

Feock Parish Council

Agenda – Planning Committee



Date & Time: Monday 2nd June 2025, 4pm
Venue: Parish Council Office, Market Street, Devoran TR3 6QA
Chair: To be elected
Attendees: Cllr Brickell, Cllr Dyke, Cllr Kemp, Cllr Newman, Cllr Bowers, Cllr Yates

I hereby summon you to a meeting of the Planning Committee to be held in the Feock Parish Council office on Monday 2nd June 2025 at 4pm for the purposes of transacting the following business.

Clerk to the Council, 28th May 2025

Members of the public may attend this meeting under the Public Bodies (Admission to Meetings) Act 1960 as amended by S100 of the Local Government Act 1972. With the Chairman's permission, Local Government Electors for the Parish may make representations to the Council on any item on the agenda. In certain circumstances, the Council may require formal notice of a question or complaint. Information is available from the Parish Office on any item on the agenda unless it is declared as exempt under the Freedom of Information Act.

This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.

1. INTRODUCTION

2. ELECTION OF PLANNING COMMITTEE CHAIR & VICE-CHAIR

3. COMMITTEE TERMS OF REFERENCE

To update the terms of reference for the committee.

4. APOLOGIES

To receive apologies for absence.

5. MINUTES OF PREVIOUS PLANNING MEETING

To approve the minutes of the Planning Committee meeting held on 29th April 2024.

6. DECLARATIONS OF INTEREST

Members to declare disclosable pecuniary and non-registerable Interests (including details thereof) in respect of any items on the agenda.

7. PUBLIC PARTICIPATION

Public comments on items on the agenda.

8. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT – AGENDA REPORT 1

To consider planning applications received from Cornwall Council and agree consultee comment responses to Cornwall Council (to include any applications received after agenda set, but before the meeting date).

9. SUBMITTED CONSULTEE COMMENTS – AGENDA REPORT 2

To formally ratify any consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning meeting.

10. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 3

To note Cornwall Council planning decisions for Feock Parish planning applications determined since the last planning meeting.

11. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

To consider any new 5 day Local Protocol Procedure communication from Cornwall Council regarding any planning applications previously commented on by the Parish Council and to note any decided by members via email procedure since the last planning meeting.

12. PLANNING APPEALS

To note any new planning appeals.

13. PLANNING MATTERS FOR REPORT

Councillors to report any matters relating to planning for information and/or discussion.

14. DATE OF NEXT MEETING

To agree the date of the next committee meeting.

NOTES

Members have received training on the Code of Conduct, predetermination, and bias and therefore, will be aware of their responsibility to determine planning applications based on the information before them at the meeting. Members are reminded that the decision-making role must be approached with an open mind as to the merits of the arguments for and against the application, which they must consider before making a final decision at the meeting. Members are further advised that they must not predetermine, or be seen to have predetermined, the outcome of an application and that the information they receive at the meeting is therefore the basis on which they should make their decision. Therefore, whilst Members will have reviewed details of the application prior to the meeting and provided initial thoughts to enable a draft consultee comment to be taken to the meeting, this draft maybe be amended as appropriate following debate at the meeting.

AGENDA REPORT 1
STATUTORY CONSULTATION – PLANNING APPLICATIONS

- 007** Bellevue Restronguet Point Feock TR3 6RB - PA25/03102
Proposed construction of a replacement dwelling and garage
- 010** Land West of The Cherry Orchard Harcourt Lane Feock TR3 6RW – PA25/02782
Erection of two storey dwelling on land adjacent to The Cherry Orchard
- 011** 8 Trevallion Park Feock TR3 6RS - PA25/03043
Proposed removal of flat roof garage. Construction of new garage with bedroom and en-suite above.
Extension to lounge, internal alterations and external insulation. New summerhouse
- 012** Devoran Methodist Chapel Chapel Hill Devoran TR3 6NY - PA25/03062
Change of use from place of worship (Class F1) to Class E (cafe, events space, antique restoration/storage,
and local shop)
- 013** Land Adjacent to Belmont House Devoran TR3 6PZ - PA25/03075
Proposed construction of a replacement yurt

AGENDA REPORT 2
SUBMITTED CONSULTEE COMMENTS

To formally ratify consultee comments submitted to Cornwall Council, as agreed via email between Committee members, since the last planning 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.

