

## MEETING NO.

### MINUTES OF THE MEETING OF FEOCK PARISH COUNCIL HELD ON THURSDAY 18<sup>TH</sup> SEPTEMBER 2025 STARTING AT 6PM IN THE PARISH COUNCIL OFFICES IN DEVORAN

Councillors present:	CARNON DOWNS	DEVORAN	FEOCK
	A Avard	J Newman	R Bowers
	P Allen		C Dyke (in part)
	C Kemp		K Hambly-Staite
	B Yates		

Public present: Jayne Kirkham MP  
17 members of the public

In attendance: Debra Roberts, Parish Clerk  
Cornwall Councillor Martyn Alvey (in part)

Chair: Cllr Allen (Vice Chair)

#### 1. INTRODUCTION & CIVILITY & RESPECT PLEDGE

The Chairman welcomed everyone to the meeting.

#### 2. APOLOGIES

Apologies were received and accepted from Cllr Brickell. It was noted that Cllr Dyke may be late arriving.

#### 3. MINUTES OF THE PREVIOUS FULL PARISH COUNCIL MEETING

**RESOLUTION: CLLR KEMP PROPOSED THAT THE MINUTES OF THE MEETING HELD ON 14th JULY 2025 AS CIRCULATED BY THE CLERK BE SIGNED BY THE CHAIRMAN AS A TRUE AND ACCURATE RECORD OF THE MEETING, SECONDED BY CLLR BOWERS CARRIED UNANIMOUSLY.**

#### 4. DECLARATIONS OF INTEREST

Cllr Yates declared an interest in any items or discussions regarding Devoran Village Hall as he was a Committee member.

#### 5. PUBLIC PARTICIPATION

David George spoke on behalf of residents regarding the closure of The Old Quay Inn and outlined how important the pub was to the community, including the different community groups that used the pub for meetings, as well as the pub supplying refreshments for events on the quay such as the regatta and fireworks. The list of signatories on the letter that had been sent to the Parish Council was gathered during 24 hours only and many more have now signed the letter which showed the strength of feeling at the closure of the pub. Residents were concerned that were that the pub was not being advertised as available and nothing seemed to be happening on site. The residents felt they had to do something and would like to suggest the Parish Council to register the pub as an Asset of Community Value as a way of showing how much the community value the pub.

A second resident spoke and outlined further concerns and that the pub was closed during part of the Summer, the most profitable time of the year.

It was agreed to bring forward Item 9 Cornwall Council Report as Cllr Alvey had to leave the meeting early to attend a meeting of Kea Parish Council where he was a Parish Councillor, together with items 12 regarding an application for a TPO at Tresithick, Item 13 Planning Matters and Item 16 regarding registering the Old Quay

Inn as an Asset of Community Value to enable the public who had attended about these items to listen to the discussion and then leave the meeting if they wished.

Mr Bains had prepared a statement which he read out regarding his planning application on Quenchwell Road. He thanked the Parish Council for the opportunity to speak at the meeting about his outline planning application for 9 dwellings in Carnon Downs. Mr Bains has been working with Cornwall Council via the Call for Sites process to bring forward the site for development and all surveys have been completed successfully. Mr Bains did not feel that the absence of a formal footway should be a barrier to development and that this could be resolved during the detailed planning process. Mr Bains felt he had addressed concerns raised during the previous planning application and now that the Feock NDP carried less weight and Cornwall Council could not provide a 5 year housing land supply the application met with policy. He commented that at the detailed planning application stage things that the Parish Council would like to see such as affordability could also be considered.

#### **16. COUNCIL TO CONSIDER REGISTERING THE OLD QUAY INN PUBLIC HOUSE AS AN ASSET OF COMMUNITY VALUE**

The Clerk outlined her conversation with Punch which was that they were currently carrying out Gas and safety checks etc. on the property and then they would be actively seeking a new Manager to re-open the pub.

The Clerk explained the Asset of Community Value registration was a process to buy time if the owners decided to put the property on the market, a successful registration would mean a 6 month delay to putting the property on the open market during which time the community could form a plan or fundraise to make a bid for the property when it did come onto the market. It did not give the community or Parish Council any priority in purchasing the property.

Councillors were keen to support the community but it was made clear that the if the pub came onto the open market the Council did not have the funds to purchase it.

**RESOLUTION: CLLR NEWMAN PROPOSED THAT THE PARISH COUNCIL COMMENCE THE PROCESS OF REGISTERING THE OLD QUAY INN AS AN ASSET OF COMMUNITY VALUE, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.**

The residents who had attended for this item left the meeting.

