

## MEETING NO. 1051

### Minutes of the FEOCK PARISH COUNCIL MEETING held on Monday 9<sup>th</sup> September 2013 at Market Hall, Devoran, at 7.15pm.

#### Members Present:

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	J H H Langdon	D Kiernander	C Blake
	B Richards	C Carter	T Smithies
	M Kemp	B Shankland	R Andrew
	C Kemp		

**In Attendance:** Debra Roberts, Parish Clerk & Responsible Finance Officer  
Debbie Searle, Assistant Parish Clerk  
Cornwall Councillor Chamberlain  
8 members of the public

**CHAIRMAN: Councillor M Kemp**

#### 1. INTRODUCTION

The Chairman introduced the new Parish Office staff, Debra Roberts and Debbie Searle to the meeting.

#### 2. PUBLIC PARTICIPATION

Resident, Mr Thomas Gurrin from Greenbank Road spoke regarding the problems with the sump filling up with gravel which had been used to top the road and this was causing flooding following heavy rain rather than the rain water flowing into the creek. This could cause problems with the foundation of his property. Cllr Shankland had already contacted Cornwall Council regarding this but had not received a response.

**ACTION: Agreed for the Parish Clerk to contact Cornwall County regarding this as soon as possible**

Mr Gurrin asked when the new Community Noticeboard would be erected in Devoran.

Cllr C Kemp in her capacity as Secretary for the Devoran Community Association advised that this had been commissioned and she would find out progress and report back.

**ACTION: Cllr C Kemp to report back to next meeting on progression of noticeboard**

Cllr Richards advised that new Neighbourhood Watch signs had been delivered to Carnon Downs, these would replace the old ones but there would be several spare, if anyone can suggest sites for them please contact Cllr Richards.

Mr Bateman from Influence Planning spoke in support of Planning application 550 Mrs E Beckton, Creek Cottage, Penpol, Devoran PA13/05163. The Chairman advised Mr Bateman that he could answer any questions from the Council at the planning section of the meeting regarding this application.

#### MATTERS ARISING FROM THE PREVIOUS MEETING

Cllr Carter together with Cllr Richards had inspected the overhanging branch in Devoran Park and the tree was healthy, there was a Tree Preservation Order on it and it was in a Conservation area, it was suggested that a car cover be purchased to stop the sap falling on to the residents car. A member of the public advised that the resident has now purchased a car cover.

Cllr Carter raised the issue of the damage to the wall between the park and the lane being caused by people climbing over it.

**ACTION: Parish Clerk to contact contractor to have wall repaired**

Cllr Carter asked if any progress had been made on the issue of condition of the cycle path running parallel to the A39 from Carnon Downs to Devoran. Cllr Richards had contacted Highways regarding this and the problem was the Pine tree roots.

**ACTION: Parish Clerk to contact Ben Dickinson at Cornwall Council Highways**

**The Chairman thanked the members of the public who had spoken and explained their views would be taken into account during the deliberation of planning applications later in the meeting.**

### **3. MINUTES & ONGOING BUSINESS**

The Chairman proposed that the minutes of the council meetings held on 8<sup>th</sup> July, 15<sup>th</sup> July and 15<sup>th</sup> August 2013, as circulated, be confirmed as a true record, and signed by the Chairman. This was carried by the meeting.

Cllr Shankland requested that in the minutes of meeting held 8<sup>th</sup> July under 9864 Declarations of Interest, paragraph 5, this be amended to "Councillor Shankland declared an interest in an item on the agenda relating to the Market Hall, Devoran on the basis that his wife is a member of the Committee".

**ACTION: Parish Clerk to amend minutes**

Cllr Langdon requested that the closure time of the meetings was included in the minutes and that minutes be copied double sided in future.

### **4. DECLARATIONS OF INTEREST**

Cllrs M Kemp, Shankland and C Kemp declared an interest in Item 15 Property Working Party.

Cllr R Andrew declared an interest in Planning Applications 543 (leave the meeting) and 552 (stay in the meeting but not take part in the discussion).

