

MEETING No.1378

Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 2nd June 2025 at 4pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Richard Brickell, Carnon Downs Ward
Cllr Cathy Kemp, Carnon Downs Ward
Cllr Rick Bowers, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Jonathan & Christine Brown

1. INTRODUCTION

Cllr Brickell welcomed those present and stated that he would Chair the meeting.

2. ELECTION OF PLANNING COMMITTEE CHAIR & VICE-CHAIR

The position of Committee Chair was deferred to the next meeting.

RESOLUTION: Cllr Bowers proposed Cllr Brickell as Vice-Chair of the Planning Committee. This was seconded by Cllr Kemp and carried by the meeting.

3. COMMITTEE TERMS OF REFERENCE

RESOLUTION: Cllr Brickell proposed the amended Terms of Reference be adopted. This was seconded by Cllr Kemp and carried by the meeting.

4. APOLOGIES

Apologies were received and accepted from Cllr Newman and Cllr Yates.

5. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr Kemp proposed the minutes of the Planning Committee meeting held on 29th April 2025 as a true record of the meeting. This was seconded by Cllr Bowers and carried by the meeting.

6. DECLARATIONS OF INTEREST

No declarations of interest received.

7. PUBLIC PARTICIPATION

Jonathan Brown (JB) addressed the Committee regarding application PA25/03102 (Bellevue, Restranguet Point, Feock). He stated that the design of the proposed dwelling had been guided by the surrounding landscape. Plans had been shared with neighbours, who had responded positively. JB addressed the comments made by the AONB Officer and presented photo montages of both the existing and proposed dwellings. He emphasised that the design was intended to work in harmony with the landscape, with the use of materials that would be recessive within the setting.

Christine Brown (CB) added that the six existing Monterey Pines on the site would be retained. She presented photographs of neighbouring properties and reiterated their view that the proposed dwelling was recessive in nature and would conserve the character of the designated landscape.

Cllr Brickell queried whether any of the existing trees would be felled. JB confirmed that none would be removed. Cllr Brickell also suggested that the sewerage system be updated; JB acknowledged this point.

Cllr Kemp referenced the comments from the AONB Officer and expressed that some aspects of those comments did not align with the views just presented. A discussion followed regarding the proposed design, materials, and the recessive nature of the dwelling.

Cllr Bowers questioned the applicants' reference to the neighbouring property, Bosalan. JB clarified that this referred to the use of a flat roof, noting that the AONB Officer appeared to disapprove of flat roof designs. Cllr Bowers commented that the appearance of Restronguet Point had changed significantly over the past 30 years, and that from a national landscape perspective, the priority should be to protect and maintain the landscape.

CB responded that they had sought to keep the proposed dwelling proportionally similar to the existing one. The first floor would be approximately 60% of the ground floor area and would be designed to step down into the landscape. She reiterated that the Monterey Pines would be retained.

Cllr Bowers suggested the planting of native trees and inquired whether the glazing proposed would be bird-friendly. JB responded that they were not currently aware of bird-friendly glass options but would look into it.

8. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

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

Schedule A applications

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

012 Devoran Methodist Chapel Chapel Hill Devoran TR3 6NY - PA25/03062

The Parish Council support the principle of repurposing this venerable building for employment, social enrichment and local services enhancement however do have some concerns about the location and the proposal's effect on traffic and suggest a professional opinion on this aspect should be sought.

011 8 Trevallion Park Feock TR3 6RS - PA25/03043

The Parish Council have no objection in principle to this application subject to the Planning Officer ensuring that the raising of the roofline will not cause detrimental issues to neighbouring properties.

013 Land Adjacent to Belmont House Devoran TR3 6PZ - PA25/03075

The Parish Council have no objection in principle subject to a condition preventing the Yurt being used as residential accommodation other than as a holiday let.

SCHEDULE B applications

007 Bellevue Restronguet Point Feock TR3 6RB - PA25/03102

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as:

The Parish Council have no objection to a replacement dwelling in principle, however, note and support the comment from the Cornwall National Landscape (AONB) Planning Officer and ask for revisions which would better conserve and enhance this protected landscape and meet with NDP policies D1 and LS2. We would like to comment that we appreciate that the applicants have made an attempt to design a dwelling that is recessive into the landscape and also note that no neighbours have commented on the proposal.

We would ask for future planting with appropriate native species and would seek for this to be a condition on any approval to meet with NDP policy BIO1. We would also wish for bird friendly glass to be used.

Further, we also request that a suitable Construction and Environmental Management Plan is conditioned due to the location of the site at the end of the lane where noise and general inconvenience to the neighbourhood will be enormous unless sensitively handled and rigorously monitored.

This was seconded by Cllr Bowers and carried by the meeting.

010 Land West of The Cherry Orchard Harcourt Lane Feock TR3 6RW – PA25/02782

A statement from the Planning Agent was read out.

RESOLUTION: Cllr Brickell proposed the consultee comment for the application as:

The Parish Council support the comments of the Cornwall National Landscape (AONB) Planning Officer and object to this planning application to develop land outside of the settlement boundary. The proposal does not meet with NDP policy and development of this land would not conserve or enhance this designated landscape.

We would draw the Planning Officer's attention to the neighbours comments stating inaccuracies in the application.

The applicant presents this proposal as a 'trade-off' for permission granted on appeal for PA23/01671, which involved converting a workshop into a dwelling. However, that appeal was allowed due to the reuse of a redundant building. Proposing a new dwelling outside the original site and using the appeal decision as justification is, in our view, illogical.

The AONB Officer's objection to PA23/01671 remains relevant: "The harmful further domestication of this part of the setting of the village that will arise from this proposed development does not provide for the statutory purpose of designated landscape and we object to it on this basis". The term "further" is key, given the presence of the existing Cherry Orchard house.

This proposal more closely resembles PA22/04762, which was refused on grounds including its location outside the village boundary, lack of infill justification, and resulting harm to the landscape and AONB. As no special circumstances have been demonstrated, we consider this an unsustainable form of development contrary to local and national planning policy.

This was seconded by Cllr Kemp and carried by the meeting.

9. SUBMITTED CONSULTEE COMMENTS

RESOLUTION: Cllr Brickell 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 Kemp and carried by the meeting.

008 Creek Cottage Restronguet Point Feock TR3 6RB - PA25/03057

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

009 Garges Tregye Road Carnon Downs TR3 6JH - PA25/03001

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

014 Land Off Quenchwell Road, Carnon Downs - PA25/03299

The Parish Council whilst not having any objection in principle to repurposing the space as a home office, questions whether this should be a Non-Material Amendment application as it is contrary to conditions imposed on the approved application.

10. CORNWALL COUNCIL PLANNING DECISIONS

A report of Cornwall Council planning decisions for Feock Parish planning applications since the last planning

meeting was noted.

11. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

It was noted that a 5 day protocol for planning application PA25/01379 (Tauranga, Restronguet Point, Feock) had been received and in response Councillors had 'agreed to disagree' with the Planning Officer's recommendation to approve the application.

12. PLANNING APPEALS

The Parish Council had not been advised of any new appeals to the Planning Inspectorate since the last meeting. It was noted that the appeals for PA24/05354 (Ragnarok, Trolver Hill, Feock) and PA22/10184 (Trelissick Gardens, Feock) had not yet been decided.

13. PLANNING MATTERS FOR REPORT

No other planning matters were discussed.

14. DATE OF NEXT MEETING

It was agreed that the date of the next planning committee meeting would be decided via email in due course.

There being no further business the meeting closed at 5.10pm

Signed by the Chairman

A handwritten signature in blue ink, appearing to read 'C Dyke'.

21.07.25