

## **MEETING No.1374**

Minutes of the meeting of Feock Parish Council Planning Committee held on  
Tuesday 29<sup>th</sup> April 2025 at 4pm  
at the Parish Council Office, Market Street, Devoran TR3 6QA

Members present: Cllr Richard Brickell, Feock Ward, Chair  
Cllr Cathy Kemp, Carnon Downs Ward  
Cllr Julian Newman, Devoran Ward  
Cllr Rick Bowers, Feock Ward  
Cllr Phil Allen, Carnon Downs Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Martin Roberts  
Neil Jackson  
Alan & Sandie Wallman

### **1. WELCOME & APOLOGIES**

The Chair welcomed those present. Apologies were received and accepted from Cllrs Yates, Avarde, Steel, Hambly-Staite, A Allen, J Allen and Dyke.

### **2. MINUTES OF PREVIOUS PLANNING MEETING**

**RESOLUTION:** Cllr Newman proposed the minutes of the Planning Committee meeting held on 31<sup>st</sup> March 2025 as a true record of the meeting. This was seconded by Cllr Brickell and carried by the meeting.

Neil Jackson left the meeting.

### **3. DECLARATIONS OF INTEREST**

No declarations of interest received.

### **4. PUBLIC PARTICIPATION**

Sandie Wallman (SW) spoke in objection to planning application PA25/01411, raising concerns about the accuracy of the submission. She stated that, to her knowledge, the lower ground floor has not been used as a self-contained flat in recent years, and noted that a small outbuilding proposed for demolition was missing from the plans. SW stated the proposal was not a simple balcony replacement and raised issues with the 45° rule calculation, noting that her main kitchen window had been omitted from the plans and, if included, would show a more significant impact.

She referred to the World Heritage Site Officer's comments, which highlighted harmful impacts, including lack of detail on the outbuilding, the size of the proposed balcony, partial loss of the rear wall, and the unbalancing effect on the elevation. SW expressed concern about the impact on her amenity, stating the proposed balcony and extension would be larger, elevated, and more intrusive than the existing structure, leading to overlooking, noise, and year-round disturbance. She added that the new structure would overlook her garden and living area.

Drainage concerns were also raised, with SW stating that the basement level often floods and may have suffered structural damage. She expressed concern that the proposed works could worsen drainage issues, especially given unclear storm and foul water drainage arrangements, which could increase the risk of further flooding or foul water incidents.

Cllr Kemp viewed the plans and asked SW for clarification, and SW reiterated her concern regarding the scale of the proposed balcony. Cllr Newman asked whether the new balcony would be raised above its current level. SW responded that the existing balcony was not currently usable space and stated the proposal would significantly increase its size to allow it to be used as an entertaining space, which would overlook her main living area.

Alan Wallman (AW) spoke to reiterate the issue concerning the 45° angle. He stated that he had taken his own measurements and found that the angle from the corner of the proposed balcony to the middle of their double doors was approximately 45°, but closer to 60° when calculated from a window that had been omitted from the submitted plans. Cllr Newman asked for clarification on the location of this window, which SW provided.

Martin Roberts (MR) spoke in relation to planning application PA25/02261, which had been submitted by his agent. He stated that he was attending the meeting to answer any questions the Council might have. Cllr Kemp informed the meeting that she had asked MR prior to the meeting why the solar panels were proposed to be installed on the ground rather than on the roof, and MR had advised that this was due to the orientation of the house.

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

#### **002 Storrie Old Carnon Hill Carnon Downs TR3 6LE - PA25/02261**

The Parish Council has no objection.

#### **003 Turnstones Loe Beach Feock TR3 6SH - PA25/02499**

The Parish Council has no objection.

#### **005 Mowhay Retreat Chychoose Farm Chychoose Devoran TR3 6NU - PA25/02474**

The Parish Council would prefer for the solar panels to be mounted on the roof but will raise no objection to this application.

#### **006 Troodos Mount George Road Penelewey Feock TR3 6QX - PA25/02750**

The Parish Council has no objection.

### **SCHEDULE B applications**

#### **001 Clipper Cottage Point Green Devoran TR3 6NH - PA25/01411**

**RESOLUTION:** Cllr Allen proposed the consultee comment for the application as:

**The Parish Council object to this proposal in its current form due to concerns regarding the proposed site of the balcony and the potential for overlooking and believe it is likely to be unneighbourly in scale and its new potential use. We have been made aware of, and have concerns over, the adequacy of the drainage system to accommodate additional loading. Our attention has also been drawn to potential inaccuracy within the submitted plans.**

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

#### **004 Tregoose Point Devoran TR3 6NX - PA25/02631**

**RESOLUTION:** Cllr Allen proposed the consultee comment for the application as:

The Parish Council object to this proposal which we believe is contrary to NDP policies D1 and HE1. We consider the design of the proposed conversion would harm the setting of the Grade II listed farmhouse. We understand no comment has been made by the HEP Officer and feel that such consultation is essential. This was seconded by Cllr Kemp and carried by the meeting.

**6. CORNWALL COUNCIL PLANNING DECISIONS**

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

**7. STATUTORY CONSULTATION – 5 DAY LOCAL PROTOCOL**

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

**8. PLANNING APPEALS**

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

**9. PLANNING MATTERS FOR REPORT**

Cllr Allen instigated discussion regarding Cornwall Council's 'call for sites'. Previous communication from Cornwall Council regarding 'call for sites' was reviewed and the minutes of the full Parish Council meeting in February 2025 were checked to remind members of the resolution regarding the Parish Council's position on submitting a comment to Cornwall Council.

**10. 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 5.25pm.



Signed by the Chairman 02.06.25