

Minutes of Feock Parish Council Full Council Meeting

held on Monday 9th March 2026 at 6pm at the Parish Council Office, Market Street, Devoran

Councillors present:	Richard Brickell	Carnon Downs ward
	Brian Yates	Carnon Downs ward
	Cathy Kemp	Carnon Downs ward
	Alison Avard	Carnon Downs ward
	Phil Allen	Carnon Downs ward
	Rick Bowers	Feock ward
	Corine Dyke	Feock ward

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

Chair: Richard Brickell

1. INTRODUCTION

The Chairman welcomed everyone to the meeting.

2. APOLOGIES

Apologies had been received from Councillors Newman, Scoltock and Hambly-Staite.

3. MINUTES OF THE PREVIOUS FULL PARISH COUNCIL MEETING

RESOLUTION: CLLR AVARD PROPOSED THAT THE MINUTES OF THE PREVIOUS MEETING HELD ON 9th FEBRUARY 2026 WERE APPROVED AS AN ACCURATE RECORD OF THE MEETING WITH ONE AMENDMENT (SET OUT BELOW) TO INCLUDE MORE DETAIL ON THE ENFORCEMENT ITEM IN THE PUBLIC PARTICIPATION SESSION, AND THEN SIGNED BY THE CHAIRMAN, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.

Amendment to 9th February 2026 draft minutes – Public Participation:

A resident of Devoran spoke regarding noise nuisance and a breach of planning at a commercial site in Devoran which he had been in contact with Cornwall Council about on behalf of his neighbours, a statutory noise abatement notice had been issued by Cornwall Council together with a Breach of Planning Condition Notice (BCN) to the landowners related to operating hours and storage of materials or goods. The Council was also at an advanced stage (Step 10) in relation to enforcement action related to other planning conditions.

The resident thanked Cllr Alvey for his support on the matter.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. PUBLIC PARTICIPATION

Samuel Fuller, Associate Planner at Laurence Associates spoke regarding PA26/00782 Gwel an Dowr. There was a previous application on the site which was withdrawn and Laurence Associates have worked on the finishes to reflect the Cornish vernacular, reduced the height and massing compared to the previous application. An independent landscape assessment has also been undertaken to assess the views before and after the build to show any impact on the landscape and from the water and these were available on the planning portal.

A member of the public spoke regarding the application, they had concerns about the impact of the dwelling on the area due to the scale of this four story building, they had concerns that it will dwarf local heritage list properties in the vicinity, they were concerned about the impact on residents during the build, this was a 10 bedroom house with no bedrooms in the attic which was shown as empty, however on the visualisation there were shown windows which leads her to believe there could be further development for rooms in the attic space. The velux windows shown in the previous application, which she had concerns could overlook neighbouring properties have been

removed from the current application but the Planning Officer has advised that these could be installed under permitted development. She would like the Parish Council to object to this application or at the very least ask for conditions regarding the use of the attic and roof windows.

Cllr Alvey clarified that the property was in an Article 4 area which meant that permitted development rights were removed and veluxes in the roof would need planning permission.

Another member of the public spoke raising concerns regarding the height, bulk and scale of the proposed dwelling, they were concerned that the current plans were unclear and difficult to understand regarding impact of the proposed ridge height compared to the existing bungalow.

The applicant spoke and advised there were 7 bedrooms and it was genuinely going to be a multi-generational home, they wish to do something different for their family rather than older members going into care homes so they can still all live together. The ground floor level was about 1.5 metres below road level and they did not feel that there would be overlooking of surrounding properties. It was then clarified that there were additional rooms which had now been allocated as bedrooms on the plans which had previously been identified for other uses such as a playroom.

Cllr Karl Ramshaw spoke regarding Kea Parish Council being keen to produce a Neighbourhood Priority Statement and Kea Parish Council would like to work with Feock Parish Council on producing this especially as we had shared boundaries and similar issues. Kea PC would be happy to form a working group with Feock potentially based on an existing group they have (Community Engagement and Environmental Growth group) to produce a joint Neighbourhood Priority Statement or policies where there were similar issues.

