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## Minutes of Meeting of the Parish Council

Held in the Killifreth Room of Chacewater Village Hall on Friday 11<sup>th</sup> February 2022 at 7pm

### Minutes

In attendance: Cllr P Chesworth (Chairman), Cllr R Knill (Vice-Chairman), Cllr P Bearham, Cllr A Beckham, Cllr J Carley, Cllr E Carlyon, Cllr A Crocker, Cllr S Foster, Cllr S Grady, Cllr S Surgenor

1. **Apologies for Absence**

Cllr S Gribble

2. **To receive declarations of interest**

Councillors to declare any Registered or Non-Registerable personal interests on any item on the agenda.

Cllr's Bearham & Carley declared an interest in PA22/00830

3. **Public Question Time** – No public in attendance

4. **04.01** Minutes of the Meeting held on Friday 14<sup>th</sup> January 2022

It was **RESOLVED** that these be accepted as a true record and were signed by the Chairman.

Proposed – Cllr R Knill

Seconded – Cllr J Carley

Vote – Unanimous

5. **Matters arising & Clerk's report as follows:** Nothing to report

6. **Planning Applications received**

**PA22/00766**

Proposal Proposed removal of existing sheds and construction of annexe

Location Homeleigh Road From Hilltop Cottage To Twelveheads Twelveheads TR4 8SH

Chacewater parish Council support this application in principle however, we question the roof structure within the WHS and would ask the question is a flat roof appropriate?

If Cornwall Council approve the application we would like to see a condition imposed stating that the annexe must within the curtilage of the dwelling.

There is also no mention of renewable energy sources, and In accordance with the policies in the Chacewater Local Neighbourhood Development Plan, all residential and commercial planning applications must show that the environmental impact of the proposed development has been minimised by use of the best practical technologies and renewable energy sources as possible, such as (but not limited to) solar panels, heat pumps, enhanced levels of insulation and provisions for EV charging.

**PA22/00491**

Proposal Regularisation of extension to height of approved commercial use (Class E) building (decision PA20/10915), together with associated works

Location Plot 5 (Previously Plot 14) Cornwall Business Park East Scorrier TR16 5BD

Chacewater Parish Council object to this application, on the basis that:

The size and scale of this new build business structure is now nearly twice that originally planned and is therefore considered overly invasive, esp. given its proximity to nearby residential dwellings and the Grade II listed Mine Engine House, which has been significantly obscured. We also question the plans and so seek further clarity on the fact that there seems to be no mention of any internal first floor, despite the positioning of some of the upper windows indicating otherwise?

If Cornwall Council approve this application, then Chacewater Parish Council would like firm reassurances that light and noise emissions are kept low, both in the interests of good neighbourliness and fact that this is an area of low light emission anyway; the welfare of the nearby residents is of prime concern here.

We would like further assurances that the well-used railway crossing point for Public footpath 301/57/4 (which has now been closed for 4 months due to noise levels from the build of this particular development), will be re-opened, and remain so once all works are complete, i.e. that noise levels are kept to a level that will not impact its future use. For information, we are receiving daily complaints from residents regarding the closure of this longstanding access route and rightly so because it is affecting their way of life.

Given the history of extreme water run-off from the eastern side of the West Cornwall Business Park Hallenbeagle site (at this particular point in fact, which adversely affected most houses along Sawmills Lane) and the increased size of this structure, we would have expected to see commensurate enhancements to the sites Sustainable Drainage Scheme (SUDS) and associated water attenuation plans. We therefore ask whether these have been re-visited as part of this Planning Application?

In terms of Renewable Energy sources and given the nature of the operation, we would also have expected to see some Electric Vehicle charge points (at very least) included as part of the plans.

No attempt has been made to screen this - now vast -structure from residential view and so we would insist that more is done to better disguise it, through planting and maintenance of more mature trees, esp. at the bottom end, near Railway Cottage. This would also add to the net gain in biodiversity that we understand underpins Cornwall Council's response to Climate Emergency.

Finally, Chacewater Parish Council would like it noted that we are most disappointed at how this application has been dealt with to date. Planning has often gone ahead without notification and the views of nearby residents appear to have been totally ignored which, given the impact this site has on their future lifestyles, is more than a little concerning

#### **PA22/00830**

Proposal Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 under Part 17 Class K for a mineral exploration drilling programme  
Location Cross Lanes Farm Kerley Chacewater Truro

Chacewater Parish Council have no objections

Voted: Cllrs Bearham, Carley and Carlyon abstained from voting

#### **PA21/12040**

Proposal Proposed conversion and extension of derelict barn /cottage into ground floor and first floor flats  
Location Arden Cottage Road From Salem To West End Salem Chacewater

Chacewater Parish Council do not object to one holiday let however, we do object to two on the basis that we question the legality of the access and how the increase in vehicles would effect neighbouring residents.