Cllr Richards declared an interest in Item 22 Review of Code of Conduct Decision Notice on Former Councillor

Cllr Smithies declared an interest in Planning Application 542 and would leave the meeting for this item.

Cllr Andrews requested that the following declaration be put on record for the purposes of the Meeting and for Minutes of Meetings going forward:

"I (Cllr Andrew) declare an interest in planning matters related either directly or in proximity to my land and property in Feock. For the public record, I am an employee of Cornwall Council working on the Localism Agenda. I have been advised by the Monitoring Officer that as a Parish Councillor I have no personal interest in the Neighbourhood Planning Agenda and "CALC" related issues. However, if during the course of discussions issues are discussed of which I have a personal involvement it may be appropriate to leave the meeting and take no further part in the debate and for it to be recorded in the minutes"

### **5. MATTERS FOR REPORT**

#### **MEMBERS REPORTS FROM ATTENDANCE ON OUTSIDE BODIES & OTHER MEETINGS**

This item would be included on the October agenda.

Cllr Smithies advised that he had attended an informal meeting regarding the possibility of a community space in the Feock ward.

#### **CLERK TO UPDATE ON FUTURE BUSINESS**

The Clerk reported that the above item, Dog Waste bins and Ward Reports would be included on the October agenda.

Cllr Andrew advised there was a Town & Parish Council summit being held by Cornwall Council 21<sup>st</sup> September at Kingsley Village and all Councillors were welcome to attend.

#### **6. APOLOGIES**

Apologies were received from Councillors Felton, Gordon and Johnson.

#### **7. CURRENT REPORTS FROM COUNTY COUNCILLOR AND POLICE**

##### **CORNWALL COUNCILLOR CHAMBERLAIN**

Cornwall Councillor Chamberlain presented his report. Cllr Chamberlain had been out with Highways to look at the footpath on Quenchwell Road, this was due for refurbishment next year.

He advised that if the issue raised earlier in the meeting regarding the property on Greenbank Road was not concluded to the Parish Council's satisfaction he would raise the issue.

The pothole issue between Feock and Dozmere will be addressed before the section is resurfaced next year. The pothole issues at Fourtourings would also be addressed.

Cornwall Council needed to make between £170 million and £190 million budget savings over the next 4 years.

**The Chairman thanked Cllr Chamberlain for his attendance and report.**

##### **DEVON AND CORNWALL POLICE**

No report was received from Devon and Cornwall Police.

#### **8. PLANNING DECISIONS**

A full list of applications determined by Cornwall Council since the last council meeting is set out in Appendix B

#### **9. STATUTORY CONSULTATION – PLANNING APPLICATIONS**

Decisions on all applications considered for consultation by the parish council at this meeting are set out in Appendix C. The following two applications were voted upon due to Councillors declaring an interest.

542 – MR & MRS SMITHIES, LITTLE NARABO, DEVORAN PA13/06851

Cllr Smithies left the meeting for this item as he had declared an interest.

Cllr Blake proposed this application be recommended for approval, Cllr Carter seconded this.

Cllr Carter was concerned for the applicant that no Planning Notice had been displayed in the area.

Cllr Richards advised that the application had been displayed on the website and in the local press.

**ACTION: Parish Clerk to find out current Planning Policy on displaying of notices**

543 – MRS S BAMFORD, SEAWAYS, RESTRONGUET POINT, FEOCK PA13/05655

Cllr Andrew left the meeting for this item as he had declared an interest.

Cllr Richards proposed the application be recommended for approval, The Chairman seconded this.

544 – MRS C WILLIAMS, CREEK WATERS, RESTRONGUET POINT, FEOCK, PA13/06677

Cllr Carter proposed this renewal of permission be recommended for approval, Cllr Smithies seconded this.

545 – MR R MUSGROVE, 12 MANSE ROAD, CARNON DOWNS, PA13/05430

Cllr Richards had previously responded to Cornwall Council on this application requesting that the decision be deferred to the Case Officer. Cllr Langdon commented that all the neighbours with the exception of one were in favour of the application.

