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Chacewater WI Hall, The Square  
Chacewater, TR4 8PY

Minutes of the Meeting of Chacewater Parish Council, held on Wednesday  
26th June 2024 at 7pm, Chacewater Village Hall (Killifreth Room)

Members of the public may attend this meeting under the Public Bodies (Admission to Meetings) Act 1960 as amended by S100 of the Local Government Act 1972. With the Chairman's permission, Local Government Electors for the Parish may make representations to the Council on any item on the Agenda. In certain circumstances, the Council may require formal notice of a question or complaint. Information is available from the Parish Clerk on any item on the agenda unless it is declared as exempt under the Freedom of Information Act. This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.

## MINUTES

In attendance: Cllr R Knill (Chairman), Cllr P Bearham (Vice-chairman), Cllr A Beckham, Cllr J Carley, Cllr A Crocker, Cllr E Carlyon, Cllr K Ford, Cllr S Gribble, Cllr K Surgenor

Mrs C Powell – Clerk & RFO

Mrs C Martin – Outgoing Clerk – Attending meeting to finalise the external audit items and left the meeting at 20.05pm

1 member of the public.

### 1. Apologies

Cllr Chesworth, Cllr Grady and Ward Cllr Tudor

### 2. To received declarations of interest

Paul Bearham declared as Director of South West Community Builds (SWCB) in reference to the new Chacewater Community Centre agenda item.

### 3. Public Question Time

The Chair brought agenda item 08.05/03.24 (New Recreation Centre) forward as a representative of St Piran Community Builds (SPCB, Mr John Price) was in attendance to help address emailed concerns raised by an external body and which all Councillors had read.

The Chair confirmed that two emails had been received but within only a few hours of each other and covered the same ground, so a response was only deemed appropriate to the second.

Cornwall Council's (CC) Shared Prosperity Fund (SPF) team had sent an audit request to SWCB, the response to which Cllr Bearham, as Project Manager, advised was being worked on to meet the deadline of Friday 28<sup>th</sup> June. Post Meeting Note (PMN). Response made and SPF acknowledged receipt. Action. Cllr Carley suggested that it would be advisable to request a date when the outcome will be decided.

Cllr Bearham has spoken to CC regarding the tendering process, who confirmed that everything had been done correctly, using the CC's own systems.

All issues of concern and related responses would be dealt with in more detail through the fortnightly Recreation Ground Working Group (which all councillors can attend), the minutes from which are circulated to all parish councillors and downloaded to the project's NAS Drive. Action. It was suggested that Chacewater Parish Council (CPC) would keep its response to related emails brief and to the point.

Cllrs at the tender meeting stressed that it is important for everyone to know that anyone could have attended the tender meeting and the panel was made up of those who attended, not by invitation.

Cllr Bearham informed everyone that the milestone payment method was the safest way to assess how the project is progressing and what should be paid for at each stage, but agreed that a risk assessment would be sensible. Actions.

- The Clerk would complete the Financial Risk Assessment (FRA) incorporated in with the Annual Risk Assessment
- Cllrs Carlyon, Knill and Carley will meet and work on the FRA.
- Clerk to be given training on the Risk Assessment software in the next two weeks.

John Price (SPCB) reassured CPC that he had worked with the suppliers for a long time and built up good relations that have enabled him to secure the best prices; SPCB will do their very best for the community through this project.

In conclusion, it was unanimously agreed that the points raised by email had been well considered and answered satisfactorily. CPC agreed that the process being followed would be reviewed each meeting, noting that the all SPF grant money had to be spent by the 31<sup>st</sup> of March 2025 and that the project itself is planned to complete by 20<sup>th</sup> December 2024.

#### **4. Cornwall Councillors Report**

As Cllr Tudor was not in attendance, Cllr Knill spoke on her behalf about Brookside and the need to get a second meeting in the diary. Correspondence has been sent to Cornwall Council Portfolio Holder for Planning and Housing, who passed on concerns to Cornwall Housing's Executive Director regarding the Carrick Council signs but no response as yet.

