

**Minutes of the FEOCK PARISH COUNCIL MEETING held on Monday 16th January 2023 at 7pm at
Devoran Village Hall, Lower Hall**

Councillors present: WARDS	CARNON DOWNS	DEVORAN	FEOCK
	J Allen	A Allen	K Hambly-Staite
	C Kemp	S Cooper	R Brickell
	P Allen	M Steel	L Fitt

In attendance: Debra Roberts, Parish Clerk & Responsible Finance Officer
13 members of the public

Chairman: Councillor A Allen

1. INTRODUCTION

The Chairman introduced everyone present at the meeting. Cllr Cooper said she had to leave the meeting at 9.30am.

2. APOLOGIES

Apologies had been received from Cllrs Lightfoot, Woolcock and Cornwall Councillor Alvey.

3. TO CONSIDER THE MINUTES OF THE MEETING OF THE COUNCIL HELD ON 19TH DECEMBER 2022 AS A CORRECT RECORD OF THE MATERIAL DECISIONS MADE FOR A SIGNATURE BY THE CHAIRMAN

RESOLUTION: CLLR J ALLEN PROPOSED THAT THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 19TH DECEMBER 2022 AS CIRCULATED BY THE CLERK, BE SIGNED BY THE CHAIRMAN AS A TRUE AND ACCURATE RECORD OF THE MEETING, THIS WAS SECONDED BY CLLR HAMBLY-STAITTE AND WAS CARRIED UNANIMOUSLY BY THE MEETING.

4. DECLARATIONS OF INTEREST

Cllr Steel said that in his work he has a professional relationship with Trelissick so declared an interest in this item and would take no part in the discussion or vote on the planning application item.

5. PUBLIC PARTICIPATION

**PA22/09007 - Nancassick Barn King Harry Road Feock Cornwall TR3 6QN
Retrospective planning permission application for the retention of a general purpose agricultural building, concrete yards, access track and associated landscaping.**

Mr Johns the applicant wished to speak on the Nancassick Barns application.

In 2019 they put in a planning application for permitted development for the building that is part of the application. The agent made a typing error putting 5.7m instead of 7.5m to the ridge height, this didn't come to light until the shed was built. The shed had been built according to the drawings which were given permitted via permitted development. The concrete yards and track were put in as part of the farmyard which did not have planning permission and formed part of this application. The application is for the retention of the farm building, the concrete yard and track. There is a landscaping plan in progress which is a condition of their permission. The Chair thanked Mr Johns for his comments.

PA22/10184 (111) - Trelissick Gardens Trelissick Feock Truro Cornwall TR3 6QL

The Chair read out a summary of the themes of comments that have been made on the Cornwall Council planning portal.

Garrick from the King Harry Ferry asked if the Parish Council mentioned in their Neighbourhood Development Plan that they wished to see parking in the open countryside.

6. STATUTORY CONSULTATION – PLANNING APPLICATIONS FOR CONSULTEE COMMENT

The Council needed to consider and agree the consultee comment responses to Cornwall Council for the following planning applications:

PA22/10184 (111) - Trelissick Gardens Trelissick Feock Truro Cornwall TR3 6QL

Proposed visitor infrastructure development which includes change of use of land to provide increased car parking provision and improved sense of arrival for visitors including reconfiguration of existing main car park at Trelissick, works to the highway to create a safe crossing point and extended 30mph zone and creation of new 250 space car park

Cllr J Allen said that she was supportive of the application and it does get very busy in the Summer and it would be nice to see the other side of the estate opened up and more access given to the public. She didn't feel that people would really be crossing over the road if they had a dog and just wanted to do the woodland walk, they would stay on the one side of the estate. She hoped that may be any additional visitors would be encouraged to use the King Harry Ferry and go and visit St Mawes. She felt that the busy times for the ferry were before Trelissick opened and after it closed so did not see the conflict with the ferry.

