



Minutes of Meeting of the Parish Council

Minutes of the Meeting of Chacewater Parish Council held on Wednesday 28th February 2024 at 7pm, Chacewater Village Hall (Killifreth Room)

In attendance: Cllr R Knill (Chairman) Cllr P Bearham (Vice-Chairman), Cllr A Beckham, Cllr J Carley, Cllr E Carlyon, Cllr A Crocker, Cllr S Foster, Cllr K Surgenor, Cllr S Gribble and Divisional Cllr D Tudor

1. Apologies: Cllr P Chesworth, Cllr S Grady
2. To received declarations of interest. Councillors to declare any Registered or Non-Registerable personal interests on any item on the agenda.

Cllr Crocker regarding Planning Applications: PA24/00357, PA24/00356 and PA24/00354 (Item 6 on the agenda) and Cllr Bearham regarding PA24/00401 Proposal Application in Principle.

3. Public Question Time.
9 members of the public attended this meeting and were given the opportunity to air their views in relation to Planning Applications: PA24/00357, PA24/00356 and PA24/00354, which were then brought forward for discussion by the Council, as detailed at Item 6 below.
4. Clerk's report – Matters Arising
 - Enquiries had been made of Biffa to cost up and fit a new Waste Bin (for both Dog and General waste) at the access pathway/car park to the Killifreth Mine Engine House (MEH). That the Clerk would purchase a new black 50lt bin at £123.95 (inc VAT), as per the link: https://www.litterbins.co.uk/products/mountable-outdoor-rubbish-bin-50-litre?pr_prod_strat=e5_desc&pr_rec_id=285e7c594&pr_rec_pid=8379515207954&pr_ref_pid=8379514978578&pr_seq=uniform for delivery to Cllr Knill.
 - It would add this bin to our existing contract with Biffa, which at £5.54 for 48 collections in the year ahead, would be £265.92.

Action(s). Proposed: Cllr Bearham Seconded: Cllr Gribble - Unanimous

5. Minutes of the Meeting held on 31st January 2024 and 8th February 2024.
Both were accepted as a true reflection of decisions taken.
Proposed: Cllr Carlyon Seconded: Cllr Carley - Unanimous

6. Planning Applications

To consider the following applications/any applications that arrive after publication of the agenda:

9 members of the public attended the Public Questions element of the Chacewater Parish Council Monthly meeting on 28th February 2024 - the most seen in a decade of dealing with Planning Applications. All attended to express their serious and collective concerns regarding the 3 planning applications (PA24/00357, PA24/00356 and PA24/00354) put before the Council which, whilst individually submitted, relate to the same site, will significantly increase the provision of facilities for tourism, but as a result impact negatively on the local resident population and area as a whole, due to the increased footfall this application would bring.

Having listened to public concerns and formed its own opinions upon viewing each application in isolation, Chacewater Parish Council **RESOLVED to object** to all 3 (intrinsically linked) applications, and will be responding to each - individually presented - as follows:

PA24/00357 Proposal Proposed Change of use of residential garage to a 2-bedroom self-contained holiday let, including removal of existing roof structure and increase in height. Location St Mounts Creegbrowse Chacewater Truro, Cornwall, TR4 8NF.

Chacewater Parish Council objects to this application as this new build would not comply with the Chacewater Parish Neighbourhood Development Plan (NDP) Policy LGOS5, which states:

Redundant Buildings Outside Settlement Areas. Proposals for residential conversion and re-use of redundant buildings, will only be supported if the proposal meets the Policy criteria whereby:

- any existing building, by reason of its form, bulk, design and materials is in keeping with its surroundings, sympathetic to the character of its location and enhances the immediate setting;
- the building is capable of conversion without significant extension and use traditional materials where possible;
- any conversion would not result in the character, appearance, architectural or historic integrity of the building, or its setting being adversely affected;
- any residential conversion is compatible with surrounding landscape use and must not result in the character or appearance of the open countryside being adversely affected by ancillary residential activity or structures;
- safe/convenient access and adequate parking is provided without adverse environmental impact.