#### **5. Clerk's report – Matters Arising**

- The Annual Return for Millennium Green 2022-23 has now been completed.
- Mrs Claire Powell now has access to the bank account.
- Cllr Knill made contact regarding the easement for the access/parking space in the Main Car Park which is currently overdue. **Action:** Payment has been received so the Clerk will send out an invoice.
- Cllr Knill will be asking Cllr Foster to arrange the village website working group.
- The Clerk advised that there has been no response as yet to her request that someone come and physically advise as to where the pole is that has the easement of £4 owing.
- With regards to the trees on the school side, Mitie have agreed to do this as soon as possible, most probably within the school holidays and they will now be covering the full cost.

6. The Chair brought agenda items 09.01/03.24, 09.02/03.24, 09.03/03.24 and 09.04/04.24 forward so that Mrs C Martin (as outgoing Clerk) could present the audit forms.

#### **06.01/03.24 – External Audit Report**

Council received and noted annual audit report – Proposed by Cllr Carley and seconded by Cllr R Knill (chairman). Unanimously agreed. Mrs C Martin to publish the report on the website.

### **06.02/03.24 – Conflict of Interest**

Council declared no conflict of interest with BDO LLP.

### **06.03/03.24 - Annual Return year end 31 March 2023**

Council approved Section 1 of the Return the Annual Governance Statement 2022/23 (with specific reference to each individual Assertion) and the Chairman signed the statement.

### **06.04/03.24 - Annual Return year end 31 March 2023**

Council approved Section 2 of the Return the Accounting Statements 2022/23 and the Chairman signed the statement and year-end Balance Sheet

Mrs C Martin left the meeting at 20:05pm.

### **7. Minutes of the Meeting held on 29<sup>th</sup> May 2024 - Accepted as a true reflection**

Proposed: Cllr Crocker Seconded: Cllr Carley

### **8. Planning Applications**

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

#### **PA24/04658**

Notification of works to Trees in a Conservation Area namely T1 - Crown reduce Cherry tree by 2m6  
St Jays Lodge Off Sergeants Hill Chacewater TR14 8NG

**This application will be decided by the delegated authority and therefore is for noting only.**

#### **PA24/04666**

Land at Wheal Jane, Earth Science Park, Baldhu, Cornwall

EIA scoping opinion request for proposed extension to the external profile and height of the Tailings Dam  
Awaiting Decision

Scoping opinion for comment

It was felt that the Council needs to understand more about this application. **Action:** The Clerk to request a Teams meeting to include all parties.

#### **PA24/04682 (Received today)**

Certificate of lawfulness for existing use of land for the siting of a caravan for residential use

Land Adj To Wheal Bidden Farm Twelveheads Truro Cornwall

Chacewater Parish Council (CPC) has not commented on the planning merits of this application as they are not relevant to a lawful use application.

CPC is concerned about a number of inconsistencies in this application compared with what was previously asserted by the applicant in 2023 and the officer report in PA23/04972. PA23/04972 relates to the same site. The inconsistencies are:

- The plan supporting PA24/04682 showing the approximate location of the caravan in question is the same as shown in the plan supporting PA23/04972 identifying a structure described as “*Crib Room/Storage*” – not a caravan
- The planning statement supporting PA23/04972 shows the Crib Room/Storage in the bottom right picture on Page 4 in the location of the caravan from PA24/04682 – this Crib Room/Storage is a different colour to that pictured in the applicant’s statutory declaration of the applicant in PA24/04682
- The officer report in PA23/04972 does not identify any residential caravan on site or residential use in 2023. It states “*The site in the past was used by the applicant’s parents as a small holding growing fruit and vegetables sold locally, the applicant’s parents lived in a caravan on site at that time and the applicant has confirmed that any residential use of the site ceased some time ago. Submitted*

*photographs show the site contains two shipping containers, five poly tunnels, large crib hut/store, dilapidated shed and associated vehicle and agricultural paraphernalia.”*

- The officer report further states *“The site has been used commercially in the past and this appears to be continuing, there is no site history and no certificate of lawfulness to confirm the current use. There is a shed on site but this has no curtilage and with the available information was probably related to past agricultural or arboricultural uses of the site. The past residential use has ceased so there is no identifiable curtilage either for a residential use or for a commercial building.”*
- The applicant’s statutory declaration for PA24/04682 states

