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Minutes of Meeting of the Parish Council

Minutes of Meeting of Chacewater Parish Council held at Chacewater Village Hall on Friday 30th July 2021 at 7pm

MINUTES

In Attendance: Cllr P Chesworth (Chair), Cllr R Knill (Vice-Chair), Cllr A Beckham, Cllr J Carley, Cllr A Crocker, Cllr S Grady, Cllr S Leech, Cllr K Surgenor

1. Apologies for Absence

Cllr P Bearham, Cllr S Gribble, Cllr S Foster

2. To receive declarations of interest

- a. Councillors to declare any disclosable pecuniary interest in any items on the agenda
Cllr A Crocker declared an interest in 11.03/06.21
- b. Councillors to declare any non-registerable interest in any items on the agenda
Cllr J Carley declared an interest in PA21/06335

3. Public Question Time

Several members of the public attended and wished to object to PA21/06335 and PA21/06119

4. Cornwall Councillor Report – Verbal report received

5. 05.01 Minutes of the Meeting held on Friday 25th June 2021

It was **RESOLVED** that these be accepted as a true record and would be signed by the Chairman at the next in-person meeting

Proposed – Cllr S Leech

Seconded – Cllr A Crocker

Vote – Unanimous

6. Matters arising & Clerk's report as follows:

- “Please Close the Gate” sign has been ripped off the Recreation Ground Entrance – Clerk to get a quote for a new sign.
- Meeting with Viv Bidgood from Highways scheduled for 12th August – Cllr Knill & Clerk to attend and report back at next Council meeting.

7. Planning Applications received

PA21/06335

Proposal: Certificate of lawfulness for existing use of land for the mixed use of a concrete batching plant and for the siting of a residential caravan

Location: Concrete Batching Plant Road From Bownder An Sycamor To Creegbrowse St Day

Chacewater Parish Council object to the granting of a Lawful Development Certificate (LDC) for the site as shown in the application.

The application site comprises of at least 2 distinct planning units, not the one site shown by the applicant. The planning units are at least 1. The area of the existing batching plant where a caravan used to be located inside of, and 2. The north eastern part of the site which was woodland and was clearly distinct from the other part of the site, and of different character and use to the other part of the site, until it was cleared and a caravan and a poly tunnel placed there within the last 2 years.

In support of Chacewater Parish Council's assertion that the application site comprises more than one planning unit, we refer to Cornwall Council's Interactive map which identifies the following adjacent sites:

- The Caravan, Concrete Batching Plant TR16 5QF
- Mini Mix, Concrete Batching Plant TR15 5QF
- Land North East of Concrete Batching Plant TR16 5QF
- Tresten TR16 5QF

The above sites were registered by the applicant as one title in 2006, years after the applicant's acquisition of the site. Please see attached map A which shows the land comprising title CL224749 edged red for Tresten TR16 5QF.

The land edged yellow is the reduced portion of title CL224749 the applicant has chosen to apply for the LDC for, and has sought to define as a planning unit.

The land shaded green is the distinct planning unit north east of the batching plant, which was wooded until cleared within the last 2 years, and a caravan and poly tunnel located on the site and a bund erected on roadside boundary. As the development on this site/planning unit occurred less than the period required to demonstrate established use or development, and the site has never been used for concrete batching, there is no established residential or concrete batching use of the land shaded green/ Land North East of Concrete Batching Plant TR16 5QF.

In the circumstances Chacewater Parish Council proposes 3 options to address these issues:

1. Cornwall Council refuse the existing application of an LDC as the established mixed use has not been demonstrated for the application site;
2. Cornwall Council ask the applicant to withdraw the LDC application and resubmit it for area 1. and submit a retrospective application for the placement and use of the caravan and polytunnel for area 2 and the removal of the established woodland;
3. Cornwall Council ask the applicant to withdraw the LDC application and resubmit it for area 1. only, and the applicant removes the caravan and polytunnel from Area 2 and plants trees in the woodland area to replace those felled in the clearance of this site

Chacewater Parish Council reserves the right to submit an objection to any subsequent applications relating to these sites.

In relation to the current application, Chacewater Parish Council also makes the following comments to support its objection:

- This is yet another attempt at development that will impact negatively on our scenic landscape horizon and little or no consideration has been given to the fact that this site sits within the World Heritage Site (WHS).
- Intensification of use of the site which the local infrastructure does not support
- location of new caravan and location and poly tunnel not noted on the application
- disingenuous nature of the application seeking to define the site as mixed use to give the applicant more freedom as to how he develops the site in the future
- applicant has previously obtained LDC for ancillary residential use for the caravan when it was located on the Concrete Batching site. An industrial shed has now been constructed without planning consent on the former site of the caravan within the batching plant. This suggests abandonment of the residential use of the concrete batching site, so the applicant cannot establish a mixed use of concrete batching and residential on the batching plant site
- application contains no information on how the applicant will address the Japanese knotweed that is prevalent on the north eastern site

- We are concerned that by moving the caravan to its new location, opens the door for the re-submitting the 2016 Application for a 4 bed detached house to replace a residential caravan and so would want reassurances that this is not the case
- It does not comply with one of the key aims of the "made" NDP, which primarily focuses on 'settlement in fill' for any residential accommodation.

