

MEETING No.1369

Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 3rd March 2025 at 3.30pm
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 Brian Yates, Carnon Downs Ward
Cllr Keith Hambly-Staite, Feock Ward
Cllr Anne Allen, Devoran Ward
Cllr Corine Dyke, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Jack Bromley, Laurence Associates
Mrs E Flood

1. WELCOME & APOLOGIES

The Chair welcomed those present. Apologies were received and accepted from Cllrs J Newman, A Avard, P Allen, J Allen and R Bowers.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 2nd December 2024 as a true record of the meeting. This was seconded by Cllr Allen and carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest received.

4. PUBLIC PARTICIPATION

Jack Bromley (JB) of Laurence Associates spoke regarding PA25/00410 (Land Adjacent Trevilla Grange Trevilla Road Feock TR3 6QG - PA25/00410) giving reasons for and details of the application.

Cllr Allen questioned whether a new access would need to be created, discussion followed in which it was agreed that a new access was proposed, and part of a hedge would need to be removed. JB stated that all the land was in the applicant's ownership.

Cllr Hambly-Staite asked if Historic England had provided a comment. JB advised that no comment had been received however they had consulted a 3rd party expert and the proposal would be acceptable based on their advice. Cllr Hambly-Staite questioned how this application was different to the previous refused application and discussion followed.

3.55pm Cllr Dyke arrived.

Mrs E Flood (EF) spoke regarding her application PA25/00758 (Tregoose Point Devoran TR3 6NX) and tabled a photograph of the tennis court. She gave details of her proposal for the development of the court. She stated that whilst it was a Planning in Principle (PIP) application she would be seeking a small single storey dwelling. She stated that there were no views of the tennis court from the public footpath.

Cllr Brickell sought clarification of the type of property proposed. EF stated that it would be a low single storey dwelling.

Cllr Hambly-Staite asked if any proposal would have an impact on the ancient tree. EF stated that nothing would cause harm to the tree.

Cllr Allen questioned the previous application. EF clarified that she had applied for a certificate of lawfulness which had been granted.

Cllr Dyke questioned if it was just a tennis court or also a garden. EF confirmed it was a garden with a tennis court. It was clarified that it was only the area of the tennis court that she proposed to develop.

5. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT – AGENDA REPORT 1

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

SCHEDULE A applications

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

110 The New Lodge Trelissick Feock TR3 6QQ - PA25/00789

The Parish Council has no objection to this application.

112 Oak Lodge 4 Wellington Plantation Penelewey Feock TR3 6QP - PA25/01236

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

113 Land South of Westways Point Road Carnon Downs TR3 6JN - PA25/01297

The Parish Council has no objection in principle subject to the Planning Officer ensuring that there are no overlooking or loss of privacy issues for the neighbouring property.

SCHEDULE B applications

108 Marlings Ropewalk Penpol Devoran TR3 6NS - PA25/00808

RESOLUTION: Cllr Hambly-Staite proposed the consultee comment for the application as: **The Parish Council note the neighbours' concerns regarding overlooking and ask the Planning Officer to visit the site to investigate these issues and give appropriate weight to these concerns.** This was seconded by Cllr Dyke and carried by the meeting.

109 Tregoose Point Devoran TR3 6NX - PA25/00758

RESOLUTION: Cllr Kemp proposed the consultee comment as: **The Parish Council suggest that this application may lead to development in the open countryside and questions if this site qualifies as brownfield and seek clarification from the Planning Officer.** This was seconded by Cllr Dyke and carried by the meeting.

Cllr Dyke stated that she would not be commenting on the following application:

111 Land Adjacent Trevilla Grange Trevilla Road Feock TR3 6QG - PA25/00410

Cllr Hambly-Staite proposed the consultee comment as: **The Parish Council must maintain objection to development of this site which we consider is against NDP policies.** This was seconded by Cllr Kemp and carried by the meeting.

6. SUBMITTED CONSULTEE COMMENTS – AGENDA REPORT 2

RESOLUTION: Cllr Dyke 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 Brickell and carried by the meeting.

84 Jacaranda Trolver Croft Feock TR3 6RT - PA24/09065

The Parish Council has no objection to this application subject to the Planning Officer ensuring that adjoining neighbours have been notified of the application, that any concerns they raise are given due consideration and appropriate weight in the planning balance, and also that there is no objection from the AONB Officer.

85 Trebartha Harcourt Feock TR3 6SQ - PA24/08794

The Parish Council has no objection to this application subject to the Planning Officer ensuring that adjoining neighbours have been notified of the application, that any concerns they raise are given due consideration and appropriate weight in the planning balance, and also that there is no objection from the AONB Officer.

86 Tresithick House Carnon Downs TR3 6JW - PA24/07817

The Parish Council has no objection.