Between January 2014 and April 2018 I resided in the static caravan full-time. Between April 2018 and September 2023 I was ill. In parallel with the treatment for my illness, Cornwall Council paid for the private rental of an annex that gave me somewhere to stay at weekends, principally for respite, an increased level of comfort and for the use of laundry facilities. During the week (Monday to Friday) I was at Chop Sticks Farm and resided in the caravan.

whereas the planning statement supporting PA23/04972 from June 2023 states that the applicant *“does work part time which is a small amount of gardening and tree work. When he is not doing this he spends the rest of his day on this land tending to it. Being in the fresh air and away from the hustle and bustle of normal life helps him deal with his mental well being and gives him a purpose. At the end of the day he would normally return to his accommodation in Carnon Downs which he only really uses to eat and sleep. On a typical day he would make 6 trips either to or from the site.”*

On the basis of the inconsistencies with the previous application, the applicant has not demonstrated that the caravan has been consistently located on site for in excess of 10 years, and continuously occupied it as a residence for over 10 years. The application does not meet the legal test for lawful use and the application should be refused. Should the applicant be asked by the Council to provide additional evidence or amended statutory declarations to support the application Chacewater Parish Council request the opportunity to review these and submit further comment if necessary before the application is determined.

**PA24/04912** (Received today)

Notification of works to a tree in a Conservation Area namely Heavy reduction to large bay tree  
6 Chacewater Hill Chacewater Truro Cornwall TR4 8QA

No objection – all agreed.

**Other Planning Matters**

**Planning Decision Notices**

**PA24/02819 – Approved**

Tristan Michell

Land To The North Of Salem Cottage, Salem, Chacewater, Cornwall, TR4 8NA

The creation of a new field access with a metal farm gate

CPC supported this application.

**PA24/02873 – Withdrawn**

Mr Gary Molloy

Former Wheal Busy Sunday School, Wheal Busy, Chacewater, Truro, Cornwall, TR4 8NU

Proposed two storey extension, replacing previously approved single storey extension.

**PA24/04400 – Closed – Advice given**

Emma Chesshire

Copper Cottages, Salem, Chacewater, Truro, Cornwall, TR4 8LZ

Prior Notification for Proposed Temporary Recreational Campsite (60 Days)

Could not find any information as to what the advice given was.

**PA24/00614/PRE – Closed – Advice given**

Mrs Therese Timberlake

Wheal Busy Engine House, Wheal Busy, Chacewater, TR4 8NZ

Do I Need Planning Permission for intended works that will affect the Boiler House which is attached to the Wheal Busy Engine Shed.

**PA24/03507 – Refused**

Mr Darran Goldby

Land Opposite Glenmor, Twelveheads Road, Chacewater, Cornwall, TR4 8QT

Application for Permission in Principle for the construction of a dwelling

**PA24/00357 – Refused**

Mr and Mrs A Matthews

St Mounts, Creegbrowse, Chacewater, Truro, Cornwall, TR4 8NF

Proposed Change of use of residential garage into 2 bed self-contained holiday let including removal of existing roof structure and increase in height.

**PA24/02581 – Approved**

Mr And Mrs Eric P Loader

Valley View, Trevore Farm, Kerley, Chacewater, Truro, Cornwall, TR4 8LG

Application for the erection of replacement single storey dwelling and detached car port without compliance of Condition 2 of Decision Notice PA18/05120 dated 07th August 2018

**PA24/02083 – Withdrawn**

T Moyle

Three Fields Farm, Creegbrowse, Chacewater, Truro, Cornwall, TR4 8NF

Construction of an agricultural workers dwelling within an existing agricultural unit.

**EN23/00056 – Appeal dismissed. No costs claimed.**

Tamblyns Barn, Penstraze, Chacewater, Truro, TR4 8PE

Enforcement: Without planning permission the construction of a building

**9. Agenda Items**

**09.01/03.24 – Overhanging trees** – 25 Kerley Vale – written request for us to trim the trees that are overhanging their boundary

The chair has written to Tregothnan Estates Tree Officer and is awaiting a response. **Action:** CPC is organising a quarterly meeting with Andrew Jarvis. Clerk to respond to 25 Kerley Vale and advise them of this.