Billie and Danny from Benefit Body & Mind previously ran some bootcamps over the Summer in our parks in 2025 and these went very well, and they would like to run these again but starting a bit earlier this year, their aim was to get people outdoor moving all year round. The more popular sites were Carnon Downs and Feock so they would concentrate on these and would like to run these twice a week, once in each location.

Cllr Bowers asked for information on numbers attending and funds being raised and if Benefit Body & Mind would consider making a contribution for using the parks which could go back into maintenance of the equipment.

Cllr Avard asked if people would be attending via referral from the surgeries or if people just paid to attend if they wanted to attend. Danny said that the surgeries would not refer to paid services but they were trying to work with the surgeries, they can signpost to their services but not refer as they didn't have a contract with the surgery currently.

12. PLANNING APPLICATIONS FOR CONSULTEE COMMENT

PA26/0072 – Gwel an Dwr

Proposed demolition of existing dwelling and construction of replacement multi-generational self build dwelling

Cllr Dyke had concerns about light spillage from the glass and if this was to be approved felt that non-reflectable glass should be a condition of the approval, she also had concerns about the ridge height being 3 metres higher than the existing and the impact on the local area. Cllr Dyke would also like to see a Construction Management Plan as a condition of any planning approval to manage potential disruption to local people and visitors to Loe Beach.

Cllr Kemp said that there had not yet been a comment from the Cornwall National Landscape (previously the AONB) and she would like to know what their view was as previously they had objected and the Parish Council was minded to support their view.

Cllr Allen said his view was that planning in the AONB was very different to other areas and we needed to try to ensure that there was a balance between the built landscape and the natural landscape and that development was recessive into the landscape. His concerns were the view of the land and development from the water and how the house would be screened by vegetation as he could see no detail about this in the application.

It was noted there is an Article 4 in place in the area which meant that permitted development rights were removed so anything that could usually be done under permitted development would need planning permission, ie. Velux windows.

The Chair had concerns about the ridge height and the impact of the construction on the surrounding areas.

Cllr Bowers had concerns about the glass fronted balconies and requested suitable non-reflective glass to ensure they did not prove a hazard to birds.

RESOLUTION: CLLR KEMP PROPOSED THE PARISH OBJECT TO THE APPLICATION AND A COMMENT BE SUBMITTED BASED ON THE DISCUSSION AND POINTS RAISED, SECONDED BY CLLR KEMP.

The following comment to be submitted to Cornwall Council.

Whilst the Parish Council supports the principle of redeveloping the existing bungalow, Members raised a number of concerns regarding the current proposal and ask that these are carefully considered in the determination of the application.

Scale, massing and height: Members consider that the massing and height of the proposed building appear excessive for the site and surrounding area and that the scale of development should better reflect the character of the locality (Feock NDP Policy D1 and LS2).

Landscape and visual impact: Members expressed concern about the visual impact of the development when viewed from the water which will be 3.1m higher than the current dwelling, given the prominent and sensitive location of the site. The Parish Council asks that this impact is carefully considered and that appropriate landscaping and planting are secured by condition as part of any approval (Feock NDP Policy LS2). Given the site's relationship with the Cornwall National Landscape, Members consider that particular care should be taken to ensure the proposal conserves and enhances the landscape character of the area. Members also expressed concern about the visual impact on the properties behind which they were unable to assess for themselves.

Construction impacts: Members raised concerns regarding potential disruption during the construction phase, particularly in relation to the proposed temporary access from Loe Hill, which is used by residents and visitors accessing Loe Beach. The Parish Council therefore requests that a Construction and Environmental Management Plan (CEMP) is secured by condition to manage construction traffic, access arrangements and potential impacts on the surrounding area.

AONB consultation: The Parish Council requests that a consultee response from the Cornwall National Landscape Officer is obtained and that their comments are given appropriate weight in the determination of the application (Feock NDP Policy LS2).

Light pollution and bird strike: Members also raised concerns regarding the potential for increased light pollution arising from additional glazing and balconies. Appropriate mitigation, including the use of non-reflective glass to reduce bird strike risk, should be secured by condition.