87 Meadowside Churchtown Feock TR3 6SD - PA24/09129

The Parish Council have no objection subject to the Planning Officer being satisfied that the amendments will have no detrimental impact on the neighbours.

88 Windrush Quay Road Devoran TR3 6PW - PA24/09264

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

89 Bellvue Restranguet Point Feock TR3 6RB - PA24/09384

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

90 Trelissick Gardens Trelissick Feock TR3 6QL - PA24/08837

The Parish Council has no objection to this application.

91 8 St Johns Terrace Devoran TR3 6NE - PA24/09550&51

The Parish Council notes that the WHS Planning Officer has no objection, therefore subject to a planning condition that the building shall only be used as an art studio and for no other purpose, including any form of residential accommodation, the Parish Council has no objection.

95 36 Devoran Lane Devoran TR3 6PD – PA25/00115

The Parish Council has no objection to the principle of the proposed development subject to a planning condition that would prevent the building from being used as residential accommodation. This would ensure that the development aligns with and is restricted to the intended use as stated.

96 Sylvania Pill Lane Feock TR3 6SE - PA24/09527

The Parish Council will defer to the Tree Officer for this application.

97 Chylowena 10 Dozmere Feock TR3 6RJ - PA25/00224

The Parish Council will defer to the Tree Officer for this application.

98 Land Off Quenchwell Road Carnon Downs - PA25/00460

The Parish Council concur with the comments of Cllr Alvey.

99 Polmenna House Penpol Devoran TR3 6NP - PA25/00245

The Parish Council wish to see a report from the Tree Officer.

100 Appensleigh Pill Creek Feock TR3 6SD - PA25/00307

Whilst having no objection in principle to this proposal the Parish Council notes the loss of the garage and in reference to NDP policy GA3 asks the Planning Officer whether adequate parking provision has been provided within the site.

101 Chy-An-Dour Ropewalk Penpol Devoran TR3 6NS - PA25/00305

The Parish Council has no objection to this application.

102 9 Elm Grove Feock TR3 6RH - PA25/00100

Whilst having no objection in principle to this extension the Parish Council note the concerns of the neighbour and ask the Planning Officer to consider the issues of overlooking and loss of privacy. Due to the location within the Cornwall National Landscape, we also ask the Planning Officer to ensure that the design principles are appropriate for the setting.

103 19 St Johns Terrace Devoran TR3 6NE - PA25/00442

The Parish Council will defer to the Tree Officer for this application.

104 Trekelly Trevilla Road Feock TR3 6QW - PA25/00345

The Parish Council wish to see a report from the Tree Officer. Should the Tree Officer agree the removal of this tree we request a suitable replacement tree be conditioned to any approval granted.

105 Loe Wall Loe Beach Feock TR3 6SH - PA25/00498

The Parish Council wish to see a report from the Tree Officer.

106 The Lookout Penpol Devoran TR3 6NZ - PA25/00545

The Parish Council note the 2019 application for works to the same tree. At that time the officer report noted that the tree makes a significant contribution to the landscape. We therefore consider that a site visit by, and consultee comment from, Cornwall Council's Tree Officer is necessary to decide this application.

107 Ponsmain Pill Lane Feock TR3 6SE - PA25/00007

The Parish Council consider that Cornwall Council's Tree Officer should inspect the tree to confirm that there is a significant risk of it failing or provide reassurance that it is not a significant risk and determine the application accordingly.

7. CORNWALL COUNCIL PLANNING DECISIONS

A report of Cornwall Council planning decisions for Feock Parish planning applications in 2024/2025 to date (attached) was noted.

8. PARISH PLANNING APPLICATIONS ANALYSIS – AGENDA REPORT 4

A report detailing the number and type of planning applications received for consultee comment in the Parish since 2019/20 to date (attached) was noted.

9. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that Local Council Protocol procedure emails had been received regarding PA24/08339 and PA24/09679 both applications submitted by Kingsley Developments for the Land NW Of Wayside, Carnon Downs. In accordance with the protocol procedure the Parish Council's response had been submitted within the required time frame, the response being to 'agree to disagree' regarding PA24/08339 and maintain objection and request CC Planning Committee determination of PA24/09679. It was further noted that following email correspondence from Cllr Alvey regarding PA24/09679, Councillors agreed that based on the provision of single level living they would accept his decision not to call the application to committee and agree the recommendation for approval

10. PLANNING APPEALS

It was noted that two new appeals had been submitted to the Planning Inspector. One in relation to Cornwall Council's refusal of PA24/05072 and the other in relation to Cornwall Council's refusal of PA24/05354

5.10pm Cllr Kemp left the meeting.

11. PLANNING MATTERS FOR REPORT

Cllr Hambly-Staite suggested a change to the wording on the Parish Council's website regarding planning and discussion followed which concluded that members would discuss further via email and with the Parish Clerk.

12. DATE OF NEXT MEETING

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

There being no further business the meeting closed at 5.25pm.