

**Minutes of the FEOCK PARISH COUNCIL MEETING held on Monday 13<sup>th</sup> December 2021 at 7pm**

**at Carnon Downs Methodist Hall, Carnon Downs**

In attendance: CARNON DOWNS	DEVORAN	FEOCK
C Kemp	B Thomas	B Robson
K Gason	S Cooper	L Fitt
P Allen (in part)	A Allen	
P Lightfoot		

26 members of the public in attendance  
Debra Roberts, Parish Clerk & Responsible Finance Officer  
Cllr Martyn Alvey, Cornwall Council

**CHAIRMAN: Councillor Thomas**

**1. INTRODUCTION BY CHAIRMAN**

The Chairman welcomed everyone to the meeting.

**2. APOLOGIES**

Apologies had been received from Cllrs Hambly-Staite, Blake, Steel and J Allen (late)

**3. MINUTES OF THE MEETINGS HELD ON 10<sup>TH</sup> NOVEMBER 2021 AND 30<sup>TH</sup> NOVEMBER 2021**

RESOLUTION: CLLR KEMP PROPOSED THAT THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 10<sup>TH</sup> NOVEMBER 2021 AS CIRCULATED BY THE CLERK, BE SIGNED BY THE CHAIRMAN AS A TRUE AND ACCURATE RECORD OF THE MEETING, THIS WAS SECONDED BY CLLR LIGHTFOOT AND WAS CARRIED UNANIMOUSLY BY THE MEETING WITH ONE AMENDMENT TO BE MADE.

**4. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**5. PUBLIC PARTICIPATION**

The Chairman asked those present to keep to 2 minutes each when speaking during this session and to try to speak on different material planning considerations in relation to the Valley Lane planning application.

Dan Mitchell, the agent for Classic Builders South West (the developers of the site at Valley Lane) attended the meeting and the Chairman said he would ask him to speak first and then the public present could speak about the development.

Dan Mitchell said that they were treating this application as a 'rural exception site' which he felt was in line with the Feock Neighbourhood Development Plan. There were 9 affordable dwellings included in the plan of which 6 would be rental properties and 3 discounted sale properties. There is a real housing crisis at the moment and as at September 2021 there were 39 people linked to the parish in housing need. The previous application on the site was dismissed at Appeal. The difference here is that the scheme is policy compliant whereas the previous scheme was too big at 38 dwellings to be considered an exception site and did not comply with policies in the Neighbourhood Development Plan or National Planning Policy. There is a drainage strategy for the site submitted and also a highways statement. Highways did not previously object to the application and Mr Mitchell did not

feel that they would object to this application either. The finishes of the proposed dwellings would be of a similar design to those in Pengelly Meadows.

Residents were invited to speak in relation to the application.

Mike Kemp commented that the plans were no different to the previously submitted application which was for approximately half the number of houses on half the site. There were still problems with access to the site and the bridleway being unsuitable. The Doctors Surgery were already full and the sewage system was already over capacity.

Jeanette Kessell said she was concerned that the Neighbourhood Development Plan allowed 15 dwellings and that the settlement boundary can be extended by these exception sites with one on top of the other being added.

Chris Booker – lives near to the site and was very upset about the topping work that was done to the field during the bird nesting season. He found it strange that the site boundary was an odd shape and that the houses were squashed into one corner of the site, opening the way for further development in the field, it is shame that the impact on local residents had not been considered when planning the layout and that a hedgerow had not been left between the site and existing residents to create a buffer. Plot number 14 and the gable end is very close to his property and it also has a balcony which will overlook our house and garage. Why was no consideration given to the impact on existing residents when laying out the site?

Matt Thurlow – 2 months before the ecological site survey was carried out previously the field was topped, this is done purely to affect the ecological survey, this was then repeated again for this application in 2021. It is against the law to disturb any nesting birds or fledglings and the topping was carried out during this period. A new access has also been created without planning permission.

There will be an increase of 350% of traffic on Valley Lane, the highways report was not accurate. The impact and cumulative effect on residents had not been taken into account. There are better places for dwellings if there is such a large need than at the end of a small bridleway.

Martin Keeble – concerned about the lack of health provision locally, the local dentist was struggling and there was no space for local people, more people will just add to these problems. There is no infrastructure locally to support yet more houses.