There are also no mention of renewable energy sources and In accordance with the policies in the Chacewater Local Neighbourhood Development Plan, all residential and commercial planning applications must show that the environmental impact of the proposed development has been minimised by use of the best practical technologies and renewable energy sources as possible, such as (but not limited to) solar panels, heat pumps, enhanced levels of insulation and provisions for EV charging

#### **PA22/00884**

Proposal Demolition of the existing car port and the formation of self-contained annexe accommodation with variation of condition 2 of decision PA21/06542 dated 19.08.2021  
Location Oak Cottage Cox Hill St Day Redruth

Chacewater Parish Council object to this application and re-iterate the original comments submitted for original application (PA20/11262) as follows:

Chacewater Parish Council do not support this application and would recommend refusal. The size and scale of this build is significant and we would argue that it does not constitute an annex. It significantly overpowers the main dwelling and would be considered stand alone, living accommodation therefore, constitutes over development in open countryside.

If this application were approved, it would have to stay within the main curtilage of the main Dwelling.

We would also like to note our surprise at the limited content and detail contained in the bat & barn survey and the lack of a world heritage statement attached to this application. We ask that we are re-consulted once WHS have surveyed the site and given their assessment.

## 7. Planning Decision Notices received

### **PA21/02607** **PREAPP Closed - advice given**

Location: Plot 1 Cornwall Business Park East Scorrier Cornwall  
Proposal: Pre-application advice for the development of a Refuse Transfer Station and Materials Recycling Facility and associated infrastructure.

### **PA21/12009** **APPROVED**

Applicant: Mr & Mrs Dan Brown  
Location: 8 Trelawney Road Chacewater TR4 8JR Proposal: Construction of a front porch and a rear two storey extension

### **PA21/10510** **APPROVED**

Applicant: Dr Jonathan Debenham  
Location: Unit 1 Passmore Edwards Institute Fore Street Chacewater Truro  
Proposal: Listed Building Consent for installation of an appropriate central heating system. Reinstating the original chimney to allow installation of a log burner. Repair to parts of wooden frames on front-facing window(s). Repair to the bathroom outlets. Installation of felt lap ventilation to opposing sides of the rafter pitch. Upgrade Page 7 of 57 deteriorated and leaking skylight above second bedroom to matching skylight.

### **PA21/02632** **PREAPP Closed - advice given**

Applicant: Mr Dennis Bray  
Location: Whitehall Farm Whitehall Scorrier Redruth Cornwall  
Proposal: Pre-application advice for proposed two temporary buildings for holiday accommodation, approx. 6m x 3m x 2.5m.

## OTHER PLANNING MATTERS

### **PA21/06619**

5 Day Protocol correspondence received – The Parish Council chose option 2, Agree to Disagree in this instance however would like to highlight that conditions have been placed at this site previously and they have not been adhered to.

**Arden Cottage** – correspondence from resident was discussed regarding potential planning breaches. Council agreed to support the residents' concerns and the Clerk will contact enforcement.

**Streetscape Plans** – Council to note the public consultation is now live and reminded that the public engagement day will take place on 17<sup>th</sup> Feb 2022 from 2pm – 8pm

## 8. Finances

### 08.01/10.21 Payments / Transfers / Income

<u>Payments Schedule</u>	<u>Acc</u>	<u>Amount</u>	<u>Payment Type</u>
Southwest Water – WI Hall	CA1	£ 45.16	BACS
D Hall – Bus Shelter Cleaning	CA1	£ 16.00	BACS
Re-Imb – Stationery	CA1	£ 8.93	BACS
Play Area Annual Inspections	CA1	£ 294.00	BACS
Election Recharges	CA1	£ 510.00	BACS
HSBC – Bank Fees	CA1	£ 8.00	Bank Fees
HMRC – PAYE	CA1	£ 142.82	BACS
A Mitchell – Concrete Car Park	CA1	£ 600.00	BACS
Southwest Water (Dec)	CA2	£ 70.14	BACS
Southwest Water (Jan)	CA2	£ 83.41	BACS
Ecotricity – Toilets	CA2	£ 13.72	BACS
Re-Imb – Toilet Rolls	CA2	£ 3.59	BACS
HSBC Bank Fees	CA2	£ 10.10	Bank Fees
HSBC Bank Fees	MIL	£ 8.00	Bank Fees
HSBC Bank Fees	BMM	£ 8.00	Bank Fees

**All payments approved**

Proposed – Cllr P Bearham

Seconded – Cllr S Foster

Vote – Unanimous

**Direct Debits**

Suez – Waste Removal	CA1	£ 40.75	01/02/2022
EDF – Street Lighting	CA1	£ 436.79	07/02/2022
Pennon Water	CA1	£ 7.00	07/02/2022

- NOTE - EDF Increase from £243.47

**Payments Received**

Cornwall Council – Community Chest	BMM	£ 500.00	25/01/2022
WI Hall Bookings	BMM	£ 77.00	BACS

**19. Matters for future consideration**

a) Requests for agenda items from councillors

Next Finance Meeting to be arranged – Agenda Items to include:

EDF Streetlighting increase

Banking arrangements

b) Requests for agenda items from members of the public – None in attendance

Meeting Close: 20:33