Cllr Hambly-Staite said he had read the over 90 objections which did quote a lot of the same issues. He would like to see the development be successful but he did have some concerns. The overall vision was to restore Trelissick to a country estate and he felt this was very important. There were lots of objections on environmental grounds, the National Trust should get this right as this is what the National Trust did! He felt that there should be some conditions to ensure the enhancement of biodiversity and tree planting. There would be increased traffic flow and this could cause conflict with cyclists and pedestrians. The Parish Council have been asking for years for safety improvements to this road and Cornwall Council have ignored these requests. The objections say people speed along this road to catch the ferry. There is a need to remove pedestrians and cyclists from the road as far as possible, certainly from Wrinkling Lane due to the listed walls that ran alongside the road. The current application does not address this issue. The Management Plan was an amazing document but to implement the scheme at the moment there is a crossing that is being imposed on the National Trust and Cornwall Highways. He had concerns that the crossing would not be safe and he felt the application needed to be amended to provide another design for the crossing or remove the crossing entirely. Cllr Hambly-Staite would support the application but that conditions were needed to ensure the safety of pedestrians and cyclists.

Cllr Cooper said she was a member of the National Trust and the concerns were about conflict between people and nature. Cornwall Council do have a developing Nature Recovery Strategy which works with the Climate Emergency DPD, she felt this application was contrary to Policy G4 of the Climate Emergency DPD. Trelissick was a very important nature recovery site. She was concerned about encouraging more dogs to the site where nature was trying to be encouraged. Cllr Cooper was disappointed that the National Trust has gone straight to encouraging more cars rather than working with the bus and ferry network to try to reduce car use and reduce the use of the existing car park to reduce the need to expand the car park.

It is a shame that this is just increasing car parking spaces and she would not support it for that reason.

Cllr Anne Allen clarified what she felt was the Council's position and said that she felt on the whole the Parish Council were supportive of the intention of the National Trust to redevelop the Trelissick estate and to make infrastructure improvements to better accommodate visitors but did have some concerns about the plans, especially the crossing point.

Cllr Hambly-Staite said that it was not 'the orchard' that was being used for creating the car park, the apple trees on the site of the proposed car park were left over trees and not part of the planted orchard.

Cllr P Allen was concerned about the expansion of Trelissick without providing additional car parking.

Cllr Cooper said that at the moment very, very few people use the bus to get to Trelissick and it was not well used, this needed to be promoted more. Local people should be encouraged to use different means to get there and not just private cars.

Cllr J Allen felt we shouldn't be trying to force people to use different methods to get to Trelissick and supported the car park expansion.

The Chairman felt we should be asking for an enhanced integrated plan on cycle, cars, bus and ferry.

Rick Offland from the National Trust said that with regards to pedestrians they had included in the plan additional footpaths from Wrinkling Lane and also on the East side and back into the centre of the estate. This was to try to help reduce the requirement for pedestrians who had finished the south parkland walk to have to walk back up the road. We are also providing an allocated bus and coach drop off area in the redesigned car park. There will be cycle parking as well.

The Chair said it was good to see more National Trust land being opened up to the public but she was very concerned about the crossing element of the plan as she felt this was dangerous.

Rick Offland said that only about 40% of Trelissick's estate was open to the public.

Cllr Cooper was concerned that the National Trust were opening up natural areas and this could cause conflict with humans and she objected to this.

Cllr Hambly-Staite said he was broadly supportive of the application but had concerns about the crossing and felt we needed to address this.

Cllr Hambly-Staite felt that the solution that Cormac have endorsed was not satisfactory and felt that the Parish Council should take this up with Cllr Martyn Alvey for him to raise at Cabinet. The Parish Council had been asking for at least 15 years for this road to be made safer and this was now our opportunity to do this and address the broader highways issue.

Cllr Kemp felt that a bridge should be looked at as this was a much safer option to get people across the road and would not disrupt the traffic flow.

Gareth Lay from the National Trust said that the crossing had been designed by an external company and of course the National Trust wished the crossing to be safe but this had been drawn up by experts rather than the National Trust.