PA21/05756

Proposal: Retention of Agricultural Buildings for Maintenance Purposes of 15 Acres.

Location: Quaker Cottage Road From The A390 At Tresco To Melbourne House Penstraze Chacewater

Chacewater Parish Council cannot support this application due to previous objections in relation to these buildings that were in our view, Built without planning permission.

PA21/06619

Proposal: New storage and warehouse packaging shed.

Location: Kerley Paddock Road From Chacewater Hill To Cross Lanes Kerley Chacewater

Chacewater Parish Council strongly objects to this application. While we acknowledge the business perspective and attempt to potentially increase local employment, this does not withstand our objection for the following reasons.

The build will unduly affect the scenic landscape horizon and in our views impacts negatively on the mining World Heritage Site (WHS), which we value highly. The approved planting schedule, which was a condition of the original 2009 planning application, has not been completed and a minimal attempt to screen some buildings means the site is clearly visible from most of Chacewater village.

The applicant has answered 'No' to the question 'Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces' however, there are many Heavy Goods Vehicles currently parked in the L Shape area of the building being planned, which will clearly need to be re-located - the question where this location will be?

We are extremely concerned about the environmental impact associated with the wider engineering works in the "Drainage Field" and the impact of potentially significant water runoff from this area down into the village settlement; we strongly believe the drainage needs to be re-instated as per the conditions on the 2 Jul 2009 approved Planning Application (C1/PA04/0920/09/M). Water retention Bunds and Septic Tank were to be located in what was categorised a "Drainage Field" on original Plans, this has either not been done, or since been removed.

There has been extensive engineering works carried out to date without planning permission both on the "drainage field " and the erection of a building. With the failure to conform with conditions in the previous planning application, and extensive works taken place without planning approval, the Parish Council and local residents are very sceptical about any further development of the site.

Finally, The Parish Council have had to repeatedly remind the owners of the site that Public Footpath 34/1 has been blocked off by containers and other materials which, on occasion, has made public access almost impossible.

PA21/06542

Proposal: Demolition of the existing car port and the formation of self-contained annexe accommodation

Location: Oak Cottage Road From The Crossroads North Of Poldice Farm Cottage To Junction East Of Cox Hill House Cox Hill St Day

Chacewater Parish Council have no objections to this application.

8. Planning Decision Notices received

PA20/09548 APPROVED

Applicant: Tregothnan Estate

Location: Britannia Hotel Fore Street Chacewater Truro Cornwall

Proposal: Listed Building Consent for proposed conversion of building to form three self-contained units and associated work

PA20/11391 APPROVED

Applicant: Mr Kelvin Dagg

Location: Thornleigh Road From Junction East Of Cox Hill House To West End Cox Hill Chacewater TR4 8LX

Proposal: Proposed 2 storey domestic extension

PA21/01101 PREAPP Closed - advice given

Location: Tresiglas Penstraze Chacewater Truro Cornwall Proposal:

Pre-application advice for a separate, temporary wooden structure (48sq m) to be used as an extra space for the owner to run her existing childminding business.

PA21/04152 APPROVED

Applicant: Mr And Mrs I J White

Location: Carn View Penstraze Chacewater Truro Cornwall

Proposal: Extension to the rear with loft conversion above

OTHER PLANNING MATTERS

9. Agenda items

09.01/06.21 – Constituency Boundary Review

Council noted response and will await outcome

09.02/06.21 – Fireworks

Council discussed at length and **RESOLVED** to agree that this year's event should not take place. The Council are cautious over the government guidance that is changing all the time and will be making enquiries into more environmentally friendly alternatives.

Proposed – Cllr S Grady

Seconded – Cllr J Carley

Vote – Unanimous

09.03/06.21 – Zoom Subscription

Council **RESOLVED** to agree to cancel the annual subscription that ends on 01/08/21.

10. Road Matters

10.01/06.21 – Long Wheeled Vehicles

Following another incident, Council discussed and agreed that another sign should be requested from Viv Bidgood, Highways at our upcoming meeting on 12th August. Clerk to draft letter to residents regarding deliveries and ask them to ensure that the companies are aware of restricted access in advance.

10.02/06.21 – Average Speed Cameras

Clerk to investigate via Cornwall Council.

10.03/06.21 – 20's Plenty

Clerk to purchase 20's plenty sticker for residents to use. Authorised spend up to £100, expenditure to come out of Village Furniture budget.

Clerk to obtain quotes for a large 'Please Slow Down' sign. Cllr Knill to get measurements.

Proposed – Cllr R Knill

Seconded – Cllr S Grady

Vote – Unanimous

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Cormac have requested to close the following road(s) to carryout works to their apparatus.