#### **13. PLANNING MATTERS**

**PA25/05747 – Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for the erection of 9 dwellings and means of access only. Land Off Quenchwell Road Carnon Downs Truro TR3 6LN**

Cllr Kemp said she acknowledged Mr Bains' comments regarding the NDP carrying less weight but pointed out that although it may now carry less weight due to change in planning policies by the Government, the NDP was voted for democratically by our residents and it was a document that spelt out how the residents wished to see the parish development, the Parish Council still used its policies when looking at planning applications and making their consultee comments.

Cllr Kemp proposed at this point in time we cannot support the application as it does not comply with our NDP policies, mainly because it was outside of the settlement boundary. There were also concerns raised about pedestrian access into the village.

The Chairman said that the only way the development could comply with our NDP policies was as an exception site which meant it had to be an affordable led development. Mr Bains said that affordable housing and community benefit that could come from the site were being looked at. Mr Bains said that he would be happy to look at this under S106 agreements if the site got to the detailed planning permission stage. The houses would be family homes for their family and they would like to be part of the community here and work with the Parish Council to make the development acceptable and to look at the issues that have been raised about the planning application.

**RESOLUTION: CLLR KEMP PROPOSED THAT THE PARISH COUNCIL ARE UNABLE TO SUPPORT THE APPLICATION AT THIS STAGE AS IT IS NOT IN ACCORDANCE WITH OUR FEOCK NDP POLICIES, WHICH ALTHOUGH CARRIES LESS WEIGHT THAN PREVIOUSLY ARE STILL THE POLICIES THE PARISH COUNCIL USE WHEN CONSIDERING PLANNING APPLICATIONS, IF THE DEVELOPMENT IS TO GO AHEAD WE WOULD LIKE TO EXPLORE HOW IT COULD BE MADE TO COMPLY WITH THE NDP POLICIES, SECONDED BY CLLR DYKE AND CARRIED UNANIMOUSLY.**

## **9. CORNWALL COUNCIL REPORT**

Cllr Alvey apologised for having to leave early but the meeting clashed with a Kea Parish Council meeting where he was a Parish Councillor. Cllr Alvey said he would do everything he could to support Feock Parish Council with their application to register the Old Quay Inn as an asset of community value.

With regards to the Tresithick TPO suggestion he felt this may become part of the planning application process for an application at the site to convert a barn and that members of the public were able to apply for TPOs, it did not need to come from the Parish Council.

The next CAP meeting is on 7<sup>th</sup> October at Playing Place. Cllr Alvey is now the lead member for the Armed Forces and chairs the Armed Forces Covenant Board. He had also recently visited Langarth to see how the infrastructure was developing on site.

Cllr Alvey had supported two motions at Full Council, one to support Clean Cornwall and the other to put pressure on SWW regarding sewage discharges.

Cllr Alvey gave his apologies and left the meeting.

## **6. CLERK'S REPORT**

The Clerks report had been circulated to all prior to the meeting.

### **Carnon Downs Village Hall CIO insurance**

The insurance has now been arranged and the Village Hall has reimbursed the Parish Council for this. The land ownership item will be discussed further at the October Parish Council meeting.

### **Capital Expenditure Working Group**

Due to time constraints at September meeting this will be put on a future agenda.

### **Health Hub**

Further details to be included in Active Feock report.

### **White line painting**

The give way lines at the junction of Bissoe Road/Forth Coth have now been repainted.

### **Mural for bus shelter**

The Clerk would chase this up.

## **7. MATTERS FOR REPORT FROM ATTENDANCE AT OUTSIDE BODIES**

There were no reports to be made.

## **8. LOCAL WARD REPORTS**

### **Devoran ward**

Cllr Newman no items to raise.

Cllr Keith Hambly-Staite commented on the GWR project which we had secured Railway 200 funding from and also were supported by Restrounguet Creek Society, this was to celebrate the history of the Redruth to Chasewater Railway, part of this was the production of a Discover Devoran leaflet for children at Devoran School and Cllr Allen has been to speak to the teachers and show the features that still remain from the railway in Devoran. The children are designing a time travelling mascot for the project as part of a drawing competition related to the project, the entries will be displayed at the exhibition in Devoran Village Hall in November. The past industrial nature of Devoran has changed to a series of green spaces. A new information board would be produced as part of the project and displayed at Devoran Village Hall.

Cllr Dyke asked if Kea School could also be involved as some of the children who lived in Feock went to Kea they didn't all go to Devoran. Cllr Hambly-Staite said he would speak to Kea School about them being involved as well and having the Discover Devoran leaflets to hand out to their students.

The Chairman said that it was disappointing that the new rolling stock for the mid Cornwall Metro were unable to take more than 3 bikes and this restricted the number of people would be able to come via train to Perranwell Station to use the mineral tramways.

### **Feock ward**

Cllr Dyke asked if we had any progress with the litter sign at the layby next to Ferris Garage. The Clerk would chase up the Recycling team for this.