Cllr Cooper asked if it was the majority view that the Parish Council were happy to be encouraging an additional 250 cars?

Cllr J Allen said she was happy with additional car parking being proposed.

Cllr Hambly-Staite said he had reservations about the parking but the issue was more about how we safely get people from one side of the estate to the other. It was hoped that the bus company would promote the bus route to Trelissick more once they had been spoken with about this.

The Chair did not have such an issue with the number of 250 spaces but it was the crossing she had concerns about.

Cllr Brickell felt it was a highways matter. Cllr Fitt was completely against encouraging extra cars to the site and providing a new car park.

Cllr Kemp wished to see the proposed parking area be smaller but her main concern was the safety of the crossing.

Cllrs Cooper and Fitt commented that they were uncomfortable with supporting the proposed new 250 space car park.

RESOLUTION: CLLR J ALLEN PROPOSED THE FOLLOWING PARISH COUNCIL'S CONSULTEE COMMENT ON THE TRELISSICK APPLICATION, SECONDED BY CLLR HAMBLY-STAITE, CARRIED WITH 6 VOTES IN FAVOUR, 2 VOTES AGAINST AND 1 ABSTENSION.

Feock Parish Council welcomes the intention of the National Trust to redevelop the Trelissick estate in the spirit of its 19th/20th century origins and development and to make infrastructure improvements to better accommodate visitors. We therefore agree in principle with the intentions of the National Trust to redevelop the Estate, however we must object to the proposal in its current form due to concerns as stated below.

We have significant reservations about road safety in the area and the absence of an integrated plan for access to Trelissick by foot, cycle, car, bus or boat. We would wish to see improvements in this area including new pathways for pedestrians and cyclists.

Speed has always been an issue on the road bisecting the Estate, pedestrian safety is obviously of paramount importance and we have grave concerns about the design of the proposed crossing from the new Northern carpark to the Southern carpark. We also have concerns that the current proposal could cause severe issues for traffic travelling to and from the King Harry Ferry. This could hinder the effective operation of this essential service which may also potentially impact on the speed at which emergency vehicles can get to their destination. We ask that alternative designs or options are presented following public consultation.

Residents have expressed concerns about the environmental damage that the proposals will make. We acknowledge these as realistic concerns and requests that additional

measures are taken to reduce the impact of any development. Having had the benefit of a site visit and seeing the exact location for the proposed new parking area, we are satisfied that it is in an area that, with further tree planting and screening to eliminate visibility and light pollution from the surrounding countryside, will not create any visual harm to the setting and the AONB.

PA22/09007 - Nancassick Barn King Harry Road Feock Cornwall TR3 6QN

Retrospective planning permission application for the retention of a general purpose agricultural building, concrete yards, access track and associated landscaping.

Following Mr John's comments in the public participation session, the Chair asked Cllr Brickell to outline the history of the planning for Nancassick Barns so Councillors who were not on the Council at the time when the applications for the site were initially submitted, were aware of the history as it had been going on for a number of years. Cllr Brickell explained that permission had previously been given for housing on the site but this had not been built. A large shed was erected under permitted development. The shed at the top was moved down beside the large shed. Mr John's son ran a haulage business from the site at the top. Cllr Brickell said that the haulage business license was then surrendered.

Mr Johns said that the business had changed from 5 lorries to 10 and his son had set up a separate company Kea Contractors. It was confirmed that the lorries were still operating from the site. Cllr Brickell said that he had sympathy with farmers who were having to diversify and use their land for other types of business, however, he did not feel that a haulage company could run alongside a farming business or was diversification.

Cllr Cooper asked the square meterage of the entire development. Mr Johns said the buildings area was approximately 820 sq m but this did not include the concrete yard or track.

The Chair said that the retrospective application was for the retention of an agricultural building, concrete yards, access track and associated landscaping. The Chair said the Parish Council's concern was that the building would be used for haulage rather than agriculture. If the Parish Council were happy with the retention of the development would they wish to request that a condition was put on the planning application that it could only be used for agriculture and not haulage.