Cllr C Kemp proposed the response remained the same (defer to Case Officer), Cllr Andrew seconded this.

There was a discussion regarding planning laws in relation to working from home.

546 – MR P COWLEY, WOODBURY, GREEN CLOSE, FEOCK PA13/06839

Cllr Blake proposed this application be recommended for approval, Cllr Smithies seconded this.

547 – MRS J PENDARVES, LAND ADJ. THE OWLS HOUSE, PILL LANE, FEOCK PA13/07094

This was an amended application, moving the site and size of the building

The Chairman proposed this application be recommended for approval, Cllr Richards seconded this.

548 – MR & MRS G TIBBS, LAND ADJ. TO NAMPARA, POINT GREEN, DEVORAN PA13/07094

Cllr C Kemp proposed this renewal of permission be recommended for approval, Cllr Kiernander seconded this.

549 – MR & MRS BISHOP, RIVERBANK, RESTROGUET POINT, FEOCK PA13/06798

Cllr Richard advised the neighbour had requested a privacy screen.

Cllr Carter proposed the application be recommended for approval with the condition of a privacy screen included in the planning conditions, Cllr Blake seconded this.

550 – MRS E BECKTON, CREEK COTTAGE, PENPOL, DEVORAN PA13/05163

Mr Bateman on behalf of the applicant said he would answer any queries the Council had on this application.

Cllr Andrew proposed the application be recommended for approval, Cllr Blake seconded this.

551 – MR P HOWARD, 4 DOZMERE, FEOCK, PA13/07232

The Chairman proposed the application be recommended for approval, Cllr Carter seconded this.

552 – NATIONAL TRUST, TRELISSICK HOUSE, TRELISSICK, FEOCK, PA13/07496

Cllr Carter proposed the application be recommended for approval, Cllr Kiernander seconded this.

553 – MR C VAUGHAN, ANDALLETH, TROLVER CROFT, FEOCK PA13/07452

554 – MR D BRACEY, CARNON YARD, TROLVER CROFT, FEOCK PA13/0378

Cllr C Kemp proposed these applications be recommended for approval with the condition that any removed trees should be replaced, Cllr Kiernander seconded this.

518 – MR ALVERTON, CURLEW, PENPOL, DEVORAN PA13/04900

Felling of 3 Monterey pines

This item was not on the agenda but it was noted that this application is going to be discussed at the full Cornwall Council Planning Committee on 30<sup>th</sup> September and Cllr Richards is representing the Parish Council at that meeting to speak on behalf of the applicant.

## **10. PLANNING APPEALS AND ENFORCEMENT**

There were no planning appeals and enforcements for this period.

## **11. CASUAL VACANCY FEOCK WARD**

The timescale for nominations for an election has now passed. Notices had been placed in the local Village magazines. These also needed to be displayed on the Council Noticeboards.

**ACTION: Parish Clerk to arrange**

The Chairman proposed that the Feock Councillors use the co-op process to approach people who may be interested and then form a Working Party to discuss and interview if necessary and then make a recommendation to full Council. It was noted that any Councillor could approach interested parties. If anyone is interested they should email the Parish Clerk.

This proposal was seconded by Cllr Richards.

## **12. COUNCILLORS CODE OF CONDUCT**

This item had been circulated with the agenda, any views should be emailed to the Parish Clerk.

## **13. CONSULTATION – CORNWALL COUNCIL BUDGET**

Meetings are being held regarding the reduction to Cornwall Councils' budget which all Councillors were welcome to attend.

## **14. TREVINCE HOSUING DEVELOPMENT S106 AGREEMENT**

A copy of the agreement had been circulated with the agenda. There were two sums of money due at threshold points in the development (amenities space and education). A new pre-application had been submitted by Taylor Wimpey and Cornwall Council have advised that they have now purchased the site. It is likely that any submitted application will be purely to change the appearance of the properties. It was felt useful if a new application was made for a representative from Taylor Wimpey to attend a Parish Council meeting.