**AGENDA REPORT 3
CORNWALL COUNCIL PLANNING DECISIONS**

Weekly list of decisions between 14/05/2025 and 20/05/2025:

DECISION DATE: 19/05/2025 DECISION: APPROVED

PA25/01379 - Tauranga Restronguet Point Feock TR3 6RB

Demolition of bungalow with replacement new self-build dwelling with garden studio

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRZKTXFGJ2B00>

DECISION DATE: 15/05/2025 DECISION: Closed - advice given

PA25/03653 - Creek Bank Restronguet Point Feock TR3 6RB

Marine Management Organisation (MMO) consultation - MLA/2025/00065, Creek Bank - Timber Jetty

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWAP8UFG0IS00>

DECISION DATE: 19/05/2025 DECISION: Planning Permission required

PA25/02313 - Barn at Little Inside Farm Feock TR3 6RU

Prior Approval for conversion of tractor shed to form two single storey dwellings

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STMABPFGI0500>

Weekly list of decisions between 07/05/2025 and 13/05/2025:

DECISION DATE: 09/05/2025 DECISION: S52/S106 and discharge of condition apps

PA25/02526 - Land Between 4 & 5 Dozmere Dozmere Feock TR3 6RJ

Submission of details to discharge Condition number 3 in respect of Decision Notice PA21/05999 (Appeal reference APP/D0840/W/21/3282187

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STUAU6FGFXN00>

Weekly list of decisions between 30/04/2025 and 06/05/2025:

DECISION DATE: 01/05/2025 DECISION: APPROVED

PA25/01443 - Highwood Restronguet Point Feock TR3 6RB

Construction of replacement dwelling and detached garage without compliance with Condition 2 in respect of decision PA23/05481 dated 18.12.23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SS4NOYFGM3C00>

Weekly list of decisions between 23/04/2025 and 29/04/2025:

DECISION DATE: 24/04/2025 DECISION: APPROVED

PA24/08837 & PA24/08838 - Trelissick Gardens Trelissick Feock TR3 6QL

Listed building consent for the construction of a new glasshouse adjoining existing garden wall, for ancillary horticultural use, together with creation of a new blackberry bed

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN976SFGJSR00>

DECISION DATE: 23/04/2025 DECISION: Part Approved/Part Refused

PA25/01898 - Chy-An-Gwydn Feock TR3 6RU

Works to trees subject to a Tree Preservation Order (TPO)

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSY7MOFGHXW00>

Weekly list of decisions between 16/04/2025 and 22/04/2025:

DECISION DATE: 16/04/2025 DECISION: APPROVED

PA25/00007 - Ponsmain Pill Lane Feock TR3 6SE

Works to trees subject to a Tree Preservation Order (TPO)

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPGGCZFGFRD00>

DECISION DATE: 16/04/2025 DECISION: APPROVED

PA25/01499 - Oakenrod 1 Kelliwith Feock TR3 6QZ

Works to Tree covered by a Tree Preservation Order (TPO)

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SS8GFOFGGBD00>

DECISION DATE: 17/04/2025 DECISION: APPROVED

PA25/01297 - Land South of Westways Point Road Carnon Downs

Proposed construction of a 3-bedroomed self-build dwelling with garden and off-road parking. New vehicular access for existing property

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRX69ZFGHCX00>

DECISION DATE: 16/04/2025 DECISION: Closed - advice given

PA25/00248/PRE - Gwel An Dowr Feock TR3 6SG

Pre application advice for Proposed demolition of the existing dwelling and the erection of a replacement dwelling - following withdrawn application PA24/04690

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSLROEFG0IS00>