Cllr Cooper said there were additional requirements in the Climate Emergency DPD, such as rainwater harvesting and water treatment to avoid potential flooding which comes under sustainable construction requirement of the Climate Emergency DPD

Cllr J Allen was supportive of the application and felt we should be supporting our local businesses and farmers.

Cllr Brickell said he wished to have clarification on permitted development as this stated that buildings under permitted development were not to house cattle or slurry. The design statement with the application states that it would be used to increase cattle numbers so this seems to contradict the permitted development rules. Cllr Brickell felt that the rules were very technical and felt that Cornwall Council needed to provide clarification on certain elements and make their decision based on the permitted development rules.

Cllr P Allen said he felt that it was unfortunate that the development had come down the hill as before it was quite hidden but now it was very visible he appreciated that a landscaping plan was being drawn up and he felt this was very important to be put in place.

Cllr Hambly-Staite asked if the definition of agriculture include road haulage? It was felt that it did not include this but this would need to be clarified. He asked if a change of use application would be needed if in future the haulage business wished to continue? Again this would need clarification by Planning.

RESOLUTION: CLLR BRICKELL PROPOSED THE FOLLOWING PARISH COUNCIL'S CONSULTEE COMMENT ON THE NANCASSICK BARNS APPLICATION, SECONDED BY CLLR COOPER, CARRIED UNANIMOUSLY.

Cllr Brickell proposed the consultee comment for the application as: The Parish Council request clarification from Cornwall Council on the technicalities of this application in relation to the usage criteria for the permitted development aspect in order that a consultee comment can be provided. Whilst the Parish Council has sympathy with and understands the need for diversification, we have serious concerns over the appropriateness of the operation of a haulage business and the impact such a business has on the setting. The sensitive nature of this setting requires that appropriate landscaping should be carried out to soften the impact of all farm buildings in this location.

Mr Johns said where the old buildings were at the top, there were some bungalows close by which when they were weaning cattle there was a lot of noise so that was why they moved them, cattle shed and straw shed have been passed on condition of landscaping plan.

Mr Johns said the ones for cattle had already been passed under permitted development, this new building was for farm machinery. The other two sheds were passed under retrospective planning.

The Chair thanked Mr Johns for coming along and speaking on his application.

7. Clerks update on matters arising from previous minutes

The Clerk advised that the money from the Cornwall Council Call Fund was in the process of being withdrawn. The Clerk would set up a Finance Committee meeting to look at a new bank account.

8. Matters for report

Cllr P Allen had attended a meeting of Restronguet Creek Society who were looking for new members and may be looking to reduce some of what they do due to low member numbers.

Cllr P Allen had cycled from Truro to Devoran with the new Sustrans representative to look at improvements that could be made. He had also spoken to the Environment Agency regarding the Carnon Valley. They have a new Officer, Adam Gilbert who is looking at the sustainable future of the Carnon Valley.

Cllr P Allen had attended Mining Trails Forum meetings to further the new signage project being assisted by Cornish Lithium and they had agreed the format of some strategically placed new signs. These would have QR codes on them and he hoped that the University may be able to assist with providing verbal narratives on the website the QR codes linked too.

Cllr Kemp said that last week a meeting was held with the Affordable Housing team and Coastline Housing. It was disappointing that Coastline were not willing to make the houses eco friendly due to cost and would not be fitting things like solar panels and the implication that we would be getting more development in Carnon Downs.

The Chair said that in future perhaps a separate Full Parish Council meeting should be set up again when there were controversial planning applications to ensure that they were given sufficient time to be discussed. Cllr P Allen said it was difficult as we were not in control of planning sites and we often ended up with something very different than originally put forward. It was agreed to put this issue on the agenda for a future discussion.

9. Current reports

Cornwall Council

Cllr Alvey had given his apologies as he was at a meeting out of County.