**09.02/03.24 – WI Feasibility Study** – The third and final public consultation will be held on Wednesday 17<sup>th</sup> of July between 3pm and 6pm We will be conducting a 3<sup>rd</sup> and final public consultation of the WI Hall on Wednesday 17<sup>th</sup> of July from 3-6pm. **Action:** Surveys and outcome from Public Consultations will be available for all to view, via the Council part of the Parish website.

## 10. Road Matters

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

Location: A30 slip road of dual carriageway westbound at Scorrier to the A3047, A3047 between the A30 and White Cross, A3047 between Scorrier roundabout and White Cross, A3047 road bridge across A30 at Scorrier, Scorrier and Scorrier, Redruth

Timing: 22<sup>nd</sup> July 2024 to 3<sup>rd</sup> August 2024 (19:00 to 06:00 hours)

Contact: Ryan Gilbert at Cormac Solutions Ltd on 0300 1234 222

Please note that this is only an intention notice and as of yet an order has not been issued.

Please click the following link to view a map and associated documents:

<https://one.network/?tm=139146683>

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

The below Road(s) will be temporarily closed to allow works to be completed on the highway.

If you have any queries regarding these works please contact the Utility direct on the number below. Any responses to this email received by Street Works will be forwarded to the Utility for them to respond.

Please note that this is only an Intention Notice and as of yet an Order has not been issued.

Please respond with any feedback within fourteen days from the date of this e-mail.

Location: Buckingham Nip, Chacewater

Timing: 12<sup>th</sup> August 2024 to 30<sup>th</sup> August 2024 (24 hours)

Contact: Rebecca Matthews at Total Repair Service Ltd on 01752 347806

Please click the following link to view a map and associated documents:

<https://one.network/?tm=139037157>

This is no more than investigative work on behalf of Willow Cottage looking at trip movements only.

The Chair briefed the CPC on his meeting with Mr Viv Bidgood (Cormac Highways Solutions, Area Manager) earlier in the day, as follows:

- Fore and High drains and manholes would be subject to remedial works as many were perishing due to volume and weight of traffic over the past 2 years of A30 related works.
- We must keep reporting potholes, following the very wet winter weather which had resulted in a huge number of potholes.
- Engineers have been out to Kerley Hill in support of the design and imminent public consultation into the pedestrian biased crossing point from Trelawney Road to Kerley Vale.
- Cllr Knill has provisionally raised the question of renewing the zig zag lines outside the School.
- The road from Chacewater to Twelveheads has now been marked with regards to the new tarmac which will possibly be done in stages soon.
- Flooding at Penstraze – checked out gully and the manhole has been emptied.
- We are keeping an eye on the “Weak Bridge” on Kea Downs Road.

5 of the 6 CPC owned Streetlights have now been removed, leaving just the 6m pole beside the Main Car Park Telephone Box to go.

Some of the hedging up along Church Hill is now growing out substantially and is a road hazard. Action. Chair reported through CC’s online ‘Report It’ tool, the response being that it does not “according to the Highways Manual) constitute a risk.

## 11. PRow

Our LMP contractor is currently checking/cutting what needs doing with available monies.

## 12. Outside Bodies Reports

Chacewater Bowling Club - None

Chacewater Football Club – Doing well. Suggestion of advertising boards around the outside of the pitch or barriers on the slope. Looking for opinion on whether this is a good idea or not? They are doing a lot of fundraising and are serious about introducing a women’s team and junior teams.

Chacewater Projects – All well. The supplier for the fireworks has changed, no need to order them yet.

Chacewater School – A class went to the church for a project today and school engaged with Kier at the new Materials Recycling Facility (MRF) at Hallenbeagle regarding a poster competition.

Chacewater Village Hall – Looking forward to having new decking in August.

Mining Villages Regeneration Group (MVRG) – The next meeting is 25th July at the Observatory.

Parish Emergency Plan – The next meeting is in September.

Hallenbeagle community liaison group – Next meeting 4<sup>th</sup> September.

Chacewater Community Energy Group – All in attendance had read Cllr Carley's briefing on the "Environmental Hustings" and plan for a Cornwall Green Energy Day on Sunday the 8<sup>th</sup> September, which he sent out prior to this meeting.

