

people to be able to live where they work as well which was why he had proposed live/work units. He had done some research with local authorities about 'live/work' units and details of the application had been posted on social media and there had been a positive response to the application. Mr Bains read out the comments from the social media post. The idea of a gym and café had especially been welcomed in the comments on social media. He would like to improve the local economy and provide opportunities for local start ups, affordable housing was needed as Airbnbs were taking up all the cheaper accommodation for employees and employers were struggling to find employees as they could not find anywhere to live.

Cllr P Allen said that at the last Parish Council meeting Mr Bains attended he mentioned about the access to the village and potential improvements to the footway to the village centre from his site. Mr Bains said he would be potentially willing to contribute to the cost of putting in a footway if planning was granted for his site.

The Chairman thanked Mr Bains for his presentation and asked the other members of the public present if they wished to speak.

Catriona Law spoke. She lives next door to the site, she objected to the plans, the sheer scale of them did not seem right for the beautiful field, she heard what was being said about facilities for the village but had concerns about locating them on this site. She questioned the need for more office space when people are working from home more and more and managing this in their existing homes. The location of one of the smoking areas is located right next to their house and this wouldn't be very nice for them as neighbours.

Dr Ascroft who was also a neighbour, asked what a 'live/work' unit comprised of and what it would look like?

Mr Bains said that at the moment local employers were finding it hard to find accommodation for employees so this would provide affordable accommodation. There would be 8 residential units but as the application is only an outline application this may change.

Dr Ascroft said the entire north boundary of the site was shared with his residential home and there is no business on this boundary and it had been incorrectly stated in the application that the site was bordered by business use which it was not, the Hairdressers was also not next to the site either and this was also incorrectly included in the application. He said that Quenchwell Road is a residential area not a commercial area. There is a bin area and smoking area right on the plan right next to his garden where his children played and this would not be very nice for them.

Mr Bains said that this was only an outline application and he was open to making changes to the layout.

Mr Henderson who was a neighbour and lived opposite the site said that there was a beautiful view across the valley from this site and we should be preserving the green barrier at the edge of our village. The Garden Centre has a lot of undeveloped space. He said that he was not saying there was not a need for improved facilities but the proposal sounds like it is not for local people and it was to provide homes for the landowners employees. There is a lot of wildlife in that field, there is no street lighting at night and it is part of the countryside. It is

not part of Carnon Downs village. Mr Henderson felt granting this application would open the door for housing. He was also concerned about people driving to the site to hire an electric bike and then leaving their car on the site, taking up parking spaces for people using other proposed facilities meaning there would potentially not be any parking spaces available and then where would they park?

Mr Shafi said that he thought it was a good idea and would bring facilities and could see both sides of it but he felt it was a dead field and the view wasn't special at all, if people wanted to appreciate a view and beauty they should go to Trelissick Gardens. An ecological survey was carried out in 2016 which said there wasn't any wildlife and he thought the development was a good idea and bring facilities to the village.

Mr Henderson said that before the site was recently cleared he used to see deer in the field, the site had been cleared on 22nd December 2021 and the hedgerows removed. He pointed out that the survey was carried out in 2016 so was 5 years old.

The Chairman thanked the members of the public for their comments and said that we would now move out of the Public Participation session and the public were now no longer able to speak and the discussion would be between the Parish Councillors only unless permission given by the Chairman.

Cllr P Allen said that we had been through a planning application for a housing development application on this site previously which did not comply with our Neighbourhood Development Plan (NDP). He said that we have to deal with all applications in accordance with our Neighbourhood Development Plan and we would always follow its policies as it had been voted for by the parish. The NDP says that we will support economy to create new jobs, training and apprenticeships on suitable sites. It also says we will support new businesses but that these should be located in or close to an existing light commercial site. He felt there were some strong arguments for the development of commercial elements to support new commercial opportunities. The issue here is "is it a suitable site?" Previously the Parish Council have said with regards to Quenchwell Road developments that the pedestrian connection to the rest of the village is very difficult as there is no pavement. He felt we should point out what we did not feel was acceptable for this application, and that this was over development of a small site and it includes elements that could be anti-social to neighbours of the site.