Location: Road From Junction North Of Hugus Farm To Junction South Of Besore Farm, Threemilestone
Timing: 9th August 2021 to 13th August 2021 (19:00 to 06:00 hours)
Contact: Cormac - Tel: 0300 1234 222

11. Recreation Ground

Before discussion on these matters, the Council gives consideration to its interest as Trustees of the Recreation Ground

11.01/06.21 – Football Club

Council agreed to maintain the pitch on a regular basis for 12months to assist the football club. Clerk to meet with the FC next week.

11.02/06.21 – Ongoing Issues

Council discussed ongoing issues of youths vandalising and disrespecting the area surrounding the pavilion. Council **RESOLVED** to agree to purchase a camera for Village Operative at the cost of £30.

Proposed – Cllr A Crocker Seconded – Cllr R Knill Vote – Unanimous

11.03/06.21 – Electrics in Pavilion

Council received condition report and **RESOLVED** to approve relevant findings and agree additional expenditure of £200 for repairs.

Proposed – Cllr R Knill Seconded – Cllr S Grady Vote – 1 abstain

12. Car Park (s)

Before discussion on these matters, the Council gives consideration to its interest as Trustees of the Car Park [Old Recreation Ground]

13. Millennium Green

Before discussion on these matters, the Council gives consideration to its interest as Trustees of the Millennium Green

13.01/06.21 – Dogs on the Green

Council **AGREED** the decision for Dogs allowed on the Millennium Green permanently
Clerk to arrange appropriate signage

Proposed – Cllr R Knill Seconded – Cllr S Grady Vote – 1 Abstain

14. WI Hall

The Clerk reported that regular bookings are slowing beginning to return.

16. Correspondence

Council to note the following:

17.01/06.21 – Email from resident regarding HGV's Todpool

17.02/06.21 – Invitation to Inauguration of Jeremy Thorold – St Pauls Church

17.03/06.21 – Email from resident regarding recent incident of stuck Lorry on Falmouth Rd

17. Finances

17.01/06.21 – Q1 Accounts

Council to approve the Q1 accounts, checked by Cllr Bearham and Cllr Surgenor

17.02/06.21 Payments / Transfers / Income

<u>Payments Schedule</u>	<u>Acc</u>	<u>Amount</u>	<u>Date</u>
WI Hall Cleaning	CA1	£ 26.00	14/07/2021
Bus Shelter Cleaning	CA1	£ 16.00	21/07/2021
HP Ink Plan – Re-imbursed	CA1	£ 4.49	21/07/2021
Decking – Comm Garden	CA1	£ 111.82	21/07/2021
Sign Shop – Comm Garden Signage	CA1	£ 172.80	21/07/2021
Ecotricity – WI Hall	CA1	£ 41.52	21/07/2021
HMRC – PAYE	CA1	£ 213.65	26/07/2021
Hand Soap / Toilet Rolls / Paper	CA1	£ 29.23	27/07/2021
HP Ink Plan	CA1	£ 6.49	30/07/2021
What's On – Grant	CA1	£ 900.00	30/07/2021
Church – Cutting Grant	CA1	£ 450.00	30/07/2021
TH Deuce – Grit & Gravel – Car Park	CA1	£ 1558.76	30/07/2021
Employee Salaries	CA1	£ 1010.60	30/07/2021
EA Boscowen – Land Rent	CA1	£ 213.70	30/07/2021
New Car Park & Garden (Jul-Sep)			
Angle Iron Posts – Fly Tipping Signs	CA1	£ 41.88	30/07/2021
Southwest Water – Toilets	CA2	£ 64.89	21/07/2021
Ecotricity – Toilets	CA2	£ 10.92	30/07/2021

Direct Debit Payments

EDF – Street Lighting	CA1	£ 289.54	22/07/2021
Suez – Waste Removal	CA1	£ 40.75	30/07/2021

Transfers

CA1 Account	BMM	£ 5000	30/07/2021
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Payments Received

WI Hall Booking – Hawthorne Fibres	BMM	£ 22.00	05/07/2021
Ecotricity – Wayleave Mil Green	MIL	£ 279.20	11/07/2021
WI Hall Booking – Pop In	BMM	£ 11.00	19/07/2021
REFUND – Wacker plate	CA1	£ 38.70	22/07/2021

Parish Council Account Balances as at 21.06.2021

Community Acct.	[CA1]	£ 4693.80
Business Money Manager Acct	[BMM]	£ 48,148.55
Community Acct. 2	[CA2 Trust]	£ 1724.04
Community Acct. M/Green	[MG Trust]	£ 29,282.55
Total		£ 83,848.94

19. Matters for future consideration

a) Requests for agenda items from councillors
Purchase of additional Bin

b) Requests for agenda items from members of the public

20. Confidential Session

Cllr Beckham received a call from the relative of a resident in the village who has received a distressing, anonymous letter. The letter stated that the Parish Council were working with other residents to have them removed from the village. The Parish Council have no knowledge of this situation and are in no way involved.

Close of Meeting: 21:40