

# Feock Parish Council

## Agenda – Planning Committee



Date & Time: Monday 31<sup>st</sup> March 2025, 4pm  
Venue: Parish Council Office, Market Street, Devoran TR3 6QA  
Chair: Cllr Richard Brickell  
Attendees: All Parish Councillors

I hereby summon you to a meeting of the Planning Committee to be held in the Feock Parish Council office on Monday 31<sup>st</sup> March 2025 at 4pm for the purposes of transacting the following business.

Clerk to the Council, 26<sup>th</sup> March 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. WELCOME & APOLOGIES**

To receive apologies for absence.

**2. MINUTES OF PREVIOUS PLANNING MEETING**

To approve the minutes of the Planning Committee meeting held on 3<sup>rd</sup> March 2024.

**3. DECLARATIONS OF INTEREST**

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

**4. PUBLIC PARTICIPATION**

Public comments on items on the agenda.

**5. 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).

**6. 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.

**7. CORNWALL COUNCIL PLANNING DECISIONS – AGENDA REPORT 3**

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

**8. PARISH PLANNING APPLICATIONS ANALYSIS – AGENDA REPORT 4**

To note the number and type of planning applications received for consultee comment in the Parish in 2024/25 to date.

**9. 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.

**10. PLANNING APPEALS**

To note any new planning appeals.

**11. PLANNING MATTERS FOR REPORT**

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

**12. 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 may be amended as appropriate following debate at the meeting.

**AGENDA REPORT 1**  
**STATUTORY CONSULTATION – PLANNING APPLICATIONS**

- 116**    Tauranga Restronguet Point Feock TR3 6RB - PA25/01379  
Demolition of bungalow replacement new build with garden studio
- 117**    Highwood Restronguet Point Feock TR3 6RB - PA25/01443  
Construction of replacement dwelling and detached garage without compliance with Condition 2 in respect of decision PA23/05481 dated 18.12.23
- 118**    1 Trevallion Park Feock TR3 6RS - PA25/01785  
Nonmaterial amendment in relation to Decision Notice PA24/01736 dated 02/05/24 - Change in the finish to the new side extension from painted render to cedar weatherboard in a neutral colour, Pebble Grey.
- 119**    Land Adjacent Valley Lane Quenchwell Road Carnon Downs - PA25/01765  
Permission in principle for construction of minimum 4 maximum 5 dwellings ( minimum 4 maximum 5 ).
- 120**    Chy-An-Gwydn Feock TR3 6RU - PA25/01898  
Works to trees subject to a Tree Preservation Order (TPO), works reduce the lateral spread of 2 Oak trees (T1 & T2) and to remove one Lawson Cypress tree (T3).
- 121**    23 Forth Noweth Carnon Downs TR3 6LU - PA25/01882  
Construction of single storey extension



**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.

- 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.

AGENDA REPORT 3  
CORNWALL COUNCIL PLANNING DECISIONS

Weekly list of decisions between 19/03/2025 and 25/03/2025:

**DECISION DATE: 24/03/2025 DECISION: APPROVED**

PA25/00545 - The Lookout Penpol Devoran TR3 6NZ

Application for tree works within a TPO area: The proposal is to crown reduce one Sessile Oak (T1)

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQL0Y0FGJGF00>

Weekly list of decisions between 12/03/2025 and 18/03/2025:

**DECISION DATE: 12/03/2025 DECISION: APPROVED**

PA25/00460 - Land Off Quenchwell Road Carnon Downs

Non-material amendment to decision notice PA23/10329 dated 21.10.2024 for amendments to Plot 1 Western boundary details and slight tweak to dwelling location

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQFVQIFGFZX00>

**DECISION DATE: 12/03/2025 DECISION: APPROVED**

PA25/00100 - 9 Elm Grove Feock TR3 6RH

2 Storey extension to the existing property.

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPOJF7FGL3000>

**DECISION DATE: 12/03/2025 DECISION: APPROVED**

PA25/00307 - Appensleigh Pill Creek Feock TR3 6SD

'The replacement of existing domestic garage with the construction of a new dwellinghouse and shed' without compliance of Condition 2 of Decision Notice PA22/05423 dated 16.09.22.