Cllr Cooper shared Cllr P Allen's concerns about the location and links. Development here could set a precedent for other undeveloped land in the area for future development. There is the Climate Emergency DPD which has policies that should be considered, policy TC5 of the DPD indicates that this type of development will only be permitted where it does not formally extend the settlement boundary, this is in a rural area. Policy T1 requires integration and connection and convenient location, although the intention is to provide much needed electric bike and car charging points, pedestrians and cyclist access are not prioritised in this application. Cllr Cooper felt that facilities should be in the centre of communities and not outside of communities which just serves to increase and encourage car use to reach them. Green infrastructure should be prioritised in applications like this and she did not see this evidenced in this application. The existing public right of way footpath route mentioned were not suitable practically, for getting around, they were for leisure such as walking your dog.

Cllr Kemp said she applauded the applicants intentions with providing commercial units and apprenticeships but she had concerns about the location of the site. The Council also needed to consider that the Burrington's site on Quenchwell Road already had planning permission for 2 commercial blocks, what happens if these provided a gym and café? This would be providing the same as proposed on this new site by Mr Bains. We had not heard when works would be starting on the Burringtons commercial units or had any confirmation of what they would provide. Cllr Kemp felt this new application was not the correct site for what was a commendable idea, she lived on Quenchwell Road and did not walk to the Garden Centre as it was too dangerous.

Cllr Gason said she agreed with what had been said by others. She felt there were contradictions in the application, the application talks about maintaining the existing hedgerows but these had recently been decimated and the field was not derelict, there were agricultural businesses very close to the site who were thriving by providing fruit and veg to the village.

Cllr Cooper said that a panoramic public view was specifically mentioned in the Neighbourhood Development Plan which was over the site.

Cllr Alvey said that the Climate Emergency DPD stated that for any sites that had been cleared after January 2020 the biodiversity net gain will be calculated from how the site was previously.

The Chairman said that he felt we should now outline the comment the Parish Council were going to submit as their consultee comment and that to be fair to Mr Bains they should do this whilst he was still at the meeting so he heard the basis of their comment.

The comment was agreed to be based on the following:

It was noted that the site was outside of the sensitive settlement boundary of the village of Carnon Downs, the Feock NDP states we will support development that provides training and apprenticeship opportunities to support local businesses but these new business premises need to be on a suitable site. This was not a suitable site as there was not an adequate, conflict free with traffic, safe pedestrian link to the village, without this the Parish Council did not feel it was a viable development and would object for these reasons. If a site cannot connect properly with the existing village then the Parish Council cannot support it. The Parish Council felt that it was over development of the site and although it is adjacent to one commercial site, the other boundary is residential and it does not sit comfortably with the residential development on the North. There were policies in the Climate Emergency DPD that this development does not comply with for example TC5, this type of development will only be permitted where it does not extend the settlement boundary and TC1 where it is stated that developments should prioritise green transport and there is not a safe pedestrian access to the site. The site has been cleared post January 2020 and the biodiversity net gain will need to be calculated from before the clearance of the site. The application was also contrary to the NDP policy BIO1 safeguarding and enhancing the natural environment from the NDP and there were concerns about the increasing the volume of traffic on the road.

RESOLUTION: CLLR P ALLEN PROPOSED THE COUNCIL COMMENT IS BASED ON THE POINTS RAISED, SECONDED BY CLLR P ALLEN AND CARRIED UNANIMOUSLY.

Mr Bains said that a new ecology report was completed more recently and this was being uploaded to the site shortly.

The members of the public present left the meeting.

6. CLERKS REPORT

The Clerk had circulated her report on actions from the previous meeting.

Cllr A Allen said that on Harris Hill there was a branch that was in the hedge and needed reporting.

It was agreed that the location of the landmark Oak tree to be planted in Retallack park needed to be agreed so the tree could be planted asap.

7. MATTERS FOR REPORT

Cllr P Allen had attended the Zoom meeting with SWW regarding their plans for the Carnon Valley.

Cornwall Council

Cllr Alvey said that the Community Network Highways budget was on the agenda for discussion later in the meeting. Kea Parish Council would be applying for funding for traffic calming at Penelewey. The "Lets Talk" consultation portal had various consultations open for comment, one was the Fire & Rescue Service risk management plan which he encouraged Councillors to view.

Cllr Alvey now meets quarterly with Guy Doble from SWW to discuss any issues and the Carnon Valley proposed site had been discussed, SWW had been asked to think again about the upgrading of the existing Carnon Downs site rather than having a new site on the Carnon Valley.

The planning application at Restronguet Point that went to Committee just before Christmas is back on the agenda again on 17th January for consideration again. There is an Article 4 on the whole of Restronguet Point which removes all the permitted development rights. The Committee will be considering if the AONB units comment was enough to sustain an AONB objection.