Devon and Cornwall Police

The Clerk had circulated the October crime figures published online.

10. Financial Summary and Accounts for Payment

The Clerk circulated the invoice list by email and gave an overview of the Council's current financial position.

RESOLUTION: CLLR HAMBLY-STAITE PROPOSED THE CHAIRMAN SIGN THE INVOICES FOR PAYMENT LIST, SECONDED BY CLLR A ALLEN AND CARRIED UNANIMOUSLY.

11. Local Ward Reports

Feock Ward

Cllr Hambly-Staite said that the roads in Feock had been swept of leaves and the bus stops were soon to be cleared as well. He was pleased that Cornwall Council were now prioritising the resurfacing of Trevilla Road which we had been requesting for a number of years.

Devoran Ward

Cllr Steel said that there was an electrical cable left hanging over the park gate but he understood this had now been made safe.

Cllr Cooper was meeting the Quay Preservation Society to discuss the trees on the Quay. The Chair had asked the Clerk to request that Trolver Hill is swept as there was gravel on the road spilled from bags shoring up the bank. She was also pleased that the verges on Point Road had been cut as it made it much safer to use the road for both vehicles and pavements.

Carnon Downs Ward

Cllr Brickell said that there was an issue with dog fouling around the village. Additional bins would be discussed at the Access & Amenities Committee meeting.

Cllr Brickell said there was potentially an abandoned vehicle at the bottom of Old Carnon Hill. The Clerk asked for the registration number so that she could check the tax/MOT.

There was a lot of water coming out of the hedge from near to Carnon Wollas and he was concerned about the bank collapsing. The Clerk would request that Highways inspect this.

The laybys on the road to Bissoe had been cut back but all the cuttings had been left in the passing places. The Clerk would request these were cleared.

12. Planning Committee Report

The report on Planning statistics had been circulated.

13. Access & Amenities Committee Report

Cllr K Hambly-Staite's report had been circulated.

The Access & Amenities Committee had endorsed the production of the Feock Nature Recovery Strategy and this would be discussed further at the February Parish Council meeting.

Cllr P Allen said that the Carnon Valley Woodland lease had been agreed, there was a requirement in the lease for an Environmental Assessment/Ecological Report but this could be done within the first 2 years of the lease. The whips that had been heeled in needed planting and Cllr P Allen would write a report for the sub committee.

14. HAIRE & Wellbeing Project Updates

Cllr K Hambly-Staite's report had been circulated. He had met MyDentist regarding their future plans for community engagement.

15. Feock Eco Climate Emergency Group Report

Cllr Cooper's report had been circulated. The 'Involve' training was now moving into the mentoring part of the training regarding public engagement.

Cllr J Allen said the environment was very important, she was on duty at the Hall for Cornwall recently they had to use plastic glasses but was told that there was no where to recycle these and they have to go into landfill. Cllr J Allen asked if the Eco Group were looking at better recycling facilities. The Chair asked for this to be put on a future agenda for discussion.

16. Highways Issues

There were no urgent highways issues raised.

17. Cornwall Council Devolution Deal

The Chair said that public consultation meetings were being held and the Truro session was 24th January 2023. It was agreed to defer our comment until Councillors had had chance to find out more and attend the meeting.

It was agreed due to a clash with the Access & Amenities Committee to delay this meeting until 31st January 2023.

18. Co-option to fill Carnon Downs ward vacancy

Nick Gates had applied to be co-opted to the Parish Council to fill the Carnon Downs ward vacancy and outlined why he wished to join the Council. Nick's application had been circulated to all Councillors prior to the meeting.

RESOLUTION: CLLR KEMP PROPOSED NICK GATES BE CO-OPTED TO BE ELECTED TO THE CARNON DOWNS WARD VACANCY, SECONDED BY CLLR BRICKELL AND CARRIED UNANIMOUSLY.

Nick Gates signed the Declaration of Acceptance of Office form and took his seat on the Council.

There being no further business the meeting closed at 9.09 pm.

DRAFT