## **15. PROPERTY WORKING PARTY**

Cllr M and C Kemp and Shankland left the meeting as they had declared an interest.  
Cllr Richards gave his report to the meeting (Appendix D attached).

Cllr Kiernander proposed that "That the Property Working Group be given delegated power to proceed, in an appropriate manner, to tidy the foreshore of its property at Trolver, by the removal of unwanted or wrecked craft and other potential obstructions to public safety." Cllr Smithies seconded this.

Cllr Richards commented that following confirmation of ownership, quotes should be sought for removal of excess detritus from behind the Feock Reading Room. This was proposed by Cllr Kiernander and seconded by Cllr Carter.

Cllr Richards reported that only Devoran Pre-School had expressed an interest in the tenancy of the Market Hall. The Working Party would meet regarding this and report at the October meeting.

The Parish Clerk was asked to find out the ownership details for Point Quay.

### **ACTION: Parish Clerk**

Cllr Andrew requested clarification of all the assets the Council owns.

## **16. GOVERNANCE WORKING PARTY**

Cllr Andrew has circulated the Terms of Reference and suggested three proposals be made.

- (1) Propose the establishment of a Planning Committee
- (2) Terms of Reference drawn up in accordance with NALC be circulated with comments returned by 20<sup>th</sup> September 2013
- (3) Chair and Vice Chair be given delegated authority to agree the Terms of Reference

Cllr Carter proposed (1) and this was seconded by Cllr Richards.

The Chairman proposed (2) and this was seconded by Cllr Richards.

Cllr Smithies proposed (3) and this was seconded by Cllr C Kemp.

A vote was held and it was agreed that the Planning Committee should be made up of 5 Councillors spread across the wards.

These were nominated as follows.

Cllr Richards	Nominated by the Chairman and seconded by Cllr Blake
Cllr Blake	Nominated by Cllr Andrew and seconded by Cllr Kiernander
Cllr Carter	Nominated by the Chairman and seconded by Cllr Andrew
Cllr Gordon	Nominated by Cllr Carter and seconded by Cllr Richards
Cllr C Kemp	Nominated by Cllr Richards and seconded by Cllr Carter

Cllr Carter proposed Cllr Richards as Chairman, seconded by Cllr C Kemp.

A vote was held and a majority (3/4) were in favour of Cllr Richards being the Chairman. Cllr Richards elected as Chairman of Planning Committee.

It was noted that if another Councillor was interested in an application being discussed by the Planning Committee they could attend that meeting as a member of the public. It was noted that another Councillor could be co-opted onto the Planning Committee as a non voting member if they had particular experience/knowledge for a specific application.

The Planning Committee would deal with all planning applications and bring to the Full Council any applications that were controversial (I.e. Developments, lots of public comments) or they would prefer Full Council to make a decision on.

Cllr Andrew proposed the Planning Committee be reviewed in 6 months, this was seconded by Cllr Smithies. This motion was carried and approved.

## **17. NEIGHBOURHOOD PLAN**

An up to date Highlight Report, Covering letter and Community Questionnaire were circulated to those at the meeting.

Cllr Smithies proposed agreement to spend £512.04 for the questionnaire printing. This was seconded by Cllr Kiernander, subject to the Parish Clerk/Responsible Finance Officer agreement that there was money available.

It was agreed more work was needed on the Community Questionnaire.

Cllr Kemp proposed that the Council delegates authority to the Councillors on the Neighbourhood Plan Steering Group to approve this. Seconded by Cllr Andrew.

Cllr Carter asked that the Housing Needs Survey be approved. Cllr Shankland requested that the price of houses be increased in Q27 as this did not reflect the prices within the Parish.

The Chairman proposed that the Housing Needs Survey be approved with this amendment, seconded by Cllr Richrds.

Cllr Carter commented that Katie Cooke from Co-design Place had suggested she could reduce her days per week to allow her to work for longer on the project (up to March 2014) and see this through until the end.

Cllr Smithies proposed this decision be delegated to the Chairman of the Council. This was seconded by Cllr Carter.

