

MEETING NO.
MINUTES OF THE MEETING OF FEOCK PARISH COUNCIL HELD ON MONDAY 12TH DECEMBER
2025 STARTING AT 6PM IN THE PARISH COUNCIL OFFICES IN DEVORAN

Councillors present:	CARNON DOWNS	DEVORAN	FEOCK
	R Brickell	J Newman	K Hambly-Staite
	P Allen		C Dyke
	C Kemp		R Bowers
	A Avar		

In attendance: Debra Roberts, Parish Clerk
Cornwall Councillor Martyn Alvey
7 members of the public

Chair: Cllr Brickell Richard

1. INTRODUCTION & CIVILITY & RESPECT PLEDGE

The Chairman welcomed everyone to the meeting.

2. APOLOGIES

No apologies had been received.

3. MINUTES OF THE PREVIOUS FULL PARISH COUNCIL MEETING

RESOLUTION: CLLR AVARD PROPOSED THAT THE MINUTES OF THE MEETING HELD ON 10th NOVEMBER 2025 AS CIRCULATED BY THE CLERK BE SIGNED BY THE CHAIRMAN AS A TRUE AND ACCURATE RECORD OF THE MEETING, SECONDED BY CLLR KEMP CARRIED UNANIMOUSLY.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. PUBLIC PARTICIPATION

There were 7 members of the public in attendance.

The Chairman invited members of the public to speak for a maximum of 3 minutes each.

Nathan Gilbert from Kingsley Developments spoke regarding the application for 9 dwellings on the site at Tresithick that was on the agenda for consultee comment.

The plans were for 9 x 3 bedroom bungalows, they had been designed in keeping with the rural location, with finishes of a mix of stone, timber and render. The access was off Point Road as previously approved under the Permission in Principle application.

A resident who was a neighbour spoke and asked if there were any conditions to stop those buying these properties making them into houses.

It was advised that the height of the rooves were not sufficient to do roof conversions and it was unlikely that people would buy a brand new bungalow and go to the expense of taking off the rooves to build up, however this couldn't be guaranteed not to happen in the future.

Cllr Kemp asked if this could be conditioned. Kingsley Developments commented that in the event of such an application then Cornwall Council Planning would take any overlooking into account.

Cllr Avarad asked for details of accessibility of these new dwellings for people with disabilities.

Kingsley Developments advised that they would be built to part M of the building regulations. Fully accessible properties were very unusual but if one of the properties was bought off plan and this was requested by the buyer then adaptations may be able to be made depending on the stage of the build they were at. Part M included wider doorways, flush thresholds and the bathrooms being a minimum size.

Cllr Avarad raised concerns about pedestrian access to the site for those with a wheelchair or buggy, the public rights of way identified were not of good enough condition to be used by wheelchairs or buggies, she felt that better pedestrian access should be provided as part of the conditions of the development.

Ollie Lobb said that they would have a conversation with Cornwall Highways regarding pedestrian access and potential improvements to public rights of way in the vicinity. There had in the past been conflict between the PROW team and Highways about what type of footway/footpath was acceptable.

Cllr Allen said he would like to see the 20mph limit extended to the Cats Protection site to make pedestrian access safer. The developers at Drovers Way had invested in a footway to make the link to the centre of the village safer and more accessible and he would like to see similar provision for this new development.

Cllr Bowers was very disappointed with the way the trees on site had been treated, the Sycamore has had a wall built right up against it which would affect its roots and others have been very severely pruned.

Nathan Gilbert advised that the tree report had been completed as a requirement of Cornwall Council planning and this had identified root protection areas within the site and also priority of trees to be kept. Two trees have been removed on Highways request on safety grounds. They confirmed they had not felled any protected trees.

6. PLANNING CONSULTATION

**PA25/08352 - Technical Matters Consent for the construction of 9 detached dwellings following Permission in Principle Approval PA24/09679 on 18.03.2025.
Land NW Of Wayside, Tresithick, Carnon Downs TR3 6JW**

Following the discussion in public participation the following was agreed as the Council's consultee comment.

**RESOLVED: CLLR ALLEN PROPOSED THE FOLLOWING CONSULTEE COMMENT,
SECONDED BY CLLR DYKE AND CARRIED UNANIMOUSLY.**

We request an extension of the existing 20 mph speed limit further down Point Road to the Cats Protection site in order to improve pedestrian and highway safety.

We consider it essential that a direct and safe pedestrian route to the village centre is provided. The existing Public Right of Way (PROW) to the west should be upgraded to an appropriate standard and secured via a Section 106 agreement.

A pedestrian connection via Drovers Way could be utilised, and we would like to see the PROW connected through to Drovers Way access. Clarification is requested on how this connection would be delivered and secured.

No surface water drainage should discharge onto Point Road, as there are existing flooding issues which must not be worsened by the development.

We strongly object to any further loss of trees. Trees already removed should be replaced with suitable native species. We are particularly disappointed with the treatment of the Sessile Oak, Sycamore, and trees along the southern boundary.

We raise no objection to the layout or design of the proposed dwellings.

