

**MEETING No.1343**  
**Minutes of the meeting of Feock Parish Council Planning Committee held on**  
**Monday 29<sup>th</sup> April 2024 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 Phil Allen, Carnon Downs Ward  
Cllr Rick Bowers, Feock Ward  
Cllr Mark Griffiths, Carnon Downs Ward  
Cllr Jan Allen, Carnon Downs Ward  
Cllr Beverly Johnson, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Andrew Barton, Apex Land  
Jody Jeffrey, Red Planning  
Elizabeth Hemming, Project Manager, National Trust at Trelissick  
Garrick Royle, King Harry Ferry Company

### **1. WELCOME & APOLOGIES**

The Chair welcomed those present. Apologies were received and accepted from Cllr A Allen and Cllr Hambly-Staite.

### **2. MINUTES OF PREVIOUS PLANNING MEETING**

**RESOLUTION:** Cllr P Allen proposed the minutes of the Planning Committee meeting held on 25<sup>th</sup> March 2024 as a true record of the meeting. This was seconded by Cllr Kemp and carried by the meeting.

### **3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **4. PUBLIC PARTICIPATION**

Andrew Barton (AB) of Apex Land and Jody Jeffrey (JJ) of Red Planning introduced themselves and summarised the history of their involvement with the land in Carnon Downs, working with landowner to provide a development to meet local need. They are proposing a development of 15 properties designed for older persons together with a Health and Wellbeing Centre to be primarily occupied by Carnon Downs Surgery.

Cllr J Allen questioned if there was a warden proposed. JJ replied that warden provision wasn't achievable for the level of properties proposed however they would hope that the site would have support from the wellbeing centre. Cllr P Allen stated that the area is extremely noisy due to traffic noise from the by-pass and questioned how they would deal with this issue. AB responded that they are considering creating an earth bund on site to create some additional sound protection, however they haven't yet had an acoustic survey carried out. Cllr P Allen further questioned that the landowner had previously indicated that they would provide a footpath on the land. AB acknowledged this and stated that they could bring a connection through to the boundary. Cllr P Allen stated that was an important issue and that the footpath on Point Road also needs to improve and have an all-weather surface. Cllr J Allen questioned if it was the intention of the Doctors surgery to relocate. It was confirmed that this was not the case and would be space available for their use in addition to their current surgery. Cllr J Allen expressed concern over the increase in traffic that would result from the wellbeing centre. Cllr Kemp stated that she wished to draw their attention to the NDP and also referred to the recently built site for older people in Carnon Downs that had not developed as the Parish Council had wished. Cllr Griffiths questioned the type of property proposed and it was stated that they would be bungalows and dormer bungalows. Cllr Bowers questioned how they would ensure it was for older people. JJ replied that the design will be targeted at older persons, they would not be putting an age restriction

on the properties as this would be too restrictive. Cllr Bowers questioned this further, and JJ confirmed that younger people could buy them. AB stated that the houses would be like a Carnon Downs classic bungalow or dormer bungalow. Cllr Johnson questioned what eco credentials the houses would have. JJ stated that the aim would be to reduce the need for energy usage and likely to be an air source heat pump and solar panels on the roof, the properties would comply with Cornwall Council policy. Cllr P Allen referred to Ash Tree Close and stated that the housing development had been provided but the commercial area has not been developed and how could they be assured that this would not happen on their proposed site. JJ stated that the land for the wellbeing centre building would be held in a Community Interest Company with the development of the land locked for this purpose and they would wish for that safeguarding stewardship issue to be dealt with at the planning stage. They stated that they would be happy to meet with the Parish Council to discuss the proposal further. Cllr Brickell thanked them for attending and they left the meeting.

Elizabeth Hemming (EH), Project Manager for the National Trust at Trelissick spoke to say that they wanted to ensure that the Parish Council had an update on the planning application. They are very conscious of the effect the proposal would have on the community and following discussions have now included a cycle path and a footpath to create a safe pedestrian route. They have also worked with the King Harry Ferry company and have commissioned an additional traffic survey so that there is a full and detailed understanding of the traffic flow on the road and the result of this is that there would not be a massive traffic delay as had been feared. The modelling was based on bank holiday traffic from 2019 (pre covid). She quoted from the report and stated that the additional carpark on the other side of the road will alleviate the queueing so there will be less queueing than they see now. The reason for the new car park is to pull vehicles away from listed buildings, to aid in to preserving and protecting them. The layout will be clearer and much more intuitive, provide a safer option for pedestrians and provide a clear and coherent flow of traffic. They are working with a company called Good Journey, to work on alternative ways for arriving at the site and will be having ambassadors on site to talk to people about alternative ways of getting to the Estate. They will be providing a dedicated bus stop. They are also going to restore the walled garden, will be carrying out a lot of additional planting including native Oaks, and will be opening up paths in the northern woodland to encourage more walking.

Garrick Royle (GR) representing the King Harry Ferry Company spoke and confirmed that Trelissick have been open in discussion with them and have commissioned a traffic report at their expense. The traffic modelling however hasn't got to understand the way the ferry traffic operates, 100 cars arrive in 3 two-minute blocks within an hour whilst the modelling has considered just 100 cars in an hour. The conclusion appears fine but when you pick out the detail it is not, there will be a lot of people missing the ferry by 4 minutes due to delays at the pinch point and this will cause congestion issues for emergency services and workers. He acknowledged that Trelissick had done a lot of work and had done the traffic model but that they haven't interpreted the results in the real-life scenario correctly and are concerned over possible accidents caused at the crossing by people concentrating on catching the ferry. He stated that they had a scheduled meeting with Trelissick to discuss the results.