Rowley Sturridge – concerned about the access to the site which would be from Forth Noweth, down Woon Lane and then onto Valley Lane. These roads are not suitable for the large vehicles needed for access to the site for building a development. Concern about the impact on the roads and existing residents by this development.

Hannah McCauley – the field should not have been topped during May and the tractor driver only stopped when approached by local residents and it was explained that he was doing work when he shouldn't be. The refuse lorry already has to reverse down Valley Lane due to narrowness of the road, how are they going to access any new development? She also had concerns about access for other emergency vehicles. The Police in their comment have asked if there will be sufficient fencing between the field and the proposed development site. The field is very marshy and there have been numerous problems with sewage in the field before.

Ian Wherry – the highways access measured between 2 boundaries is not wide enough to meet the criteria for suitable access for 15 houses. There were already issues with water run off from the Burringtons development on Quenchwell Road development and this ran down Valley Lane as the

drainage system on that site is not sufficient. The road is not suitable for any more traffic. The Feock NDP allows for local housing need and he felt that with the other developments already approved this need would be met. Was there such a large need in Carnon Downs for housing?

Mr Benetton – SWW regularly carry out live transfer of sewage in front of his house on Valley Lane. The access referred too was created before the previous application and was stopped as it did not have planning permission. There are questions about the ethics of this application, previously an issue raised was the ownership of the bridleway and the red outline of the plan seems to take in this public right of way but did the site owners actually own the bridleway?

Wendy Wilson – there are already issues with traffic on Woon Lane going to the residential home and additional houses would not help this.

Dan Mitchell said in response to public comments that the red line had to join on to the public highway which is why the 'dog leg' is drawn as it is and it was there for landscaping purposes. Cornwall Council's public rights of way team have not raised any objection to the application. The topping of the field previously in 2016 was done by a previous land owner and he didn't feel the current land owner should be blamed for this. SWW removed the hedge in the centre of the field. A S106 agreement would be in place if the scheme was approved and these would ensure payments to education locally and NHS. He also said that 6 of the dwellings would be rental would only be allowed to be rented by people already living in Feock parish and that would be a condition of planning permission. A construction management plan would also be in place to minimise disruption to residents.

Chris Booker said the 'dog leg' in the site boundary coincides with where the tractor driver was stopped and saying that it is to do with landscaping does not make sense.

It was queried if it was SWW who took out the hedge in the middle of the field and the developer might not be the same as previously but the current landowner was still responsible for the work carried out in 2021 if it was unlawful.

Another resident said that we need to safeguard these green pockets and the wellbeing of our close knit community. Although there are S106 education contributions this does not help the schools as you cannot make them physically bigger to accommodate more children.

Cllr Kemp, who was the Vice Chairman of the Planning Committee and Carnon Downs Councillor said she had listened to everything residents and Mr Mitchell had said today and also read all the comments online and the Planning Committee would be finalising the Council's comment on the application tomorrow. It was also pointed out that in the design and access it stated that the site was in Chacewater parish which was incorrect as was the statement that Carnon Downs was a town, it was a village.

Cllr Alvey said he would support the Parish Council with the consultee submission. He had been in touch with the Planning Officer and County Ecologist and confirmed that the ecological survey that had been carried out and pre-emptive work could be seen as a 'trashed site' and the biodiversity net gain would be looked at with a view to how the site was before the topping work. The individuals on the housing register may not live in the parish but it may be that they have parents living in the parish and they would then qualify so the homes were not guaranteed to go to people already living here.

The housing that has already been given permission and not built would be considered when looking at the housing need figures. It will be for the Affordable Housing team say that if there is already sufficient housing or planned housing to meet the current need. The Climate DPD currently carries sufficient weight in the planning process although it had not yet been adopted. With regards to

exception sites the starting point is 100% affordable although it is often recognised that open market housing is needed to subsidise the affordable housing.

Mr Wells who was the architect for the Old School site on Old Carnon Hill asked the Parish Council if they felt the new footpath they had had installed provided a safe access up into the village centre as the Highways Officer who had commented on the planning application said that there was no safe access up into the village. The Parish Council said they were happy with the scheme that had been installed and the aim of this was to provide safe access for pedestrians up in to the village.

