

Minutes of Feock Parish Council Full Council Meeting

held on Monday 13th April 2026 at 6pm at the Parish Council Office, Market Street, Devoran

Councillors present: Richard Brickell Carnon Downs ward
 Brian Yates Carnon Downs ward
 Alison Avard Carnon Downs ward
 Phil Allen Carnon Downs ward
 Rick Bowers Feock ward
 Sarah Scoltock Devoran ward

In attendance: Martyn Alvey, Cornwall Councillor
 Debra Roberts, Parish Clerk
 7 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, Hambly-Staite, Kemp and Dyke.

3. MINUTES OF THE PREVIOUS FULL PARISH COUNCIL MEETING

RESOLUTION: CLLR AVARD PROPOSED THAT THE MINUTES OF THE PREVIOUS MEETING HELD ON 9th MARCH 2026 WERE APPROVED AS AN ACCURATE RECORD OF THE MEETING (WITH AN AMENDMENT TO THE TYPO RELATING TO THE PROPOSER AND SECONER OF THE LAST MINUTES) AND SIGNED BY THE CHAIRMAN, SECONDED BY CLLR AVARD AND CARRIED UNANIMOUSLY.

4. DECLARATIONS OF INTEREST

Cllr Avard declared an interest in item 12 Planning Applications for consultee comment.

5. PUBLIC PARTICIPATION

A resident attended regarding the Trolver Vean planning application. He objected to this as he felt the location was wrong, the scale of development excessive and this was not the correct use for the site, the application also went against the policies of the Feock Neighbourhood Development Plan.

A resident said that we were very privileged to live in an area like Feock so the pressure for development was understandable but this application was against the Feock Neighbourhood Development Plan policies and we have to be clear about the type of development we wish to see locally. He hoped this could be included in the new Neighbourhood Priority Statement. what we want to see in the neighbourhood and for this to be included in the NPS.

Another resident objected to the application, she said the public view through the gate over the field to the water was beautiful and very special and should be protected.

Another resident spoke regarding the agenda item relating to his request to use one of the Parish Council parks in Carnon Downs to film a short film for his BA in Films that he was studying at University on rural adolescence and youth in Cornwall.

It was agreed to bring forward the Planning and Filming request items to enable the residents who had attended the meeting for these items to listen to the discussion.

13. USE OF PENGELLY MEADOWS RECRETATION AREA IN CARNON DOWNS FOR FILMING

It was felt that the Parish Council should support this young person with his studies and grant permission for him to use Pengelly Meadows Recreation Area for his film. The Parish Council were very keen to see the film once it was finished.

RESOLUTION: CLLR AVARD PROPOSED THAT PERMISSION WAS GRANTED TO USE PENGELLY MEADOWS RECREATION AREA FOR FILMING SUBJECT TO RISK ASSESSMENTS AND THE NECESSARY PAPERWORK FROM THE UNIVERSITY BEING COMPLETED, SECONDED BY CLLR SCOLTOCK AND CARRIED UNANIMOUSLY.

12. PLANNING APPLICATIONS FOR CONSULTEE COMMENT

PA26/01422 - Permission in principle for the construction of up to 5 dwellings at Trolver Veon Trolver Hill Feock

Cllr Avard declared an interest and took no part in the discussion or vote.

As had already been mentioned the application was against our Neighbourhood Development Plan policies due to harm to the landscape and Cornwall National Landscape, it was outside the boundary, intrusion into the open countryside, no sewage facilities mentioned, poor access, located on a narrow road, an unsustainable location and was not an exception site as it was not affordable housing led.

RESOLUTION: CLLR ALLEN PROPOSED THE PARISH COUNCIL'S COMMENT AS FOLLOWS, SECONDED BY CLLR YATES AND CARRIED UNANIMOUSLY.

Consultee comment agreed:

The Parish Council acknowledges the contribution the proposal would make to housing supply. However, where the presumption in favour of sustainable development applies, the National Planning Policy Framework indicates that planning permission should only be granted where adverse impacts do not significantly and demonstrably outweigh the benefits. In this case, the Parish Council believes that the proposal gives rise to clear planning harm which weighs against approval.

The site is, in the Parish Council's view, poorly related to the existing settlement and would represent outward growth rather than small-scale infill or rounding off. While acknowledging that Policy H1 of the Feock Neighbourhood Development Plan carries reduced weight in relation to housing supply, it remains a relevant material consideration in assessing settlement form and sustainability. The Parish Council considers that the proposal conflicts with the spatial approach of Policy H1, which seeks to direct development to infill, rounding off, or previously developed land within or immediately adjoining settlements, and would instead result in an unjustified extension of development into the open countryside. There is limited public transport comprising of only a bus service to Penpol and therefore the settlement is not well connected by transport links to the other local villages or towns. In practice therefore, the site appears to be only realistically accessible by private car, given the steep gradients, narrow and winding nature of the surrounding roads, and the limited opportunities for safe pedestrian or cycle access. The Parish Council also notes that the track to the top of the site is private and has no public right of way to the wider footpath network. This lack of connectivity, together with the fact that the site is not served by the main sewage system, further undermines the sustainability credentials of the proposal and reduces the weight that can be given to its housing benefits.