**18. CYCLE RACKS**

Cllr Richards had identified 2 sites within Carnon Downs and Cllr Blake had identified a site in Feock. Cllr Shankland to report back to the October meeting on costs and location.

**UNDER THE S100A LOCAL GOVERNMENT ACT 1972 (as amended) MEMBERS OF THE PUBLIC LEFT THE MEETING.**

**19. FINANCIAL SUMMARY AND ACCOUNTS FOR PAYMENT**

The Clerk had produced a list of accounts for payment and this was passed to the Chairman for approval. The Chairman advised that from the October meeting the Clerk would present a financial summary at each meeting to enable decisions about funding to be made.

**20. REVIEW OF PARISH OFFICE WORKING PRACTICES**

This item to be deferred to the October meeting as Cllr Gordon had given her apologies for today's meeting.

**21. APPROVAL OF PRESS RELEASE RELATING TO NEW STAFF AND FUTURE OFFICE HOURS**

The press release circulated with the agenda and new office hours open to the public (Tuesdays and Thursdays from 10am to 12.00 noon) were agreed.

**22. ANY OTHER BUSINESS**

Cllr Smithies asked if the agendas could be sent out earlier as this month had a lot of paperwork to read through prior to the meeting.

The Clerk advised that in future the agenda and attachments would be emailed to Councillors, with a hard copy posted to Cllr Langdon. The Clerk would produce draft minutes for the Chairman and Vice Chairman by the Friday following the meeting for their approval and these would be circulated by email once agreed.

Cllr Smithies advised that there is Heritage Lottery Funding available for 2014 for memorial parks (Devoran Park is a memorial park) and £10K funding is available. Cllr Smithies will put together a draft bid and bring to the next meeting.

**ACTION: Parish Clerk to add to agenda.**

**DATE OF NEXT MEETING: MONDAY 7<sup>TH</sup> OCTOBER 2013, The Parish Hall, Devoran, at 7.15pm.**

There being no further business the meeting closed at 10.30pm.

Planning Applications August 2013

528. MRS ROSS, GUNFIELD LODGE, LOE HILL, FEOCK PA13/05710  
Reduction in height of Ash tree by 30% - **The Parish Council was happy to defer the decision in this case to the Tree Officer with our normal recommendation that any felled trees are replaced with new suitable native species where space permits.**
529. MR B BELLINGHAM, COTTAGE ON THE GREEN, POINT GREEN, DEVORAN PA13/05298  
Fell one sycamore tree - **The Parish Council was happy to defer the decision in this case to the Tree Officer with our normal recommendation that any felled trees are replaced with new suitable native species where space permits.**
531. MRS J CALLAGHAN, 6 KELLIWORTH, FEOCK PA13/05806  
Alterations and extension of 6 Kelliworth, Feock - **This property is an existing bungalow and the proposal is to more than double the available floor area, essentially by adding a second storey. However it does not extend the basic footprint of the dwelling by an excessive amount. Subject to considerations of root disturbance to adjacent mature trees, there would be little or no problem with the planned work as the overall plot here is more than adequate for the proposal. Other properties in this private estate are all individually designed, many have been extended and altered over a long period of time and the Parish Council found nothing to object to in the proposal, subject to necessary care being taken to avoid mature tree and wildlife disturbance.**
533. MR N EDMONDSON, Hunter's Moon, Feock PA13/06265  
Erection of single garage - **The Parish Council had no objection to this proposal on material planning grounds.**
534. MR M DENNIS, THE OLD PIGGERY, OLD CARNON HILL, CARNON DOWNS PA13/06191  
Demolition of former redundant piggery building; erection of new dwelling with associated works - **The Parish Council objected strongly to development on this site just over a year ago. Our comment to Cornwall Council following our June 2012 meeting was that we had "serious objections to these proposals on the basis that the plot is too small to sustain a building in this location, that this open space should be maintained undeveloped to sustain the character off the village, that the design is inappropriate and not in accordance with the Carnon Downs Design Guide and the proposals are too near a highway."**  
The application was subsequently refused by Cornwall Council and an appeal was lodged against this decision. The appeal was dismissed. The Inspector considered two main aspects, one being the effect of the proposal on the character of the area and the second being the effect on highway safety. His detailed report has been studied in conjunction with this latest proposal and in this context it is sufficient to quote his conclusions, where he says: "Although the proposal would be acceptable in terms of its effect on the character and appearance of the area, this is not sufficient to outweigh my concerns regarding highway safety. For the above reasons, and having regard to all other matters raised, I therefore conclude that the appeal be dismissed."  
This latest proposal has not altered the basic outline or plan of the dwelling itself. It is now proposed to knock down the old piggery building as before but to have this area now as parking space rather than a garage. It also proposes to realign the roadway hedge, removing as it does so some of the trees and bushes which contribute to the screening of the site mentioned by the Parish Council as important to maintain in our original considerations. The turning vehicle shown on one of the proposed plans is executing a turn which is basically impossible. Even in a small vehicle it is necessary to trespass onto two privately owned/maintained driveways in order to gain vehicular access to this site. The assertion