Cllr P Allen said that we had put this in place due to public demand from our Neighbourhood Development Plan and previous Parish Plan. He felt we had got the best we could have done for what we could afford to do. These scheme was designed by Cornwall Highways and Cormac Engineers so it should be safe. He said that there was also a problem with the priority not being changed at the bottom of Old Carnon Hill when the bypass was put in and this has caused 'rat running' problems by traffic taking a cut through up the hill.

## **8. MATTERS FOR REPORT**

Cllr A Allen said she had attended the Community Network Panel and we need to think about any highways schemes for future funding which Cornwall Council would like to see a focus on cycling and walking and not on yellow lines.

Cllr P Allen left the meeting at 8.05pm.

## **10. WARD REPORTS**

### **Devoran ward**

Cllr A Allen said the hedges badly needed cutting back on Point Road and Harris Hill, the Clerk would find out landowners and write to them. There were also long brambles growing out from the verge on the way up to Devoran School. The Clerk would speak to the Head about this to check whose responsibility this was.

### **Feock ward**

Cllr Robson said some Church functions planned for the next few weeks had been cancelled and she was concerned about the knock on effect on people's wellbeing at Christmas.

### **Carnon Downs**

Cllr Lightfoot said the house opposite the Ash Tree Close housing development was having problems with flooding again and sandbags have had to be put out, despite although the developers say they have cured the problem when we queried this with them.

## **11. FINANCIAL SUMMARY & ACCOUNTS FOR PAYMENT**

The Clerk had circulated the list of accounts for payment for November 2021.

**RESOLUTION: CLLR LIGHTFOOT PROPOSED THAT THE PAYMENTS AS SET OUT IN THE LIST BE AUTHORISED FOR SIGNATURE BY THE CHAIRMAN AND PAYMENTS MADE, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.**

A question was raised about CIL payments and Cllr Alvey said that on rural exception sites developers can apply for CIL on market housing to be removed and offset against the affordable housing.

**12. APPROVE BUDGET & PRECEPT FOR 2022/23**

Cllr Lightfoot said most Councillors were at the Finance & General Purposes Committee and a 15% increase to the precept had been agreed for recommendation to the Full Council. The budget presented at that meeting and circulated prior to this meeting had also been recommended for approval.

**RESOLUTION: CLLR LIGHTFOOT PROPOSED THAT THE BUDGET AS PRESENTED AND A 15% INCREASE BE APPROVED FOR THE 2022/23 PRECEPT MAKING A TOTAL PRECEPT REQUEST OF £137,193.00, SECONDED BY CLLR J ALLEN AND CARRIED UNANIMOUSLY.**

The question regarding pausing the Maintenance Fund was deferred to January 2022.

**13. COMMITTEE MEMBERSHIP**

The Chairman asked if any of the new Councillors wished to put themselves forward to sit on any of the Council's sub committees. The new Councillors said they wished to find out more about the work of the committees before becoming members.

**14. WELLBEING & HAIRE PROJECT**

The Clerk had circulated Cllr Hambly-Staite's update report on HAIRE and also confirmed that the project major modification has been approved to extend the project to March 2023 due to the delayed start because of Covid.

**15. ACCESS & AMENITIES COMMITTEE REPORT**

Cllr Gason gave the following update on the footpath enhancement project.

Ewen our contractor has started work on replacing finger posts and the Clerk had ordered more from Cormac. Quotes for a digger were being sought for the works to the footpath near to Loe Beach, permission would be needed from the landowner of this path.

The Valley site at Bissoe Road had said they were happy for two kissing gates to be installed on the pathway instead of the hedges which made it difficult to use the path but on the condition that the Parish Council were responsible for ensuring the gates were safe due to the number of young children they had on site.

Retallack Park – the ground works were progressing well. It was agreed for the Clerk to go query the cost quoted for the additional vehicle gate and pedestrian gate and ask how much it would be just for installation if we sourced the gates ourselves. It was agreed currently not to install a height barrier.

Penpol Farmhouse DMMO – this issue was ongoing and the landowners were considering submitting another application with assistance from the Parish Council to extinguish one of the bridleways that was no longer used as the application that had just been completed had not achieved this and had put in another bridleway along the route that was commonly used, unfortunately it appears that 18 years ago when the application was submitted the Parish Council had used the wrong type of application.