Future roof windows: Members noted that Velux windows included in a previous application, which would have resulted in overlooking of the Green Close dwellings, have been omitted from this proposal. Whilst the site is subject to an Article 4 Direction, the Parish Council requests that a condition preventing the future insertion of roof windows is applied in order to protect neighbouring amenity.

14. USE OF PARISH COUNCIL PARKS FOR DEVELOPMENT OF EXERCISE BOOTCAMP CLASSES

Benefit Body & Mind said that they hoped to hold one class a week in Retallack Recreation Area and one class a week in Pengelly Meadows as these were the most popular last year. They would like to start the classes this year in May which was earlier than last year.

Cllr Avard asked if the Council wished to charge for use of the parks or were they happy to allow use of the parks at no charge. It was agreed that it may be in the future the Parish Council need to consider charging, especially if other groups wished to use the parks for a similar purpose. Benefit Body & Mind confirmed they were happy to give a donation at the end of the season.

RESOLUTION: CLLR AVARD PROPOSED THAT ALLOW BENEFIT BODY & MIND ARE PERMITTED BY THE PARISH COUNCIL TO CONTINUE USING THE PARISH PARKS UNTIL THE END OF SEPTEMBER 2026, WITH A DONATION FOR THEIR USE BEING MADE AT THE END OF THE YEAR, SECONDED BY CLLR DYKE AND CARRIED UNANIMOUSLY.

13. NEIGHBOURHOOD PRIORITY STATEMENT

Standing orders were suspended to enable a discussion with Cllr Ramshaw from Kea Parish Council.

Cllr Allen said that it had been very good to work with Kea Parish Council on the Bissoe Woodland and it would be useful to resurrect the Woodland working group and also work on a Neighbourhood Priority Statement as there were common issues for both parishes.

Cllr Dyke said she felt that it would make sense to work with Kea Parish Council on a joint Neighbourhood Priority Statement but we would need permission to do this from Cornwall Council if we were going to be one area.

Cllr Ramshaw said that he would like to see the Kea Community Engagement & Environmental Growth Group being the basis of a joint working group to look at a potential Kea and Feock Neighbourhood Priority Statement with members of Feock Parish Council and residents joining the existing group. In future this may change to a more focussed Neighbourhood Priority Statement group, we were also still awaiting guidance from Cornwall Council and the toolkit to come from the pilots which were currently running.

RESOLUTION: CLLR DYKE PROPOSED THAT FEOCK PARISH COUNCIL EXPLORE PRODUCING A JOINT NEIGHBOURHOOD PRIORITY STATEMENT WITH KEA PARISH COUNCIL, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.

6. CLERK'S REPORT

The Clerk's report had been circulated to all Councillors prior to the meeting and there were no questions.

The Clerk would check if the mini roundabout at the end of Carnon Road in Devoran had been repainted as part of the recent renewal of highways lines in the village.

7. MATTERS FOR REPORT FROM ATTENDANCE AT OUTSIDE BODIES

Cllr Avard had attended the Police Parish Liaison Meeting and the minutes from this had been circulated to all.

Cllr Brickell had attended the Lander Medical Practice NHS feedback session for the local Primary Coastal Network.

Cllr Kemp and Cllr Scoltock had attended a meeting in the office with Devoran Quay Preservation Society (DQPS) regarding arrangements for this years display but before plans could be made DQPS needed to know if the Truro and Falmouth displays were going ahead. Cllr Kemp had asked Cllr Alvey if he could find out about these and he would investigate.

8. LOCAL WARD REPORTS

Carnon Downs ward

Cllr Allen said he was shocked by the destruction of the trees during Storm Gorette and he wished to remind Councillors of his previous suggestion to plant a tree for every resident of the parish and would like to see this taken forward, this would be in the region of 3500 trees. Cllr Allen would write an article for the next issue of Connect.

The Chair said that there had been traffic lights on Old Carnon Hill but no work was going on. Cllr Alvey advised that it was likely to be utility company work but there would be a sign with a contact phone number if people had concerns.