in the latest planning submission that there is already a vehicular access here is a bit of a stretch of the facts. The only existing access is not wide enough for a motor vehicle and has been used in the past only as an access for a wheelbarrow by the late tenant of the allotment.

There are very strong neighbour objections to this latest proposal, including one from Mrs. Lapham, which is available online and which points out that the plans appear to show incorrect boundaries of ownership of the plot and incorrect assumptions of ownership or right of access across existing driveways. Parts of the proposal actually appear to impinge upon land which neighbours own. The Parish Council therefore recommended a firm refusal of this proposal as it has done nothing to address the Planning Inspector's concerns on highway safety and it also appears that assumptions have been made about the extent of the property boundaries and access across private land and driveways.

535. MRS A TREGARTHEN, THE BEECHES, RESTRONGUET POINT, FEOCK PA13/06381  
Felling of six trees - **The Parish Council was happy to defer the decision on this case to the Tree Officer, with our normal recommendation that any felled trees be replaced with suitable native species.**

#### REFUSALS

526. MR OATES, FORMER FEOCK PARISH COUNCIL, FOURTURNINGS, FEOCK PA13/04750  
Alterations to external appearance of existing office building, erection of a live-work unit and formation of a vehicular access – **The parish council had informal pre-application discussions with the applicant, and could see no material planning considerations why this application should not be approved – Meeting 8<sup>th</sup> July 2013**
530. MRS EMERSON, GOOD HOPE, GREEN CLOSE, FEOCK PA13/05286  
Works to Oak tree - **The Parish Council was happy to defer the decision in this case to the Tree Officer with our normal recommendation that any felled trees are replaced with new suitable native species where space permits.**