**15. PLANNING COMMITTEE REPORT**

The next Planning Committee meeting was on Tuesday 14<sup>th</sup> December at 4pm in the Parish Council Office.

## 16. HIGHWAYS ISSUES

The decision on installation of yellow lines near to Loe Hill in Feock was deferred until January.

## 17. TO AGREE THE COUNCILS RESPONSE TO THE CORNWALL LOCAL TRANSPORT PLAN

The draft had been circulated but there were several areas that the previous meeting had not been able to agree a comment on, these were Newquay Airport, car parking and parking restrictions and Healthy Streets.

Cllr A Allen felt that the Airport was a vital link and she fully supported it and the technology that came with this and the Spaceport and how it would help us investigate climate issues in the future.

Cllr Cooper asked that in future when we have a consultation like this that we have a brainstorming session first so that the initial draft is written by everyone. The airport is owned by Cornwall Council and they have declared a Climate Emergency and air travel impacts on climate heavily. Cllr Cooper also felt the airport was impacting on the housing crisis by enabling second home owners to fly down from other parts of the country.

Cllr Alvey said there were usage statistics from 2019 but figures since were not representative.

Cllr Fitt said she was unsure how the emissions from domestic flights would be offset as the Plan is not clear on this and she felt it was too vague.

**RESOLUTION: CLLR LIGHTFOOT PROPOSED THAT THE PARISH COUNCIL DO NOT COMMENT ON THE AIRPORT ISSUE, SECONDED BY CLLR A ALLEN AND CARRIED BY A MAJORITY WITH TWO VOTES AGAINST.**

Cllr J Allen said she did not agree with the plans aspiration to remove car parks. Cllr Cooper said she felt that we should be reducing car parking availability, and agreed with the plan where it was zoning parking, introducing more park and ride, park and cycle, the plan was to make public transport more affordable and easier to use.

Cllr Lightfoot said he felt that the level of public transport currently provided was not sufficient to start looking at trying to encourage people to use public transport more.

Cllr J Allen said this was a rural county which was challenging when it came to public transport and the impact of reducing parking on tourism, town centres would be too much.

**RESOLUTION: CLLR COOPER PROPOSED THAT THE COUNCIL SUPPORT THE PARKING RESTRICTION PLANS AS SET OUT, SECONDED BY CLLR FITT, THE MOTION WAS DEFEATED WITH 2 VOTING IN FAVOUR AND THE MAJORITY AGAINST.**

**RESOLUTION: CLLR GASON PROPOSED THAT THE COUNCIL SUPPORT THE 'ONION' APPROACH SET OUT WITH A COMMENT THAT WE WISHED TO SEE THE FREE PARKING AFTER 4PM CONTINUED, SECONDED BY CLLR LIGHTFOOT, WITH 2 VOTES AGAINST AND THE MAJORITY IN FAVOUR, THE MOTION WAS CARRIED.**

Cllr Gason had concerns about the Healthy Streets policies and the impact on the historic environment, which was shown by what had happened to Boscawen Street in Truro, she felt healthy streets shouldn't be at detriment of our historic environment. It was agreed for Cllr Gason to provide wording for the Clerk to include in our response.

**18. FUNDING REQUESTS**

The funding requests had been deferred from the November meeting.

**RESOLUTION: CLLR LIGHTFOOT PROPOSED THAT ST FEOCK CHURCHYARD BE GRANTED £420 FOR THE CHURCHYARD MAINTENANCE ON THE BASIS THAT IT IS A WILDLIFE FRIENDLY CHURCHYARD, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.**

**RESOLUTION: CLLR LIGHFOOT PROPOSED THAT DUE TO CURRENT FINANCIAL CONSTRAINTS THE REQUESTS FOR FUNDING THE DEFIBRILLATOR AT TROLVER CROFT AND THE MEMORY SHANTY SOUND POST IN DEVORAN NOT BE FUNDED AT THE CURRENT TIME, SECONDED BY CLLR GASON AND CARRIED UNANIMOUSLY.**

**19. CORNWALL COUNCIL UPDATE**

Cllr Alvey said there were various consultations open on the Lets Talk Cornwall website.

The Climate Plan DPD – has now past the public hearing for this and is now at the stage of being submitted to the Inspector.

There being no further business the meeting closed at 9.50pm.