9. CORNWALL COUNCIL REPORT

Cllr Alvey reported as follows. The Caring Where it Matters consultation was open online until 16th March. A 4.99% increase in the budget at Cornwall Council had been agreed. The concessionary element of bus passes was still being funded for the peak hours by Cornwall Council rather than restricted hours that were funded by the Government. Cllr Alvey thanked Cllr Bowers and the Clerk for putting on the Storm Gorette drop in sessions which went very well and there had been useful feedback. The Rivers and Seas Summit had been held and the outcomes were being awaited. The next Community Area Partnership meeting was planned for the evening of Tuesday 14th April at New County Hall, members of the public and Councillors were welcome and these were held in person and people could also attend remotely.

10. DEVON & CORNWALL POLICE PARISH LIAISON REPORT

Cllr Avard attended the January meeting and had circulated the Police report to all Councillors.

The latest crime figures for parish - December 2025: 7 crimes
Carnon Downs x 4 (2 x burglary, 2 x violence and sexual offences)
Devoran x 2 (1 x criminal damage/arson, 1 x violence and sexual offences)
Feock x 1 (1 x criminal damage/arson)

11. FINANCIAL SUMMARY AND ACCOUNTS FOR PAYMENT

The Clerk updated the Council on the payments being made this month and had circulated the invoices for payment list by email and in hard copy. The Chair checked and signed the bank reconciliation.

RESOLUTION: CLLR YATES PROPOSED THE PAYMENTS AS SET OUT ON THE ACCOUNTS FOR PAYMENT LIST AS CIRCULATED BY THE CLERK BE SIGNED BY THE CHAIRMAN, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.

Items 12, 13 and 14 had been brought forward to earlier in the meeting and already dealt with.

15. APPROVAL OF PARISH COUNCIL IT ACCESSIBILITY STATEMENT

The Clerk had circulated a draft IT Accessibility Statement which reflected the change in legislation to ensure website and online documents were as accessible as possible and compatible with screen reading software for those who were visually impaired.

RESOLUTION: CLLR YATES PROPOSED THE PARISH COUNCIL ADOPT THE IT ACCESSIBILITY STATEMENT AND FROM TODAY'S DATE WOULD ENSURE ALL DOCUMENTS UPLOADED TO OUR WEBSITE WERE IN AN ACCESSIBLE FORMAT TOGETHER WITH WORKING TO ENSURE THE WEBSITE FORMAT WAS ALSO ACCESSIBLE, DOCUMENTS PRODUCED PREVIOUSLY WOULD BE PROVIDED IN AN ACCESSIBLE FORMAT ON REQUEST, SECONDED BY CLLR DYKE AND CARRIED UNANIMOUSLY.

16. CO-OPTION TO FEOCK AND DEVORAN WARD VACANCIES

The Chair invited Mr Jackson to speak about his reasons for wanting to join the Parish Council, his application had been circulated to all Councillors by the Clerk. Mr Jackson felt that he would like to be a Devoran Councillor as there were two vacancies in the ward which had been unfilled for some time, he was interested in planning matters and representing residents. He had previously worked managing capital expenditure projects for a large multi-national company, the MOD, as well as for local government at County Councils. There were no nominators present for Mr Jackson as he had been unable to speak to both Devoran ward Councillors as they were unavailable and it was suggested to Mr Jackson that he meet with Councillors over the next few weeks to secure his nominators and then the co-option would be put back on the next Parish Council agenda.

Cllr Alvey left the meeting at 8.20pm

In accordance with S100(A) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business as it is likely to involve the disclosure of exempt information as specified in the paragraphs of the Act

17. POINT ORCHARD SEPTIC TANK SEWAGE LEAK

The Clerk had circulated an email from the owner of the cottages that were connected to the septic tank in Point Orchard which proposed a suggestion to resolve the issue. Councillors wished the Clerk to raise various questions with the Parish Councils Solicitors regarding this.

There being no further business the meeting closed at 8.50pm

DATE OF THE NEXT PARISH COUNCIL MEETING: Monday 13th April 2026 starting at 6pm

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