The Parish Council also has concerns that the proposal would result in harm to the character and appearance of the surrounding landscape and the special qualities of the Cornwall National Landscape (formerly the Area of Outstanding Natural Beauty). The site forms part of a rising and visually sensitive edge to the settlement, which is identified as such in the Neighbourhood Development Plan. Due to its elevated and steeply sloping position, the site is considered likely to be visible in the wider landscape, and development of this scale could introduce built form into what is currently an undeveloped and sensitive area. The Parish Council cannot readily see how the construction of up to five dwellings in this location would conserve or enhance the protected landscape. The National Planning Policy Framework advises that great weight should be given to conserving landscape and

scenic beauty in Areas of Outstanding Natural Beauty. Even at this Planning in Principle stage, the Parish Council has reservations about the suitability of this prominent site for development and considers it difficult to see how development could be accommodated without adverse visual impact. In the absence of design detail, it is also difficult to see how development could be achieved in a way that respects the character of the surrounding area. The Parish Council therefore considers that there is potential conflict with Policy D1 of the Feock Neighbourhood Development Plan, which seeks to secure high-quality design that reflects local character, and suggests that these matters warrant careful consideration.

In addition, the Parish Council has concerns regarding the suitability of the local highway network to safely accommodate the additional traffic likely to be generated by the proposal. The increased use of narrow rural lanes, including sections with steep gradients and limited visibility, could give rise to highway safety concerns for pedestrians, cyclists and other road users, and is considered to represent a material adverse impact.

The Parish Council notes that the proposal does not provide affordable housing to meet an identified local need and does not align with the objectives of Policy H2 of the Feock Neighbourhood Development Plan, which supports small-scale affordable rural exception housing where local need is demonstrated. While Policy H2 cannot be used to resist housing in principle, it remains, in the Parish Council's view, a relevant material consideration in assessing the limited social benefits of the proposal.

When considered alongside existing and recent development in the parish, the Parish Council believes the proposal would contribute to cumulative harm to settlement character, landscape quality and overall sustainability. Taken as a whole, the Parish Council considers that these impacts are likely to outweigh the very limited benefits of the proposal when assessed against the policies of the National Planning Policy Framework.

For the reasons set out above, the Parish Council believes that the adverse impacts of the proposal outweigh the benefits. As such, it is considered that the proposal would not represent sustainable development when assessed against the National Planning Policy Framework and the development plan as a whole, including relevant policies of the Feock Neighbourhood Development Plan, and planning permission should be refused.

6. CLERK'S REPORT

The Clerk's report (copied below) had been circulated to all Councillors prior to the meeting, there were no questions.

Planning application PA26/00782 – Gwel an Dowr, Feock – consultee comment submitted to Cornwall Council.
Neighbourhood Priority Statement – Clerk had advised Cornwall Council that the Parish Council wish to write a statement and we will be contacted shortly when the pilots are completed with more guidance.
Mini roundabout on Devoran lane painting – confirmed this has been repainted as part of the lining works.
IT Accessibility Statement – uploaded to website.

7. MATTERS FOR REPORT FROM ATTENDANCE AT OUTSIDE BODIES

Cllr Allen had attended the AGM of the Point Quay Association (PQA) which is now changing its name to the Point & Penpoll CIO. The main issue raised affecting the Parish Council was how it is managed the PQA relinquishing the lease for the Orchard as the new CIO only wishes to lease Point Quay. The PQA had now written to the Parish Council to confirm they wished to surrender the lease of the Orchard and the Clerk would put this on the May Parish Council agenda. The PQA have requested we formulate a new lease and we would need to use a solicitor to do this and then present this to the CIO and then they would consider this and accept it and release the old lease. Consideration needed to be given to how legal costs would be funded and the Clerk would seek a price for drawing up a new lease.

Cllr Brickell had recently attended Carnon Downs Village Hall AGM.

Cllrs Bowers, Avard and the Clerk met to review the responses to the Community Emergency Plan survey and there was some very positive feedback about neighbours and friends checking in on each other during Storm Gorette. The biggest issue raised was the collapse of communications due to the loss of wifi, landlines and mobile phone signal. The Clerk would circulate the summary to all Councillors. Community Emergency Plans were on

the agenda of the Community Area Partnership meeting tomorrow evening. Cllr Bowers raised his concerns about food and water security.

The Clerk had recently attended Cormac training regarding road closures for community events.

Cllr Scoltock commented that the MyFeock Community Hub group were running a What's On Live! On Saturday 6th June at The Hub Carnon Downs, local groups were being encouraged to come along and have a stall to show what they could offer residents.

8. LOCAL WARD REPORTS

Carnon Downs ward

The fence in the gap on the top of the bank beside Bissoe Road at Pengelly Meadows Recreation Area had now been put up by a resident and the Parish Council were very grateful for this kind donation.

There had been some vandalism at Pengelly Meadows Recreation Area which needed to be kept an eye on. Our local PCSO had been informed.

New Sedums had been planted in the planters on Forth Coth.

