

MEETING No.1372

Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 31st March 2025 at 4pm
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Richard Brickell, Feock Ward, Chair
Cllr Anne Allen, Devoran Ward
Cllr Corine Dyke, Feock Ward
Cllr Julian Newman, Devoran Ward
Cllr Brian Yates, Carnon Downs Ward
Cllr Keith Hambly-Staite, Feock Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Mr Paul Gendall
Mr Neil Jackson

1. WELCOME & APOLOGIES

The Chair welcomed those present. Apologies were received and accepted from Cllrs Kemp and Bowers.

2. MINUTES OF PREVIOUS PLANNING MEETING

RESOLUTION: Cllr A Allen proposed the minutes of the Planning Committee meeting held on 3rd March 2025 as a true record of the meeting. This was seconded by Cllr Dyke and carried by the meeting.

3. DECLARATIONS OF INTEREST

No declarations of interest received.

4. PUBLIC PARTICIPATION

Paul Gendall spoke to state that he was the agent for PA25/01882.

Neil Jackson (NJ) spoke stating that he was speaking on behalf of himself and other residents of Tremayne Close. They had been doing research regarding an application in 2019 (PA19/05485 for a new fabrication shed at Devoran Metals) and he wished to thank Debra and Debbie for the work they had done in responding to the FOI enquiry he had submitted. He stated that they were aware of the history of the Devoran Metals applications, the 2019 application and the subsequent material change application in 2022, received and withdrawn, which he noted the Parish Council had supported. He suggested that the non-material change planning application was withdrawn in June 2022 as the building which had been erected was outside the "Red Boundary" of the conditional planning permission granted on 18 March 2020. He also noted that Cornwall Council had subsequently issued a planning enforcement notice after commencing an investigation. He was also aware that due to the timing of the application members had not been able to meet as a committee and the comment had been agreed via email. They wanted to understand the feeling of the Parish Council in relation to the 2022 application and wished to arrange a meeting with members to discuss. He was also aware that a further application is likely to be submitted in relation to this site and wished to seek assurance that the Parish Council would hold a planning meeting before responding to the new application.

Cllr Brickell gave brief details of the process for the Parish Council to submit comments to Cornwall Council. NJ stated that he and neighbours had issues with Devoran Metals Ltd being in breach of the conditional planning

permission in relation to location, design and orientation of the erected building, lighting, parking arrangements, noise and operating hours. NJ noted that the Parish Council had identified that the plans which were submitted with the non-material change application in February 2022 were not accurate, accurate plans should be submitted before the application was decided and that the original planning conditions should be upheld.

Cllr Dyke questioned the purpose of the request for a meeting. NJ clarified that they were seeking a meeting to understand the Parish Council's reasoning for stating that they had no objection to the location of the shed in its built location.

Cllr Allen questioned that a new planning application was expected. NJ stated that it was. Cllr Allen confirmed that when an application was received there would be a planning meeting, and it would be discussed at that time with people having the opportunity to speak about it but no meeting would be held prior to this. NJ stated that the timing of the previous application had meant that due to the August recess it had not gone to a meeting.

Cllr Dyke clarified that they wanted assurance that they would have the opportunity to attend a planning meeting to speak regarding a new application and this was given.

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

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

SCHEDULE A applications

RESOLUTION: Cllr Allen proposed the consultee comments for the following applications as stated. This was seconded by Cllr Dyke and carried by the meeting (Cllr Hambly-Staite abstained).

117 Highwood Restranguet Point Feock TR3 6RB - PA25/01443

The Parish Council has no objection.

118 1 Trevallion Park Feock TR3 6RS - PA25/01785

The Parish Council has no objection.

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

The Parish Council will defer to the Tree Officer for this application.

121 23 Forth Noweth Carnon Downs TR3 6LU - PA25/01882

The Parish Council has no objection.

SCHEDULE B applications

116 Tauranga Restranguet Point Feock TR3 6RB - PA25/01379

RESOLUTION: Cllr Dyke proposed the consultee comment for the application as: **Whilst having no objection in principle to the redevelopment of this site the Parish Council must object to this application in its current form which we consider fails to meet with NDP Policies D1, LS1 and LS2. We object to the height and scale of the proposed development. We are also concerned that the proposed studio in the garden would be very visible should any of the existing foliage be removed and should this element of the application be approved we would request an appropriate landscape plan be conditioned to create visual mitigation.** This was seconded by Cllr Yates and carried by the meeting.

119 Land Adjacent Valley Lane Quenchwell Road Carnon Downs - PA25/01765

RESOLUTION: Cllr Dyke proposed, seconded by Cllr Newman and carried by the meeting, that an objection comment would be submitted. The objection based on the proposal being contrary to NDP policies, that it would

cause environmental harm, habitat loss, flood risk, traffic impact, biodiversity net gain and it being outside of the settlement boundary. The comment to include that should the application be approved, the Parish Council would insist on affordable housing and a section of the site be used for a footpath. Cllr Dyke to finalise the wording and then it to be checked by Cllrs before submission to Cornwall Council.

6. SUBMITTED CONSULTEE COMMENTS – AGENDA REPORT 2

RESOLUTION: Cllr Allen 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 Newman and carried by the meeting.

114 Oakenrod 1 Kelliwith Feock TR3 6QZ - PA25/01499

The Parish Council will defer to the Tree Officer for this application.

115 45 Devoran Lane Devoran TR3 6PD - PA25/00856

The Parish Council has no objection to this application.

7. CORNWALL COUNCIL PLANNING DECISIONS

A report of Cornwall Council planning decisions for Feock Parish planning applications since the last planning meeting was noted.

8. PARISH PLANNING APPLICATIONS ANALYSIS

A report detailing the number and type of planning applications received for consultee comment in the Parish since 2019/20 to date was noted.

9. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL

No 5 day Local Council Protocol correspondence had been received since the last planning meeting.

10. PLANNING APPEALS

There had been no new appeals to the Planning Inspector since the last meeting.

11. PLANNING MATTERS FOR REPORT

No matters were discussed.

12. DATE OF NEXT MEETING

It was agreed that the date of the next meeting will be decided by Councillors via email as soon as possible.

There being no further business the meeting closed at 5.20pm.

R Brickell

Signed by the Chairman 29.04.25