In summary, while we raise no objection to the layout or design of the proposed development, our no objection is subject to the matters raised above - particularly pedestrian connectivity, highway safety, drainage, and tree protection - being satisfactorily addressed through enforceable planning conditions and, where appropriate, Section 106 obligations.

7. CLERKS REPORT

The Clerk's report had been circulated. The Clerk updated those present regarding the Asset of Community Value application for The Old Quay Inn, Cornwall Council had advised that now that the pub had reopened the application should be resubmitted with up to date details and she would be speaking to the team at Cornwall Council further, with regards to registering other community spaces. This would be put on an Access & Amenities Committee agenda in the new year.

8. MATTERS FOR REPORT FROM ATTENDANCE AT OUTSIDE BODIES

Cllrs Hambly-Staite, Yates and Brickell had attended Code of Conduct training. The main feedback from this was that interests need to be looked at carefully and there was the option to use dispensations. The Clerk asked that those who had not attended the Code of Conduct session do so as soon as possible, attendance was a legal requirement.

Cllr Kemp read at the Devoran Church Carol Service.

Cllr Brickell had attended the Cornwall Sustainability Awards, we had been nominated for our work in Dyson's Field but unfortunately were not successful.

Cllr Allen had attended the Mining Villages Regeneration Group and it was noted that the Parish Council had not yet paid their subscription. The Clerk advised that an invoice hadn't been received and this was needed before any payment could be made.

Cllr Allen had attended the Pacific Oyster Survey at The Pandora.

Cllr Allen was unable to attend Kea Parish Council's meeting but had asked them to consider the Cycling Improvements report and suggestion to improve signage of the cycle route to Truro as this fell in their parish.

Cllr Bowers had attended the CAP transport meeting where he spoke about our transport scheme.

9. LOCAL WARD REPORTS

Carnon Downs

Cllr Kemp commented that during the recent heavy rain the road by Carnon Downs Garden Centre was very muddy and slippery due to earth being washed down from the fields opposite. The Clerk would report this to Highways.

Devoran

Point Orchard – the capping stones are loose and need to be fixed, the Clerk would speak to our contractor about this.

Feock

Cllr Bowers advised that there had been anti social behaviour at Trevallion Park which had been reported to the Police.

There had been flytipping in the parking area at Fourturnings. This parking area would be discussed further at Access & Amenities Committee in the new year.

Cllr Hambly-Staite said that there had been problems again with flooding on the Feock road due to a lack of maintenance. The Clerk would report this and also circulate the reporting link so that issues could be reported directly to Cornwall Council and the link could be shared with residents.

Cllr Brickell commented that Community Speedwatch were in desperate need of new volunteers to help.

10. CORNWALL COUNCIL REPORT

Cllr Alvey reported as follows.

Our Priorities for Cornwall business plan survey had now been issued and available online to comment on. The draft budget was also available to comment on.

With regards to CAP Highways funding, Cllr Alvey had submitted an expression of interest re slowing traffic at Penelewey, by the Pub / Tea rooms as it was difficult for those exiting the Punchbowl car park and speed of vehicles in this stretch was a concern. This section was on the border of both Kea and Feock parishes. The scheme would be designed by Cormac and would stretch from where the current 30mph limit starts to just past the Tea Rooms.

Cllr Alvey requested that Feock Parish Council support this expression of interest, the deadline for expressions of interest was the end of February 2026.

A proper bus stop sign would be being installed on the Tea Rooms side of the road.

A property in Carnon Downs was being purchased for a children's home, this had been discussed at the second Individual Decision Day. Cllr Alvey had asked that someone from Cornwall Council attends a Parish Council meeting to brief the Parish Council on this. A change of use application would be submitted when the property had been purchased.

11. DEVON & CORNWALL POLICE PARISH LIAISON REPORT

Cllr Avarad would be attending the next meeting in January 2026. The Clerk had circulated the latest crime figures to all.

12. ACCOUNTS FOR PAYMENT

RESOLUTION: CLLR ALLEN PROPOSED THAT THE ACCOUNTS FOR PAYMENTS LIST AS CIRCULATED BY THE CLERK BE APPROVED, SECONDED BY CLLR NEWMAN AND CARRIED UNANIMOUSLY.

13. COMMUNITY AREA PARTNERSHIP HIGHWAYS FUNDING

The Clerk advised that the Council needed to consider whether they wished to submit an Expression of Interest, the deadline was previously the end of December but this had now been extended to the end of February 2026.

Cllr Allen would like to see the 30mph limit on Bissoe Road reduced to 20mph as this would make it safer for cyclists, this would need a Traffic Regulation Order and it would be useful if others were being put in that this be included so as to save on fees. Cllr Allen would also like to request funding for Cormac to draw up an implementation scheme for better signing of National Cycle Route 3 to Truro from the parish. We could then look at funding for the physical signage.