This proposal does not meet the criteria due to the significant raising of roof height, which will impact the World Heritage Site (WHS) landscape horizon, see a change in bulk and materials of the building, extensive works involved in its conversion and its lack of compatibility with the surrounding landscape.

PA24/00356 Proposed demolition of existing stable block building and construction of new toilet/shower amenity block. Location St Mounts Creegbrowse Chacewater Truro Cornwall TR4 8NF.

Chacewater Parish Council objects to this application as the demolition of the stable block and erection of a more extensive building – *on a much larger footprint, with facilities well beyond that required for a temporary campsite* - is not considered necessary for the operation of such a site and must therefore fail on the grounds of being development in the open countryside.

PA24/00354 Proposed secondary vehicular access and car parking area, Location Land Adjacent St Mounts Creegbrowse Chacewater Truro Cornwall TR4 8NF.

Chacewater Parish Council objects to this application as the new entrance is not considered necessary to support the short-term parking needs of a temporary camp site. There is sufficient vehicular access and hard standing on site elsewhere, using the existing entrance to support temporary use of the site for camping without the need to create a further entrance to the site.

Taken as a collective set of clearly linked applications, the Council **RESOLVED** to oppose them individually as well as a group of linked applications as none of the three applications comply with Policy 5 of the Cornwall Local Plan (CLP), which supports new tourism development "**where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes.**" In this particular case, the site is located in the countryside, outside of the Chacewater Parish main settlement. As such, it would introduce an intensive holiday unit or facilities to support a tourism accommodation business (whether for a limited period each year or year-round) in the countryside where its users would be reliant on private vehicles, along an already and increasingly busy rural roadway and (due to its location) does not constitute a sustainable form of development.

Further, the start of Policy 7 (Housing in the Countryside) of the Cornwall Local Plan (Strategic Policies 2010-2030) states ***“The development of new homes in the open countryside will only be permitted where there are special circumstances.”*** Whilst the applicant does not necessarily think this worthy of specific note, Chacewater Parish Council does, as it is keen to protect its surrounding landscape and the impact of such developments upon the local population.

Recent experience of ‘pop up’ camp sites elsewhere across the Parish have identified or resulted in:

- Significant increase to/movement of traffic as a major concern in and around an already stressed rural road infrastructure; and in this case it will significantly impact the traffic congestion already witnessed outside the local primary school, church, village hall, etc.
- Significant increases in noise levels across a rural community landscape.
- Noting the introduction of a new Package Treatment Plant, concerns over sewage disposal, which has been a consistent problem in this area for some years now.
- The accumulation of other waste arisings and their impact on the surrounding landscape.
- Potentially significant surface water run-off from a site that intends to breach a hedge to enable a significant uplift in parking.
- A clear over development of sites in the open countryside.

Finally, in the event that any of the 3 applications are approved, despite the objections and the material considerations that should see the applications fail, any approval must be subject to a contaminated land condition, as this is an historic mining site and disruption of the boundaries or earth could release contamination. The condition should require a professional assessment of contaminated land risks and to agree a remediation scheme with Cornwall Council before any development commences on site.

PA24/00401 Proposal. Application in Principle for the construction of two dwellings (minimum of 1; maximum of 2). Location: Land adjacent to 10 Chacewater Hill, Chacewater Cornwall, Grid Ref: 175182/44583.

The Council was minded to recommend REFUSAL of this Application in Principle, on the basis that it goes against and is therefore not consistent with the overarching Strategy, Policies and Objectives of the ‘made’ Chacewater Parish Neighbourhood Development Plan (NDP) and constituted residential development outside of the clearly defined settlement boundary. The Council considered this to be yet another example of “mission creep” - in the guise of rounding off – that will effectively shift the current main settlement boundary. In this case, it was firm in the belief that this would constitute building in the Open Countryside.

Two votes were taken in relation to this Application in Principle:

- First, whether the site should be “offered up” as an Exception Site for Affordable Homes. 5 Councillors voted against this proposal, 2 in favour and one abstained - Majority
- Second, whether we should then Refuse the Application

Proposed: Cllr Crocker Seconded: Cllr Carley - Unanimous

Note. Cllr Bearham did not vote as he is a near neighbour to this location and therefore has already declared an interest.