## STATUTORY CONSULTATIONS – PLANNING APPLICATIONS

## APPENDIX C

541. MR JOHN VARNISH, ROSERROW, TREGYE ROAD, CARNON DOWNS PA13/06867  
Loft conversion refurbishment – remove existing roof, build new roof with dormers, change to gabled ended and raise by 2120mm. Demolish existing garage and replace with new double garage with mezzanine floor workshop – **The Parish Council recommended this application for approval.**
542. MR & MRS SMITHIES, LITTLE NARABO, DEVORAN PA13/06851  
Proposed single storey extension and alterations to existing dwelling. – **The Parish Council recommended this application for approval.**
543. MRS S BAMFORD, SEAWAYS, RESTRONGUET POINT, FEOCK PA13/05655  
Ground floor extension to existing house.- **The Parish Council recommended this application for approval.**
544. MRS C WILLIAMS, CREEK WATERS, RESTRONGUET POINT, FEOCK PA13/06677  
Request to extant planning permission in respect of decision notice C1/PA07/1259/10/R. Alterations and extension to existing dwelling. – **The Parish Council recommended this application for approval.**
545. MR R MUSGROVE, 12 MANSE ROAD, CARNON DOWNS PA13/05430  
Construction of a timber structure in garden to act as a kitchen for home run catering business (This will include a timber deck foundation/platform – kitchen used for food preparation and production only and will not be used for retail setting). - **The Parish Council considered this application, the comments of neighbours and the case officer and concluded that whilst they do have an issue with the commercial side of the application they are happy to defer the decision to the Case Officer.**
546. MR P COWLEY, WOODBURY, GREEN CLOSE, FEOCK PA13/06839  
Bedroom extension and modifications to existing conservatory. Kitchen and play room to form kitchen/living area and create a new double garage. – **The Parish Council recommended this application for approval.**
547. MRS J PENDARVES, LAND ADJ. THE OWLS HOUSE, PILL LANE, FEOCK PA13/07297  
Outline application with some matters reserved: Formation of a dwelling.- – **The Parish Council recommended this outline application for approval.**
548. MR & MRS G TIBBS, LAND ADJACENT TO NAMPARA, POINT GREEN, DEVORAN PA13/07094  
Application to replace an extant planning permission in respect of decision notice PA07/0865/10/R dated 24.08.2010 – construction of new three bedroomed house. – **The Parish Council recommended this application for approval.**
549. MR & MRS BISHOP, RIVERBANK, RESTRONGUET POINT, FEOCK PA13/06798  
Redevelopment of the east wing of the existing house by enlarging the footprint and adding a first floor suited main bedroom over approximately 2/3 of the footprint with the inclusion of a balcony on the west elevation. Other internal alterations and a base for a double garage in the front garden. – **The Parish Council considered the application, agreed with the neighbours request for a privacy screen and recommended this as a condition for approval.**
550. MRS E BECKTON, CREEK COTTAGE, PENPOL, DEVORAN PA13/05163  
The change in use of a dwelling and annex to two dwellings. – **The Parish Council recommended this application for approval.**

551. MR P HOWARD, 4 DOZMERE, FEOCK PA13/07232  
Erection of single storey flat roof extension to side of house to form a play room and office. – **The Parish Council considered the case officer’s comments and recommended this application for approval.**
552. NATIONAL TRUST, TRELISSICK HOUSE, TRELISSICK, FEOCK PA13/07496  
Use of house for conducted tours, as an events venue and maisonette. – **The Parish Council recommended this application for approval.**
553. MR C VAUGHAN, ANDALLETH, TROLVER CROFT, FEOCK PA13/07452  
Works to trees - **The Parish Council are happy to defer the decision in this case to the Tree Officer with our normal recommendation that any felled trees are replaced with new suitable native species where space permits.**
554. MR D BRACEY, CARNON YARD, TROLVER CROFT, FEOCK PA13/07378  
Works to trees - **The Parish Council are happy to defer the decision in this case to the Tree Officer with our normal recommendation that any felled trees are replaced with new suitable native species where space permits.**

DRAFT

Since my last report to the Council at our August meeting, I am pleased to say that despite the inevitable delays and unavailability of personnel caused by summer holidays, we have been able to move forward significantly on several of the issues originally delegated to us to consider. There is still a lot of work to be done by the group but we have two proposals for this evening's meeting and have set a target of 7<sup>th</sup> October, our next full council meeting, to bring forward more concrete proposals for consideration by the full council as I will now report. Some of these may be initially heard under S100A of the Local Government Act 1972 as they potentially deal with contractual and other confidential matters.

To update on further progress:

**Land at Trolver:**

The group held a very constructive meeting with Restronguet Creek Society as detailed in my August report and since then we have discussed as a group issues arising from that meeting.

We have yet to carry out our planned inspection of the fencing around the old mine shaft as the vegetation is still actively growing and deterring any form of close inspection. We have however resolved to take steps to issue notices to boat owners whose craft appear to be abandoned or damaged to seek their removal from the small beach and outhaul area. This process is similar to others carried out at Devoran Quay and at other locations some time ago. Details are being gathered as to the correct process and protocol for the issue of notices stating that abandoned or wrecked craft will either be sold or removed if not claimed by their rightful owners.