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ4X5NFGGH900>

**DECISION DATE: 13/03/2025 DECISION: APPROVED**

PA25/00305 - Chy-An-Dour Ropewalk Penpol Devoran TR3 6NS

Replace glazed roof, sliding door and window with hipped roof and French doors with sidelights

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ4X56FGGH500>

**DECISION DATE: 18/03/2025 DECISION: APPROVED**

PA25/00345 - Trekelly Trevilla Road Feock TR3 6QW

Works to trees subject to a Tree Preservation Order TPO: Removal of a dead Pinus sylvestris, Scots Pine located on the drive entrance hedge

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ6UEVFGHT800>

**DECISION DATE: 14/03/2025 DECISION: Closed - advice given**

PA25/00270/PRE - Sylvania Pill Lane Feock TR3 6SE

Exception notice for 1 x semi mature Poplar tree to fell it due to rotting near ground level and potential danger to power lines, people and property

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST05VVFG1WC00>

**DECISION DATE: 18/03/2025 DECISION: Granted (CAADs, PIPs and LUs only)**

PA24/09679 - Land NW Of Wayside Carnon Downs TR3 6JW

Application for Permission in Principle for construction of up to 9 detached dwellings (minimum 5, maximum 9)

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOQULQFG1FD00>

**DECISION DATE: 12/03/2025 DECISION: WITHDRAWN**

PA25/00758 - Tregoose Point Devoran TR3 6NX

Permission in principle for proposed construction of dwelling (minimum 1 maximum 1 )

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQY82IFG1Z500>

**DECISION DATE: 18/03/2025 DECISION: WITHDRAWN**

PA24/08339 - Land NW Of Wayside Carnon Downs TR3 6JW

Outline application for an affordable led scheme for the construction of up to 14 dwellings including access with all other matters reserved except access

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM88J6FGKR200>

Weekly list of decisions between 05/03/2025 and 11/03/2025:

**DECISION DATE: 05/03/2025 DECISION: APPROVED**

PA24/08794 - Trebartha Harcourt Feock TR3 6SQ

Demolition of existing two storey house and erection of replacement two storey self/custom build house, alterations to garage, associated landscaping works and installation of air source heat pump and solar panels

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN7CPTFGIJ300>

Weekly list of decisions between 26/02/2025 and 04/03/2025:

**DECISION DATE: 03/03/2025 DECISION: APPROVED**

PA24/09550 & PA24/09551 - 8 St Johns Terrace Devoran TR3 6NE

Garage conversion to form art studio

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOLIH1FGJ4600>

**DECISION DATE: 04/03/2025 DECISION: APPROVED**

PA25/00115 - Trelowen 36 Devoran Lane Devoran TR3 6PD

Proposed incidental outbuilding

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPPVF5FGLYB00>



AGENDA REPORT 4  
PARISH PLANNING APPLICATIONS ANALYSIS

2024/25 Parish planning application data:

2024/25 YEAR TO DATE	No. of planning applications received for consultee comment	Change from previous year to date	Ward		Applicaton type								CC DETERMINATION						
			Feock	Devoran	Householder Development	TPO Trees	Conservation Area Trees	New Build	Non-material Amendment	Material Amendment	Listed Building	Reserved matters	Other	APPROVED	REFUSED	WITHDRAWN	DECIDED NOT TO TPO	NOT ACCEPTABLE AS AN AMENDMENT	NOT YET DECIDED
	121	9	67	36	29	41	5	13	8	8	4	0	11	81	7	5	5	23	

Historical Parish planning application data:

YEAR	No. of planning applications received for consultee comment	Change from previous year	Ward		Applicaton type								CC DETERMINATION						
			Feock	Devoran	Householder Development	TPO Trees	Conservation Area Trees	New Build	Non-material Amendment	Material Amendment	Listed Building	Reserved matters	Other	APPROVED	REFUSED	WITHDRAWN	DECIDED NOT TO TPO	NOT ACCEPTABLE AS AN AMENDMENT	NOT YET DECIDED
2019/20	140	0	66	47	49	55		6	8		6		16	122	7	3	7	1	
2020/21	176	36	91	55	69	53	11	8	8	1	6	2	18	141	14	12	9		
2021/22	153	-23	75	40	76	34	5	14	8	1	3	2	10	116	12	16	6	2	
2022/23	150	-3	84	45	47	37	8	19	9		8		22	111	16	12	8	1*	
2023/24	112	-38	65	24	35	33	6	12	5		8	9	9	91	9	6	5	1	