### **Carnon Downs ward**

Cllr Yates reminded everyone that we have the Pengelly Meadows Picnic in the Park tomorrow and thanked the Clerk for arranging the additional bin at Wellington Place.

## **10. DEVON & CORNWALL POLICE PARISH LIAISON REPORT**

The Clerk had circulated the crime report for June where there were 15 reported crimes in the Parish.

Feock x 7 (3 x other theft, 1 x violence/sexual offence, 1 x vehicle crime, 1, anti-social behaviour, 1 x public order)

Point & Penpol x 3 (1 x burglary, 1 x criminal damage/arson, 1 x other crime)

Devoran x 2 (1 x public order, 1 x violence/sexual offence)

Carnon Downs x 2 (1 violence/sexual offence, 1 x anti-social behaviour)

More details online [Chacewater, Feock, Kea and Kenwyn | Police.uk](https://www.devon-cornwall.police.uk/)

## **11. FINANCIAL SUMMARY AND ACCOUNTS FOR PAYMENT**

The Clerk provided a financial summary for the last two months and circulated to Councillors the accounts for payment list received since the last meeting.

**RESOLUTION: CLLR HAMBLY-STAITE PROPOSED THE LIST OF ACCOUNTS FOR PAYMENT BE APPROVED AND SIGNED BY THE CHAIRMAN, THIS WAS SECONDED BY CLLR NEWMAN AND CARRIED BY THE MEETING.**

The Clerk circulated the bank reconciliation, and this was signed by the Clerk and Chairman as correct.

## **12. COUNCIL TO CONSIDER REQUEST FROM RESIDENT TO APPLY FOR TREE PROTECTION ORDER AT TRESITHICK, CARNON DOWNS**

It was noted that we have outstanding new TPO application on the Tram Road since 2021 as we are reliant on Cornwall Council having sufficient staff and capacity to process the application.

Cllr Alvey had commented that it was likely that any protections needed for trees would be dealt with as part of the planning application for the barn. Individuals can apply for TPOs this doesn't have to come from the Parish Council. Cllr Newman felt that residents should be encouraged to apply for TPOs themselves. Cllr Bowers said he was willing to liaise with the resident who had raised the issue of there being no TPOs at Tresithick to try to progress this. Cllr Dyke said she felt the whole TPO issue for the parish needed to be looked at by the Planning Committee to try to get some action taken by Cornwall Council, this could be linked to the review of the NDP. It was agreed to ask Cllr Alvey to set up a meeting with Parish Councillors and the Tree Officer to go over the process needed to review our TPOs.

**RESOLUTION: CLLR ALLEN PROPOSED THAT CLLR BOWERS TO LIAISE WITH THE RESIDENT WHO HAD MADE THE REQUEST REGARDING THE DETAIL OF THEIR CONCERNS/TREES AND ADVISE THAT THIS WAS LIKELY TO BE PART OF A LARGER PIECE OF WORK FOR THE WHOLE PARISH BUT THAT INDIVIDUALS COULD ALSO APPLY FOR TPO APPLICATIONS, SECONDED BY CLLR HAMBLY-STAITE AND CARRIED UNANIMOUSLY.**

Cllr Hambly-Staite requested a meeting be facilitated by Cllr Alvey with the Tree Officer at Cornwall Council for Councillors to discuss the TPO problems in the parish.

**RESOLUTION: CLLR HAMBLY-STAITE PROPOSED THAT WE REQUEST VIA CLLR ALVEY A MEETING WITH THE TREE OFFICER TO EXPLAIN THE ISSUES REGARDING THE TPO'S IN THE PARISH AND THAT THIS BE PLACED ON A FUTURE PLANNING COMMITTEE AGENDA, SECONDED BY CLLR DYKE AND CARRIED UNANIMOUSLY.**

## **13. PLANNING MATTERS**

This item was a continuation of Item 13 that had been partly discussed earlier.

### **Impact of new Government planning policies on Feock Neighbourhood Development Plan**

Cllr Allen had written a report on the background to planning developments in the parish which had been circulated to Councillors.

### **Cornwall Council Call for Sites process – Council to consider if they wish to put forward any sites or comment**

Cllr Allen had written a report on the background to planning developments in the parish which had been circulated to Councillors. Cllr Allen said that some of the sites around Carnon Downs on the call for sites plan could be made to comply with our Neighbourhood Development Plan at the detailed stage, but other sites may be more difficult due to AONB/Cornwall National Landscape and other designations.

Cllr Dyke felt this needed further discussion at Planning Committee. We do work to our NDP but it carries less weight than previously, the NDP sets out what we and the residents want to see and we use the policies as a guide but it does not carry the legal weight it did previously due to Cornwall Council not being able to demonstrate a 5 year housing supply in line with the new planning policies and targets the Government have introduced.