Now that the new Parish Clerk and her assistant are in post, we will be seeking access to Parish Council files relating to this land and considering issues relating to public liability insurance and our own other liabilities as the land owners.

At this point we would propose a resolution as follows:

*"That the Property Working Group be given delegated power to proceed, in an appropriate manner, to tidy the foreshore of its property at Trolver, by the removal of unwanted or wrecked craft and other potential obstructions to public safety."*

Exactly how we might do this is a subject we can then take forward and should there be any budgetary implications we will of course need full council approval before proceeding.

**Feock Reading Room:**

Since my last report it has not been possible to take matters forward on this property to any great extent. Our most urgent need here is to confirm exactly what the details of tenancy are and also to seek confirmation of the boundaries of the site which we own. These should be available within historic records held in the Parish Office and here again with the advent of a new administration, we foresee no ongoing difficulty or further obstruction in achieving this initial step in the very near future.

Once this is clarified we feel it obligatory upon us as owners of the property to ensure that the basic structure and fabric of the building does not deteriorate further. It may be the duty of the tenant to ensure that this is carried out or it may be the duty of the Parish Council as owners but this can not be determined until we have sight of the lease agreement.

Should it be the responsibility of the Parish Council to ensure the soundness and satisfactory state of the building then we would seek as a vital first step to clear the decades of accumulated debris from the rear of the property which is, in our opinion, the main cause for excessive internal dampness to the rear wall.

We would therefore propose a motion as follows:

*"Subject to confirmation of responsibility, the Parish Council agrees to consider quotes for the removal of accumulated debris from the rear and higher side of the Reading Room, Feock."*

We would hope to resolve the matter of responsibility and have quotes with the council before our next meeting on 7<sup>th</sup> October.

What should also be borne in mind here is that it is unlikely that the current tenants will have the financial resources to pay for this work, should they be responsible and this then will be a matter for further consideration by our group and this council.

**Market Hall, Devoran:**

My last report was just a day or two after the expiry of the period for expressions of interest in some form of tenancy agreement for parts of these premises. Since then we have met with representatives of Devoran Pre-School, the only organisation to express an interest following our advertising process. The meeting was extremely constructive and very helpful in many ways. It is appropriate to report here that it is now three years since the Parish Council took the first steps towards purchasing the Market Hall and that part of that initial process was considering a suitable long term tenant for part of the premises. Devoran Pre-School was the only organisation mentioned in our initial thoughts and discussions and although the invitation has been extended to others to express an interest in the intervening period, the Pre-School now remain as the only interested party.

It is not appropriate in this public session of our meeting to divulge or discuss any detail of our meeting, but it is possible to say that the Working Group has since met and has considered a wide range of issues surrounding any potential contract or tenancy of any sort. There is an urgent need for us to resolve some outstanding questions and take proper professional advice on some issues and this we will be seeking to take forward over the coming weeks.

We would hope to bring a firm proposal to the October meeting for consideration and hopefully for adoption and would suggest that it is appropriate to take this as a confidential matter at that meeting.

**Other properties:**

Although it is not strictly within our remit at present, it was inevitable in our discussions on these properties that other property related issues were brought forward. These have included matters relating to the Bone Mill Pond at Penpol and Point Quay.

On the former there is a need, amongst other things, to clarify ownership and the rights of boat owners on the foreshore areas inside the Bone Mill Pond.

On the latter, we are advised that Point Quay Association have asked on a number of occasions over a two or three year period for clarification of the terms of ownership and/or tenancy of the quay area. It appears that these enquiries have not been met with a helpful response from our former Parish Clerk and this has led to some understandable irritation and frustration on the part of members of the quay association.

With the council's permission, we would seek to rectify this situation as soon as possible by first of all confirming details of ownership and or tenancy of the quay and other associated property at Point and following this to enter into dialogue with all parties to seek more detail of the issues involved. It is believed that these centre mainly around public liability and also repairs and maintenance of the quay.

Bob Richards  
9<sup>th</sup> September 2013