Other Planning Matters

PA23/05459 Land at Crossroads, Creegbrowse. The following was sent on behalf of the Council as agreed with the Chairman in response to a 5 Day Protocol:

Chacewater Parish Council request Option 3. It is requested the LPA consider referring the matter to Planning Committee.

Condition 3 is a clear condition precedent as determined in its own decision on PA22/08606, there is no new evidence or material consideration for the Council to U turn on its previous decision. To follow the officer’s current recommendation in PA23/05459 would be inconsistent with the Council’s

clear decision on the matter in PA22/08606. The officer's report in PA22/08606 noted that the "proposal was not lawfully commenced within the statutory 3 years from the date of permission because the pre-commencement conditions were not discharged. The conditions related to soil contamination which goes to the heart of the permission". Consistency is one of the key principles of public and planning law, and a failure to adhere to this principle could leave the Council open to a judicial review challenge. Chacewater Parish Council's recommendation is that the planning officer reviews his recommendation in PA23/05459 to mirror the Council's own decision in PA22/08606. If he is not minded to do this, then CPC request that the planning team refer the matter to planning committee, as an approval based on such a controversial report should not be determined under delegated powers."

Further to the above, Cllr Surgenor had sought further legal advice as a 'Challenge to Officer Report on PA23/05459 | Application for a Lawful Development Certificate for a Proposed Use in relation to Decision Notice PA18/09272 (the 'LDC'), which was despatched 4 March 2024.

Both courses of action Proposed: Cllr Carley Seconded: Cllr Bearham - Unanimous

Twelvefields Farm. Action. Clerk to contact Planning Enforcement requesting they investigate Grid Ref SW 74042 43686, where an entranceway has been made through a Cornish Hedge and sign erected identifying it as Twelvefields Farm.

The Following Planning Decision Notices were Noted

PA23/09403 APPROVED Location: Bridge End Twelveheads Truro Cornwall TR4 8SH Proposal Replacement garage at Bridge End Cottage, Twelveheads.

7. Divisional Councillor's Update

- Cllr Tudor explained her reasons for supporting a Full Council Tax raise to a 4.9% maximum.
- Whilst 90% of her time is currently taken up with issues relating to the Langarth development, Cllr Tudor remained committed to addressing the historically woeful performance and decision making of Cornwall Housing as well as supporting the Parish in any way she could to access essential funding streams.
- Cllr Tudor had been joined by reps from Cornwall Housing (and Cllr Knill) at the Brookside Housing scheme earlier in the afternoon, where they took onboard various issues raised by residents, a reflection of which are as follows:
 - The once successful Residents Committee was no longer appropriate given the current make-up of the resident population.
 - There was an historic list of maintenance issues that now need addressing, some as a matter of urgency. Action. Cornwall Housing reps would report back what could be done with the "Fix List", noting the financial limitations placed on any such activity lines.
 - The age/background demographic was not necessarily conducive to harmonious relations and resulted in a number of disagreements.
 - There was a need to fund some improvements to the Community Room and try to fund Wi-Fi in some form. **Action.** Cllr Tudor asked whether the Council would act as something akin to a Bank Lodger to enable this to happen. The Council's support was Unanimous.

8. Agenda Items

08.01/01.24 – Chacewater Parish Public Engagement 'Open' Day. Cllr Knill advised that a third preps meeting had taken place on 26th February and that all was going broadly to plan, the key aims being to:

- Showcase what we do well here in Chacewater but ask what we can do better.
- Survey attendees from resident community on our various outputs, what they might like to volunteer to help with and options for the WI Hall.
- Present our planned 'flagship' New Recreation Centre Development.

08.02/01.24 - New Chacewater Recreation Centre. A key deliverable of the 'Open' Day, the Council RESOLVED to approve the release of the main contractor tender on Contracts Finder.