Devoran ward

The palms on the Carnon Gate roundabout had been damaged by a road traffic accident, the Clerk was investigating making an insurance claim.

Cllr Scoltock reported that two highways issues reported by a resident had been reported to Cornwall Council, the Greenbank Road speed sign had now been repaired but the repainting of the white lines in Tremayne Close had not been deemed a safety priority.

9. CORNWALL COUNCIL REPORT

Cllr Alvey reported as follows. In relation to Devoran's Firework display he had written to Falmouth and Truro Councils regarding the fireworks displays this year. Falmouth had confirmed they did not yet have any plans for a display but could not confirm if this would go ahead or not. A motion was going to Full Council on the topic of weed control next week requesting various changes including public consultation be carried out. The Community Area Partnership Highways Scheme was at the point where all the bids were being considered for costing. The Penelewey scheme and the cycle signage scheme put forward by Feock Parish Council have both been supported, the cycle signage may become a CAP wide project to look at signage of all cycle routes in the area. Cllr Allen said he was disappointed to hear this as it may cause delays.

There were various consultations open on the Lets Talk Cornwall portal on Cornwall Council's website, including the Cornwall National Landscape consultation which the Clerk would circulate the link to all Councillors.

10. DEVON & CORNWALL POLICE PARISH LIAISON REPORT

Cllr Avard would be attending the next Police Parish Liaison Group Meeting on Thursday and would report back at the next Parish Council meeting. Cllr Avard asked Councillors to let her know any issues they would like her to raise.

The Clerk had circulated the latest crime figures available online in her report.

Latest crime figures for parish - February 2026: 6 crimes

More details online <https://www.devon-cornwall.police.uk/area/your-area/devon-cornwall/west-cornwall/chacewater-feock-kea--kenwyn/about-us/crime-map>

Carnon Downs x 5 (1 x shoplifting, 1 x drugs, 3 x violence and sexual offences)

Feock x 1 (1 x other crime)

Devoran x 0

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 AVARD 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 BRICKELL AND CARRIED UNANIMOUSLY.

The Clerk advised that Cllr Hambly-Staite had carried out spot checks on the invoices compared to the summary of invoices for payment lists provided at each Parish Council meeting as part of the internal audit requirements.

14. INSTALLATION OF HANDRAIL NEXT TO PROW AT CARNON MINE

Following the discussion at the last Access & Amenities Committee meeting Cllr Allen had designed a simple key clamp handrail that could be easily removed to facilitate access by boats at Carnon Mine and then replaced as a handrail.

The Clerk confirmed that following research regarding planning permission it had been established that no consent was required to install the handrail as it was to facilitate access on Common Land.

RESOLUTION: CLLR ALLEN PROPOSED THAT THE FIRST SECTION OF HANDRAIL IS INSTALLED TO ENABLE FEEDBACK FROM RESIDENTS TO BE SOUGHT BEFORE COMPLETING THE REST OF THE HANDRAIL, SECONDED BY CLLR AVARD AND CARRIED UNANIMOUSLY.

15. CORNWALL COUNCIL WEED CONTROL PROPOSAL

The Clerk had circulated details of a proposal from Cornwall Council regarding weed control, the deadline to respond to Cornwall Council with whether the Parish Council wished to opt out of the service was the 20th April. Cornwall Council were proposing to use glyphosate in some areas to control weeds and mechanical weed control in other areas.

Strong concerns were raised regarding the use of glyphosate and the harm to the environment and biodiversity this may cause due to absorption into the soil and water. Concerns were also raised about the very short timescale given for the Parish Council to respond as this did not give enough time to seek prices for alternative methods to deliver this service without using glyphosate or identify how this could be funded as this years budget had already been set.

RESOLUTION: CLLR ALLEN PROPOSED THAT FEOCK PARISH COUNCIL EXPRESS AN INTEREST IN OPTING OUT OF THE SERVICE AND DELIVER THIS THEMSELVES, HOWEVER THEY REQUEST ADDITIONAL TIME TO ESTABLISH THE METHODOLOGY, OPERATOR/CONTRACTOR AVAILABILITY, COST AND MORE DETAILS OF STANDARDS REQUIRED TO ENABLE THEM TO ENSURE THEY ARE ABLE TO DELIVER THE SERVICE IN LINE WITH THE TERMS AND CONDITIONS SET OUT BY CORNWALL COUNCIL IN THE DRAFT AGREEMENT. THE PARISH COUNCIL ALSO HAVE SERIOUS CONCERNS ABOUT THE POSSIBLE CARCINOGENIC EFFECTS OF GLYPHOSATE AND THE EFFECT OF ITS USE ON THE PUBLIC AND THE ENVIRONMENT. SECONDED BY CLLR BOWERS AND CARRIED WITH ONE ABSTENSION.

16. CO-OPTION TO FEOCK AND DEVORAN WARD VACANCIES

No applications for co-options had been received.

Cllr Alvey left the meeting at 8.10pm as the meeting moved into closed session.

There being no further business the meeting closed at 8.25pm

DATE OF THE NEXT PARISH COUNCIL MEETING: Tuesday 5th May 2026 starting at 6pm, Electors Meeting followed by Annual Meeting of the Parish Council.