Falmouth Town Council on 23rd January were running a tree warden training session and the Clerk would circulate the details of the day to all Councillors.

There were more trees coming from the Woodland Trust for the Carnon Valley site. Cllr Alvey would chase up Cornwall Legal re progress on work on the lease. The Clerk would speak to Stephens & Scown to see if they had had any contact from Cornwall Council with regards to the lease.

8. LOCAL WARD REPORTS

Devoran

Cllr A Allen had looked at the condition of the ground in Devoran Park which had been raised by a resident and it was suggested that the whole area be fenced off so that the ground could be recovered, it was felt that it needed reseeding/turfing and time to recover.

Cllr P Allen said he felt the Christmas lights in both Devoran and Carnon Downs were excellent this year.

Carnon Downs

There were issues raised on social media about cars parking on the new cycle lane on Bissoe Road again which was disappointing. Cllr Kemp said there was a website that you can report this type of inconsiderate parking on and the Clerk would publicise this. The Police were responsible for enforcing pavement and cycle lane obstruction but needed to actually witness this themselves and feel that an obstruction was being caused.

Cllr Alvey said that the law may change this year to outlaw parking on pavements as this was currently not an offence outside of London.

Cllr Cooper left the meeting at 8.40pm.

9. FINANCIAL REPORT

The Clerk circulated the invoice list by email and gave an overview of the Council's current financial position. She pointed out the payment to Cornwall Council for election costs and also to the alarm company for a repair to the alarm keypad in the office.

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

The Clerk advised that we would shortly be receiving some Section 106 money which would go back into building up our reserves which were depleted.

RESOLUTION: CLLR P ALLEN PROPOSED THAT WE HAVE A HOLIDAY ON THE MAINTENANCE FUND AS THERE WAS SUFFICIENT FUNDS IN THE ACCOUNT AND PROPOSE THE SAME TO OUR NEIGHBOURS WHO ALSO CONTRIBUTE, SECONDED BY CLLR THOMAS AND CARRIED UNANIMOUSLY.

10. WELLBEING REPORT

The Clerk had circulated the HAIRE report from Cllr Hambly-Staite.

11. ACCESS & AMENITIES COMMITTEE

Cllr Gason said she wanted to make an amendment to the Gym equipment sign for Retallack to remove the word 'aggression'.

The Clerk would request this amendment and also send to our Insurance Company to ask them check the wording was sufficient to cover us for insurance purposes.

12. PLANNING COMMITTEE REPORT

Cllr Blake, the Chair of Planning had given his apologies for the meeting.

13. **HIGHWAYS ISSUES**

COMMUNITY NETWORK PANEL HIGHWAYS BUDGET BID

Cllr Alvey said that this year instead of the all the Community Networks getting the same amount of funding, this year the budget has been divided up by the number of Cornwall Councillors within the network.

The Clerk asked if the Council had any schemes they wished her to complete the funding paperwork for and said that as per her emails this had to be for a scheme that was already costed and ready to go. The schemes we had that fitted this were the parking restrictions near to Loe Beach and the moving of the sign on Old Carnon Hill which formed part of the new pedestrian access scheme.

It was felt that the priority right of way sign at the top of the hill by Smithy Lane was confusing and it was not obvious to motorists and should be moved to the opposite side of the road.

RESOLUTION: THE CHAIRMAN PROPOSED THAT THE CLERK COMPLETES THE PAPERWORK TO APPLY FOR FUNDING FOR THE PAINTING OF THE YELLOW LINES IN FEOCK AND THE MOVING COSTS OF THE SIGN AT THE TOP OF OLD CARNON HILL, SECONDED BY CLLR GASON AND CARRIED WITH A MAJORITY WITH ONE VOTE AGAINST.

14. **AGREE METHOD OF RESPONDING TO FUTURE CONSULTATIONS FROM EXTERNAL ORGANISATIONS**

Cllr Gason suggested that in future when we have a large consultation we should have brain storming meeting so that all views could be put in rather than it all falling on to one Councillor to draft a response.

There was a discussion about concerns Councillors had raised about meeting in person due to concerns about level of Covid locally. It was agreed that the February meeting would be held in person to enable the co-option to be carried out and then in March there would be no Parish Council meeting (unless there was urgent business) and a Zoom Management Meeting would be held so the Clerk could update Councillors with progress.

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