Proposed: Cllr Carley Seconded: Cllr Beckham - Unanimous

08.02/01.24 – Street Lighting. Cllr Knill briefed on recent research into the status of lights managed/owned by the Council versus those managed/owned by Cornwall Council. In sum, the Parish Council has 6 lights, 5 of which have not worked for years. He has asked Evereo to quote for their removal or low wattage LED re-ignition as required of all Parish owned lights. Noting the latest 18-month Contract Quote had been received, he took a further action to contact EDF with a view to putting on hold any payments until we know definitively what the Parish is being charged for?

08.02/01.24 – Annual Play Area Inspections. The Clerk provided a hard copies of both Play Park reports for working on throughout the coming year. However, a quick assessment of the current situation is that most 'observations' are manageable or being delivered as a result of the Twelveheads CIL project.

08.02/01.24 – Twelveheads Play Park. The Council RESOLVED to approve the request for dual signatories, these being Cllr Bearham and the Clerk. **Proposed: Cllr Knill Seconded: Cllr Surgenor - Unanimous**

9. Road Matters

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

Location: Road From Rose Cottage to Victory, Twelveheads

Timing: 1st March 2024 to 14th March 2024 (24 hours)

Contact: Georgia Jenkins at Freeflow Traffic Management on 07368977325

Duly Noted

10. Public Rights of Way (PRoW)

Cllr Knill provided an update regarding contracted activity around our PRoW, for which payment was approved at Item 14. In sum, significant progress is now being in some areas following a year of inconsistent contract support which had resulted in a high degree of self-help.

11. Outside Bodies Reports

Chacewater Bowling Club

Chacewater Football Club

Chacewater Projects

Chacewater School

Chacewater Village Hall

Mining Villages Regeneration Group (MVRG)

Parish Emergency Plan

Suez Community Liaison Group

Chacewater Community Energy Group

Roseland & Truro Community Area Partnership (CAP)

Community Garden

Nothing To Report (NTR) on any of the above as all areas would be covered at the 2nd March Public Engagement Day.

12. Monthly Check List Inspection Report - Cllr Carlyon advised that little had changed from the previous month, the priorities being: The Twelveheads perimeter fence, the Chacewater Play Park east end fencing and the behind goal netting at the Rec Gd, which had fallen once more.

13. Correspondence Received

- Cllr Beckham advised that the first Chacewater Wellbeing Hub took place in the Village Hall Monday 19th February and the next is planned for 18th March, by which time we might get a good feel for what this resource is aimed at delivering and by whom in the long term.
- Notice had been received from Cornwall Council regarding EV Charging points, which we will now include in the spec for anything related to the future of the WI Hall.

14. Finances

14.01/01.24 – Q3 Budget Monitoring - Council approved Q3 Budget Report

14.01/01.24 Payments / Transfers / Income - To approve the following payments:

<u>Payments Schedule</u>	<u>Acc</u>	<u>Amount</u>	<u>Payment Type</u>
Employee Salaries	CA1	£963.06	BACS
Clerk's Expenses	CA1	£85.40	BACS
SW Water WI Hall	CA1	£55.41	BACS
Ecotricity	CA1	£117.59	BACS
Public Engagement	CA1	£53.97	BACS
Ryman	CA1	£54.94	Debit Card

Council to note reimbursement of £53.79 to Cllr Knill was made out of the CA2 Account in error. The amount has been transferred back into the Trust Account

<u>Direct Debit Payments</u>	<u>Acc</u>	<u>Amount</u>	<u>Payment Type</u>
Suez – Waste Removal	CA1	£59.05	DD
EDF – Street Lighting	CA1	£177.96	DD
Vodafone Broadband & phone	CA1	£52.95	DD

Payments approved

Signed.....Chairman.....Clerk / RFO

Payments Received - Council to note the following Income received:

Cornwall Council – CEP Grant	BMM	£400.00	BACS
WI Hall Books	BMM	£184.00	BACS
Projects Donation	BMM	£1800.00	BACS

Total donations rec'd £2200

15. Matters for Future Consideration

- Contracted felling of leaning tree at Twelveheads Play Park, to enable CIL works to commence.
- Board tender for the new Recreation Centre.
- New Parish Council Logo/Coat of Arms.
- Development of Parish Website.

Meeting closed 9.07pm

Signed.....Chairman