Cllr J Allen questioned if the cycle and footpath were separate or a shared lane. EH confirmed that they were separate. Cllr Bowers expressed that he was really pleased that the cycle path and footpath had now been included within the scheme. He quoted from the National Trust Magazine which stated that 87.7% of Trust members who voted, supported a resolution to improve the Trust's provision for green travel and then questioned how many extra spaces the planning application proposes. EH stated that she believed this to be about 100, Cllr Bowers suggested it was 200+ and a 61% increase in parking. EH responded that they are getting a 10% increase in people arriving by car each year. Cllr Bowers questioned why they are not trying to facilitate access for people without cars and why not do this first before expanding and cutting down trees. EH acknowledged the point but suggested it was more about making the spaces they have safer. Cllr Bowers suggested if people cycle and walked it would be safer. He quoted from a meeting with the Highways Development Officer who had stated that there was no way of predicting what the increase in the traffic would be because of the increase in spaces. Cllr J Allen suggested that people with dogs, and families, are unlikely to want to cycle to the Estate. Cllr Griffiths suggested that there must currently be a delay already for the ferry traffic. GR commented that the new car park entrance will help with natural traffic flow but by

putting in the narrowing for the crossing it will stop that, they have (since 2018) been talking to the National Trust about it and have asked them to utilise their existing, or create a new, bridge. The Trust have said it is not a route they want people to be taking but they consider it alleviates all the risk. The crossing in the current proposal will affect their business and businesses on the Roseland. Their concern is the narrowing of the road and pedestrian crossing, they believe the traffic model does show that there is an issue. Cllr P Allen expressed that the cycle path proposed was inappropriate and they had not done what the Parish Council had asked which was to provide a cycle path from Wrinkling Lane. EH stated that there was a mown footpath, but they could not provide a cycle path on this side. He further questioned if they felt they had solved the issue of hazard to pedestrians to cross the road. EH stated that they believe they have, and it will be a clear and obvious place to cross. Cllr P Allen further questioned the modelling in relation to ferry traffic. GR stated that the modelling information indicated that there would be a delay of 4 minutes for ferry traffic. EH commented that Historic England have said they can't have a bridge. Cllr Brickell questioned why they couldn't use a surface for cycling on the other side that would allow grass to grow through. GR stated that their records show that there hasn't been a growth in ferry use for 10 years. EH commented that the Estate visitor numbers are already increasing, and the application is to help with congestion and flow and provide a safer place for pedestrians. They would be happy to have further discussions about this. Cllr Brickell thanked both EH and GR for attending.

## **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 Trelissick 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 Trelissick 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.

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

### **PA24/02346 (001) - The Stables Trevilla Road Feock TR3 6QG**

**RESOLUTION:** Cllr P Allen proposed the consultee comment for this application as: **The Parish Council has no objection.** This was seconded by Cllr Griffiths and carried by the meeting.

### **PA24/02474 (002) - Ragnarok Trolver Hill Feock TR3 6RR**

**RESOLUTION:** Cllr Kemp proposed the consultee comment for this application as: **Having reviewed the minor amendments made in this new application the Parish Council reiterate their disappointment and frustration that this property has not been built in accordance with planning permission. We consider that Cornwall Council**

should ensure compliance with planning approvals and enforcement action should be taken when not adhered to. We consider that our consultee comment for PA23/06627 also applies to this latest application: The submitted plans would suggest that the building is no higher than previously approved, however the digging out of the site to create a lower ground floor, creates a three-storey building which becomes more obvious, dominant and overbearing in its setting. The glazed balconies where garden terracing was approved, also do nothing to lessen the impact the development has on the landscape and also cause overlooking issues to Mill Pond Cottage and Trevallion Vean. Further, the significant increase in fenestration from the large glazed panels installed will result in additional reflection and light spill into this Creekside setting in the AONB. Therefore, in consideration of NDP Policies D1, LS2 and BIO1 the Parish Council are unable to accept these changes to the approved design and must object to this application. This was seconded by Cllr J Allen and carried by the meeting.

PA24/02775 (003) - Boxeater House Feock TR3 6QW

**RESOLUTION:** Cllr P Allen proposed the consultee comment for this application as: **The Parish Council will accept the recommendation of the Tree Officer.** This was seconded by Cllr Griffiths and carried by the meeting with one abstention (Cllr Bowers).

PA24/03117 (004) - Feock Methodist Church Goonpiper Feock TR3 6RA

**RESOLUTION:** Cllr P Allen proposed the consultee comment for this application as: **Providing that these proposals comply with the wishes of the HEP Officer the Parish Council has no objection.** This was seconded by Cllr Bowers and carried by the meeting.

PA24/02974 (005) - Waters Edge Quay Road Devoran TR3 6PW

**RESOLUTION:** Cllr Griffiths proposed the consultee comment for this application as: **The Parish Council will defer to the Tree Officer for this application.** This was seconded by Cllr J Allen and carried by the meeting.

## **7. MATTERS TO REPORT**

The Local Council Protocol procedure email received from the Planning Officer relating to PA23/10123 (Treheath Meadows, Carnon Downs) was considered and members agreed the response to the Planning Officer would be to 'Agree to Disagree'.

## **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 5.55pm.