Roseland & Truro Community Area Partnership (CAP) – The end of the third quarter report has been written. The focus had been on health and wellbeing, particularly the elderly and lonely. Cllr Knill met with the local surgery, a social prescriber and a service deliverer with whom he is forming useful working relations.

Community Garden - None

### 13. **Monthly Inspection report** – Cllrs Chesworth & Ford

A tree on the bank of the river is looking a bit dangerous and appears to be coming down. **Action:** Cllr Knill to inspect.

The Station Road Grille is looking fine.

### 14. **Correspondence Received**

**14.01/03.24** – Email received regarding overgrown trees at The Cottage, Kerley Hill.

Subject to others views would suggest we write back to:

- Advise that we can forward his email to Tregothnan Estates, and ask Tregothnan to contact him direct.
- Advise that he does not need to own the tree or the land it is rooted in order to apply to CC for permission to carry out work to tree on a neighbour's land. If permission given, he is limited to pruning those branches that overlap his property. There are also some exceptions where he may be able to do this work without seeking permission but he must seek guidance from CC's Planning Team or it's Tree Officer before doing any work.
- Advise him to get his neighbour to contact BT about the tree touching the phoneline as BT may take action themselves.
- If the trees are getting close to electricity lines, contact National Grid who have been quite responsive on this in the past.

### 15. **Finances**

#### **15.01/03.24 Payments / Transfers / Income**

To approve the following payments:

Employee Salaries	CA1	£ 1459.62	BACS
Employee expenses Q1	CA1	£78.64	BACS
TH Douce & Sons – Hire of JCB to remove play equipment	CA1	£225.60	BACS
BIFFA – emptying of bins	CA1	£1914.62	BACS
Hudson Accounting – Audit	CA1	£200.00	BACS
Stephensons – keys for toilets	CA1	£37.20	BACS
D Lang – tree removal	CA1	£2100.00	BACS
Source for Business	CA1	£86.61	BACS
Source for Business	CA1	£86.38	BACS
WI Hall Cleaning – June	CA1	£78.00	BACS
Ecotricity – WI Hall	CA1	£70.21	BACS
Fuel for mower	CA1	£17.66	BACS
St Piran Community Builds	CA1	£21,862.25	BACS
St Piran Community Builds	CA1	£25,505.95	BACS

Toilet rolls (Reimb R Knill)	CA1	£25.47	BACS
End caps for play area (Reimb R Knill)	CA1	£3.10	BACS
EDF – Pavillion	CA1	£303.37	BACS
Woodwards Property Maintenance	CA1	£480.00	BACS

#### **Direct Debit Payments**

Vodafone	CA1	£35.20	DD
Ecotricity	CA1	£81.70	DD
EDF (Streetlighting)	CA1	£185.56	DD

#### **Transfers**

BMM	CA1	£25,000	Transfer
BMM	CA1	£25,000	Transfer
BMM	CA1	£25,000	Transfer
BMM	CA1	£25,000	Transfer

#### **Payments Received**

Wi Hall Bookings	BMM	£ 181.00	BACS
Cornwall Council – SPF Grant	BMM	£360,152.00	BACS
HSBC Interest	BMM	£612.97	BACS
VAT Refund	BMM	£685.88	BACS

#### **Bank Balances: as at 20/06/2024**

CA1	£ 18,193.01
BMM	£ 371,161.29
<b>Total:</b>	<b>£ 389,354.30</b>

#### **Matters for future consideration:**

The Clerk to contact EDF to terminate the Pavilion contract as the supply is capped off and there is no meter, so we should not be being charged. The Clerk to also look at Octopus or Ecotricity as a new supplier.

A new bank account should be set up for The New Recreation Centre.

Update on the Twelveheads playground refurbishment which, due to the supply of replacement poles to a key item of equipment, has had to be put on hold. A launch barbeque will take place but only once the project is completed.

Cllr Gribble asked about a greater presence of PCSO's in Chacewater in light of recent anti-social behaviour (ASB) reported near East Bridge. Cllr Knill assured her that they PCSO's are around but they are stretched. This will be raised through the Quarterly Police Liaison meeting and ask for a Police presence to attend community events and parish meetings quarterly.

Meeting closed 21:06pm