

MEETING No.1317
Minutes of the meeting of Feock Parish Council Planning Committee held on
Monday 24th July 2023 at 7pm
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 Anne Allen, Feock Ward
Cllr Rick Bowers, Feock Ward
Cllr Jan Allen, Carnon Downs Ward
Cllr Mark Woolcock, Devoran Ward
Cllr Phil Allen, Carnon Downs Ward

In attendance: Debbie Searle, Assistant Parish Clerk

Public present: Julia Burley, Julia Rose Designs
Simon & Sally Rickard

1. WELCOME & APOLOGIES

The Chair welcomed those present. Apologies were received and accepted from Cllr Keith Hambly-Staite, Cllr Sue Cooper, Cllr Mike Steel and Cornwall Cllr Martyn Alvey.

2. DECLARATIONS OF INTEREST

No declarations of interest were declared.

3. PUBLIC PARTICIPATION

Julia Burley (JB) spoke as agent for PA23/04990 explaining that her clients wish to convert a small collection of barns at Higher Devoran Farm to make 3 residential dwellings which are traditional in appearance and no longer needed for farming. Cllr Rick Bowers (RB) asked a question regarding swallows nesting and asked for reassurance about the swallow's nests and bats. JB replied that they have worked closely with Bright Environment who have visited the site 3 times and provided guidance on the correct mitigation needed. It is recognised that the work needs to be seasonal so that it takes place when they are not nesting and then they will put in replacement nesting facilities for them. She described the replacement nesting proposed and advised that the existing open fronted outbuildings will be retained and will have additional nesting. They will also be providing a lot of mitigation for bats, barn 3 will have a dedicated bat loft, there are big crevices behind the fascia boards for bats to climb up and they will also be using bat bricks. They will also obtain a license and the contractor will not start until he has met the ecologist on site, received a copy of the license and received thorough instructions on how to strip the roofs. RB asked what mitigation regarding lighting is being put in place. JB stated that there would not be any external light on the bat lofts which need to be kept as dark as possible and external lighting would all be downlit models and would be on timers and sensors, so they are not on unnecessarily. Cllr Cathy Kemp stated that the access bridge is well used by children walking to school and also acknowledged the effect the construction traffic will have on Carnon Crescent residents and asked that they be kept informed. JB confirmed that the contractor will have to have a traffic management plan in place, and they recognised that it was advantageous for all parties to be kept informed and to work together to reduce the stress on all parties. They recognise that communication is important and have no wish to fall out with neighbours.

4. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

PA23/04990 (021) - Land North of Higher Devoran Farm Carnon Downs TR3 6GL

RESOLUTION: Cllr Kemp proposed the consultee comment for the application as:

The Parish Council has no objection to this application and consider it accords with Policy 7 of the Cornwall Local Plan and is for the conversion of suitably constructed redundant, disused, or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The proposed provision of 1, 2 and 3 bedrooomed accommodation meets with the aims of the NDP in providing properties and the opportunity for people to move and downsize within the parish.

We consider the location is within easy walking or cycling distance along a bridleway to Carnon Downs shops and public transport. However, we request a suitable Construction and Environmental Management Plan is attached to any planning approval as we recognise that Carnon Crescent residents will be affected by construction traffic in the short term and increased residents' traffic in the long term. We also recognise that this proposal would lead to more traffic across the footpath to Devoran which is well used to access Devoran School by children walking and on bikes and this should also be considered. We ask that all advice provided by the Countryside Access Officer and Ramblers Association is adhered to. We also ask that the advice from Natural England is followed and that the Low impact EPS license is obtained and adhered to.

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

PA23/05464 (022) - Tregoose Point Devoran TR3 6NX

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

The Parish Council will defer to the Historic Environment Planning Officer for this application.

This was seconded by Cllr Jan Allen and carried by the meeting.

PA23/05822 (023) - West Killigarth 36 St Johns Terrace Devoran TR3 6ND

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

The Parish Council is happy to accept the professional advice of Cornwall Council's Tree Officer for this application.

This was seconded by Cllr Cathy Kemp and carried by the meeting.

5. MATTERS TO REPORT

It was noted that a meeting with officers of Cornwall Council's Affordable Housing team had been arranged for September. Cllr Anne Allen (AA) suggested that the meeting would be a good opportunity to raise the issue of the installation of solar panels. She understood that it may become a requirement for all landlords to install air source pumps. She understood that the Valley Lane development had received planning permission before this had become a requirement. Cllr Phil Allen stated that the Valley Lane development would have air source pumps, AA agreed however stated that they would not have solar panels due to their expense which was disappointing.

Cllr Phil Allen (PA) raised that at the last meeting it had been agreed that they wished to fast-track the meeting with the Tree Officer but had heard back that the Tree Officer wouldn't be able to find the time to meet with the Council however he suggested that they do need to progress discussion of how we are going to deal with TPO matters, either reviewing the TPO areas or generate new TPOs which all needs to get wrapped up into a policy statement around trees. He suggested that it needs to be on the agenda for the next meeting after the summer or for a separate meeting as it is a big issue. Cllr Richard Brickell stated that input is needed from Cornwall Council. PA acknowledged that at the last meeting it was agreed that we needed to talk to the Tree Officer, but it had become apparent that we weren't going to be able to, he stated that the situation needs to be dealt with or more trees would be lost. Discussion continued regarding a review of the NDP and concluded with PA requesting a separate meeting be scheduled to discuss the issue of trees.

6. DATE OF NEXT MEETING

The next planning meeting will be on Monday 14th August 2023 at 7pm.

There being no further business the meeting closed at 7.40pm.