RESOLUTION: CLLR AVARD PROPOSED THAT THE PARISH COUNCIL SUPPORT CLLR ALVEYS EXPRESSION OF INTEREST AND THAT THE PARISH COUNCIL ALSO SUBMIT A REQUEST FOR FUNDING FOR AN IMPLEMENTATION PLAN FOR IMPROVED SIGNAGE ON NATIONAL CYCLE ROUTE 3 TO TRURO, SECONDED BY CLLR HAMBLY-STAITE AND CARRIED UNANIMOUSLY.

14. FAL ESTUARY ENVIRONMENTAL TOPICS REPORT

Cllr Allens' report had been circulated to all.

RESOLUTION: CLLR AVARD PROPOSED THAT THE COUNCIL ACTIVELY SUPPORT THESE ENVIRONMENTAL ISSUES, HELP TO RAISE PUBLIC AWARENESS (CONNECT AND SOCIAL MEDIA) AND SUPPORT VOLUNTEER EFFORT ON THE BASIS THAT NO FINANCIAL CONTRIBUTION WAS NEEDED, SECONDED BY CLLR BOWERS AND CARRIED UNANIMOUSLY.

15. GWR PROJECT REPORT & ACTIONS

Cllr Hambly-Staite read out the following report on the project.

The project funded by GWR and supported by the Restronguet Creek Society was intended to highlight the effect of the Redruth and Chasewater Railway on the development of Devoran and to draw attention to the value of the Carnon Valley and Restronguet Creek for our health and well being.

Activities took place in Devoran School, publicity material was produced and used on poster boards and social media and the project concluded with a successful exhibition 'The railway that made Devoran' in Devoran Village Hall.

There is sometimes a risk of being earnest when talking about heritage and effort was made to make the project interesting and accessible to people of different ages. An illustrated guide to the village for children was produced, a competition was held at Devoran School to create a 'time traveller' mascot and the exhibition sought to focus on the people of Devoran both those working on the railway and in the docks but also on those who grew up in the area.

Every project should seek to have some sort of legacy. The legacy from the GWR project will be two information boards designed to inform people about the heritage and wildlife of the area and a new impetus to the re-examination of the role of the mineral trail network in the context of transport access to the Carnon Valley and Restronguet Creek. In addition publicity material was professionally produced which should be of benefit for future use

At and following the exhibition we were asked when the exhibition would be shown again, comment being made that it deserved more exposure. Ideas about this would be appreciated. Consideration is already being given to where we can house the four Information panels which tell the story whether at the School, in the pub, in the library, or just occasionally at another event as background information.

Although I led and developed the project valuable support was given to me by Marie Bird, Nick Johnson, Bob Richards, Phil Allen and Debra Roberts for which I give my grateful thanks.

It was agreed to put this on the Access & Amenities Committee for future discussion.

The Chairman endorsed the report and thanked Cllr Hambly-Staite for all his work on the project which had been a great success.

16. PUBLIC ENGAGEMENT NETWORK

The Clerk had circulated the information regarding the Public Engagement Network. The Council had been invited to join, the benefit to the Council would be knowledge of work being carried out in the wellbeing sector and NHS networks in preparation for more community involvement in health. There was no cost to joining the network and no impact on staff time.

RESOLUTION: CLLR HAMBLY-STAITE PROPOSED THE COUNCIL JOIN THE PUBLIC ENGAGEMENT NETWORK ON THE CURRENT MEMBERSHIP BASIS, SECONDED BY CLLR BOWERS AND CARRIED UNANIMOUSLY.

17. CIL FUNDING

RESOLUTION: CLLR DYKE PROPOSED THE RECOMMENDATION FROM THE ACCESS & AMENITIES COMMITTEE THAT THE STRETCH OF GRASS VERGE OPPOSITE THE DOCTORS SURGERY IN CARNON DOWNS BE TARMACKED (BETWEEN THE TWO TARMACKED SECTIONS) TO IMPROVE PEDESTRIAN ACCESS FOR RESIDENTS TO THE SURGERY, THIS WOULD BE FUNDED BY CIL MONEY, SECONDED BY CLLR HAMBLY-STAITE AND CARRIED UNANIMOUSLY.

18. APPOINTMENT OF INTERNAL AUDITOR

RESOLUTION: CLLR AVARD PROPOSED THAT JT AUDIT & ACCOUNTANCY BE APPOINTED AS THE NEW INTERNAL AUDITOR, SECONDED BY CLLR HAMBLY-STAITE AND CARRIED UNANIMOUSLY.

19. CO-OPTION FOR DEVORAN WARD VACANCY

Sarah Scoltock had applied to fill one of the Devoran ward vacancies and her application had been circulated.

Sarah gave her background and reasons for wishing to join the Parish Council.

RESOLUTION: CLLR HAMBLY-STAITE PROPOSED THAT SARAH SCOLTOCK BE CO-OPTED TO ONE OF THE DEVORAN WARD VACANCIES, SECONDED BY CLLR DYKE AND CARRIED UNANIMOUSLY.

Sarah signed the acceptance of office paper work in the presence of the Clerk and would complete the Register of Interests paperwork.

20. SEPTIC TANK AT POINT ORCHARD

The Clerk advised that no further correspondence had been received and therefore there was no nothing to discuss.

There being no further business the meeting closed at 8.30pm.