The Clerk advised there were still no figures publicly available.

## 9. FINANCIAL SUMMARY & ACCOUNTS FOR PAYMENT

The Clerk had circulated the accounts for payments list to all Councillors.

**RESOLUTION: CLLR KEMP PROPOSED THE CHAIRMAN SIGN THE INVOICES FOR PAYMENT LIST AUTHORISING THE PAYMENTS, SECONDED BY CLLR A ALLEN AND CARRIED UNANIMOUSLY.**

### Small Grants Funding

The Clerk asked the Council to confirm the maximum amount of each grant and which Committee would authorise any applications.

It was agreed that funding of up to £200 would be considered but amounts over this would be considered in exceptional circumstances but would require the group to come along in person and give a short presentation about their application. It was agreed that Access & Amenities Committee would consider and make decisions on applications.

Cllr Hambly-Staite said he hoped that groups would be encouraged by the availability of small grants to move in the direction they want to to develop and we will be able to offer support to them, he would like to see the Parish Council be more proactive in this area and work with the groups.

**RESOLUTION: CLLR GRIFFITHS PROPOSED THAT A MAXIMUM OF £200 PER GROUP COULD BE APPLIED FOR, MORE COULD BE CONSIDERED BUT AT THE COUNCILS DISCRETION AND WITH A PRESENTATION FROM THE GROUP, ACCESS & AMENITIES TO CONSIDER APPLICATIONS AND MAKE DECISIONS, SECONDED BY CLLR JOHNSON AND CARRIED UNANIMOUSLY.**

#### 10. LOCAL WARD REPORTS

##### **Feock ward**

Cllr Bowers said that a resident had contacted him very concerned about the barge off Point Quay and the new bridge that had been added.

##### **Devoran ward**

Cllr A Allen reported that Penpol Chapel have applied for a defibrillator and thanked the Clerk for her assistance with finding funding. Cllr Kemp said a party had been held in the Pre-School with the children for a resident's 90<sup>th</sup> birthday.

##### **Carnon Downs ward**

The Spring Ball licensing application at Killiow had been withdrawn. There was a moped outside of the Spar which looked as though it had been in an accident and abandoned, the Clerk had checked, and it was taxed and MOT'd so Cornwall Council would not yet treat it as abandoned and remove it as it was not parked illegally.

#### 12. REPORT FROM ACCESS & AMENITIES COMMITTEE

Cllr Hambly-Staite said the minutes have been circulated to all Councillors and with the agenda. The Committee had discussed the issue with drainage at Pengelly Meadows Recreation Area and recommended to the Council to allocate £700 from reserves for this work.

**RESOLUTION: CLLR HAMBLY-STAITTE PROPOSED THAT £700 FROM RESERVES FOR DRAINAGE WORK TO PENGELLY MEADOWS RECREATION AREA, SECONDED BY CLLR P ALLEN AND CARRIED UNANIMOUSLY.**

There was a discussion regarding the condition of some of the footpaths after the persistent rain, there may be some funding left from the Enhanced LMP funding and the Clerk would arrange a meeting with the contractor to look at what was still on the list to be completed from the project.

The next Access & Amenities Committee meeting was on Thursday 21<sup>st</sup> March, Cornwall Wildlife Trust would be coming along to run through their report on the Tram Road, the Feock Eco Tram Road meeting would also be on the agenda for discussion. The Public Participation session would be extended to enable a longer discussion with those attending and it was hoped a recommendation would be brought to the next Full Council on the reports.

**13. FEOCK ECO REPORT**

Cllr Bowers reported the sad passing of Lisa Moore who was an active member of the group who was very keen on the water testing plans and kits from the Rivers Trust. Another group member, Sue Cooper would be in touch soon regarding the funding for the river testing kits. The group were pleased to see the progress with the planting in the Tram Road field.

**14. HIGHWAYS ISSUES**

Cllr Hambly-Staite said that the road surfaces all over the county seemed to be deteriorating, he wondered if there was a reason for this and what would Cornwall Council be doing about it, he felt it was a very real problem. Cllr Alvey said it was linked to the exceptionally wet weather we have had this winter, it was difficult to make road repairs stick.

Cllr A Allen said she had noticed that cats eyes on some roads did not work but they did on others.

**15. UPDATE ON DONATION OF LAND ON TRAM ROAD**

Cllr Hambly-Staite confirmed that contracts had now been exchanged, planting had been completed but the benches and signage were still to be completed, the Clerk was working on funding for the benches. The entrance needs some work to make it safer for public use and we need to discourage parking in the passing place opposite.

The final transfer of the land to the Parish Council's ownership would happen when the signage and benches were installed.

Cllr Hambly-Staite said the planting reflects the fields educational value, bulbs and wildflowers will also be planted and it was hoped to work with Devoran School and Pre-School on the planting.

There being no further business the meeting closed at 9.05pm.