Cllr Newman felt we should not comment on details at the moment, and needed to keep to our NDP policies, by commenting now on sites we were almost giving preapplication advice and could be seen to be being predetermined before an application was even submitted.

Cllr Dyke felt that we needed to start work on reviewing our NDP as the further through the review process the more weight our NDP would carry.

**RESOLUTION: CLLR ALLEN PROPOSED STANDING ORDERS WERE SUSPENDED TO ENABLE JAYNE KIRKHAM MP TO TAKE PART IN THE DISCUSSION REGARDING ABANDONED BOATS, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.**

#### **14. ABANDONED BOATS**

Cllr Allens report had been circulated to Councillors.

The Council had undertaken to have a survey carried out with Clean Ocean Sailing together with Restronguet Creek Society on wrecks in Restronguet Creek, this was not an area covered by the Port of Truro Harbour Authority. The important part of being able to do something about abandoned boats was being the landowner and work was needed to be done on registering land in the Parish Council's name to enable us to deal with the abandoned boats. The survey would come to a future meeting and then it would be for the Council to decide if they wished to work with Restronguet Creek Society, however the work on registering the foreshores needed to be completed first.

There were concerns about the cost to the Parish Council of removing boats and also that it could become known as somewhere to dump a boat because the Parish Council would remove it. Also that once we owned the land we needed to make sure we managed it and ensured boats did not just appear. The Council already has a policy of putting notices to owners on wrecked boats to remove them and have had some success with this method which it would continue with.

The Clerk commented that she felt the Parish Council needed to employ a conveyancer to do the Land Registry registration and suggested an allowance be made in the coming years budget.

Jayne Kirkham MP said she would raise the issue with the Government regarding a national boat registration system to enable boat owners to be held responsible for disposal of their boats at the end of their life.

#### **15. PUBLIC LITTER BIN AT ELM GROVE, FEOCK**

The Clerk had circulated correspondence from Cornwall Housing which stated that to save costs they would be removing all bins from their estates in October and giving the opportunity for Parish Council's to take on responsibility for emptying the bin in Elm Grove in Feock. The Council felt it was unfair that Cornwall Housing were expecting Parish and Town Councils to find funding part of the way through the year to pay for the bins they no longer wished to provide.

**RESOLUTION: CLLR KEMP PROPOSED THAT THE PARISH COUNCIL DO NOT TAKE ON RESPONSIBILITY FOR THE ELM GROVE BIN, SECONDED BY CLLR NEWMAN AND CARRIED UNANIMOUSLY.**

#### **17. NEW MINERAL TRAMWAYS SIGN AT CARNON VALLEY ON FEOCK STROLL NO.5 ROUTE**

The Clerk had requested a quote from the company who were providing the Mineral Tramways sign by the Parish Council bench on Feock Stroll 5 on the Carnon Valley. This had come in at £500 when it had been understood that the cost was £250 and this the amount that had been previously agreed. Cllr Dyke said that she was concerned about too many signs around the parish but understood that this one had already been agreed. Others Mineral Tramways signs on the Carnon Valley had been sponsored by companies.

There was a Signage Working Group, which had not met for some time, there were several projects at the moment requiring signage and the Clerk felt it was important to coordinate the signage and consolidate it where possible.

**RESOLUTION: CLLR HAMBLY-STAITHE PROPOSED £500 BE ALLOCATED IN TOTAL TO THE MINERAL TRAMWAYS SIGN, SECONDED BY CLLR BOWERS AND CARRIED.**

#### **18. ACTIVE FEOCK, HEALTH HUB & YOUTH ENGAGEMENT REPORT**

The report by Cllr Hambly-Staite had been circulated and he ran through this. Community Health Hubs were being formed across the county and the Parish Council were working with Carnon Downs Surgery, the Truro & Roseland CAP and Volunteer Cornwall on setting these up. The next meeting of the Steering Group is being held in October. Cllr Avarde is a member of the PPG for Carnon Downs Surgery who were also involved and Cllr Hambly-Staite is currently leading on this for the Parish Council.

Cllr Bowers said that the Walk & Talks were re-starting following a break in the Summer.

The meeting was adjourned 8.40pm as Jayne Kirkham MP had to leave shortly and wished to discuss items informally with the Parish Council.

#### **19. CO-OPTION TO FEOCK AND DEVORAN WARD VACANCIES**

The Clerk advised that unfortunately there had been no applications for co-option.

The meeting moved into closed session and members of the public left.

**It was agreed to arrange an Extraordinary Parish Council meeting for Monday 6th October with just the item relating to Point Orchard Septic Tank on the agenda as there was insufficient time to discuss the meeting this evening.**

There being no further business the meeting closed at 9.05pm.