

Claire Powell  
Clerk to  
Chacewater Parish Council  
Tel: 07464 460011  
[parish.clerk@chacewater.org](mailto:parish.clerk@chacewater.org)



Chacewater WI Hall, The Square  
Chacewater, TR4 8PY

Minutes for the Meeting of Chacewater Parish Council, held on Wednesday  
29<sup>th</sup> May 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 E Carlyon, Cllr A Crocker, Cllr K Surgenor, Cllr S Gribble, Cllr K Ford and Cllr P Chesworth  
Note. Mrs C Martin was also in attendance to oversee handover of new Clerk.

### 1. Apologies

Cllr Grady, Cllr Foster and Ward Cllr D Tudor

### 2. To received declarations of interest

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

Cllr Carley declared an interest in planning application PA24/02083 – this is his neighbour.

Cllr Crocker declared an interest in payment for electrical work – invoice from his son.

### 3. Public Question Time

A member of the public attended to oppose any changes being made to the WI Hall. They feel that the hall should be preserved as it is a historical building.

Chair explained that decisions will be made based on everyone's views and will take the hall's history into consideration. Outcomes to the WI Hall Feasibility Study will be published in full on completion of a third Public Consultation.

### 4. Cornwall Councillors Report

Not recieved

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

- Banking updates – discussed in the AGM
- The doctors surgery has paid for their vehicle access into the village hall account
- Number 5, The Square has been chased twice for payment of their invoice – **Chair to chase and ask for payment within 30 days, if no payment, terminate license – Proposed by Cllr Surgenor, Seconded by Cllr Chesworth.**

## **6. Minutes of the Meeting held on 29<sup>th</sup> May 2024**

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

## **7. Planning Applications**

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

### **PA24/03507**

Application for Permission in Principle for the construction of a dwelling  
Land Opposite Glenmor Twelveheads Road Chacewater Truro

The Council agreed with Sophie Rogers (Planning Officer) recommendation for refusal on the basis that the site was outside the settlement boundary, there is no exit visibility out onto a 40mph road along with more general Road Safety related concerns. Unanimous.

### **PA24/01570**

Retention of replacement heavy vehicle workshop/repair building  
Workshop Kerley Paddock Kerley Chacewater

Chacewater Parish Council (CPC) do not object the application.

CPC are keen to ensure that the area is not polluted with escaping light, harming the natural environment and creating light pollution in this 'dark skies' area in close proximity to the Observatory for Cornwall. To this end we request that all exterior lights on and around the new workshop are downward facing, warm light and low wattage. The skylights may also cause considerable light pollution above the site at night when interior of the building is lit given its 24-hour operation and we ask that this is ameliorated. These light pollution reduction measures should be a condition of the permission.

We also note the reduction of exterior surfaced area on site as a result of the considerable increase in the size of the workshop, and ask that Cornwall Council take steps to ensure that adjacent land is not used for the parking of vehicles connected to the site.

### **PA24/02083**

Construction of an agricultural workers dwelling within an existing agricultural unit  
Three Fields Farm Creegbrowse Chacewater Truro

Chacewater Parish Council objects to this application

The proposed site does not comply with Policy 3 with of the CLP. This site is not allocated for development, and it would represent building into the open countryside that would not constitute rounding off, permitted development land, infilling or a rural exception site.

The proposal does not fall within the criteria for an isolated dwelling in the countryside as set out in policy 7 of the CLP and paragraph 84 of the NPPF December 2023, as the applicant has not satisfied the full-time agricultural occupancy dwelling requirements. The applicant has not demonstrated the essential need of the agricultural business for the occupier to live in this specific location. The site forms part of parcel of land comprising 3 medium sized sloping fields of grade 3 agricultural land. No evidence has been included in the application to demonstrate that the site supports a viable agricultural business necessitating permanent onsite residence of the owner. A large proportion of the land is uncultivated or not used for pasture - and been used for a number of years for the storage of scrap metal including redundant commercial fuel tanks (the subject of a long running but still unresolved planning enforcement case) as well as for the storage of stone, aggregate and wood. The barn's permitted use is for the storage of agricultural machinery, and feed, and there is no permitted use of the barn for rearing of livestock or poultry. The only agricultural activities on

site appear to be the rearing of a small flock of sheep.

Policy 27 of the CLP establishes that all developments should provide safe and suitable access to the site for all people. Access to this site does not and is via an unsurfaced and unfinished opening on to the unclassified road. The visibility splay, Cornish hedging and gate installation to the site have not yet been constructed in accordance with submitted plans for PA20/09995.

The proposed partial residential conversion would significantly change the appearance of the barn in this agricultural setting and detract from the landscape character of the World Heritage Site. The proliferation of window openings and their impact in this setting would be noticeable from the adjacent roads and public rights of way and would give the barn a commercial or industrial appearance. This harm would be accentuated by changes to the setting of the barn and associated garden areas would manicure this functional landscape through the introduction of domestic planting and other associated paraphernalia (furniture, play equipment, washing lines etc) for which there is no planning control.

The Chacewater Neighbourhood Development Plan, places great emphasis on protection of the natural environment, good design policies BIO1, LGOS1, LGOS3, LGOS5, QD1, HN1. It has a specific policy that sets out the parameters for rural conversions in LGOS5. This application does not comply with LGOS5 in that the agricultural building is not redundant and was constructed less than 5 years ago  
' the proposed residential conversion - particularly the addition of windows which would give the building an industrial/office block appearance - would result in the appearance, architectural or historic integrity of the building or its setting being adversely affected  
' the proposed residential conversion is incompatible with surrounding landscape use and would result in the character or appearance of the open countryside being adversely affected by ancillary residential activity or structures

Finally, the application does not demonstrate energy efficiency measures or carbon consumption reduction technologies that would meet the Chacewater NDP requirement in policy QD2 that all planning applications and developments must accord with CLP Policies 13 and 14 in terms of standards and use of renewable and low carbon energy technology.

Cllr Carley Abstained from voting.

#### **PA24/03575**

Proposed change of use of existing unit from B1 to B8 for motor vehicle parts distribution.  
Cornish Tent Company Ltd Unit 8 Redruth Enterprise Park Cornwall Business Park West

Chacewater Parish Council has no objection.

All agreed.

#### **PA24/03203**

Notification of works to a Tree in a Conservation Area to one Bay Tree  
6 Chacewater Hill Chacewater Truro Cornwall TR4 8QA

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

#### **Other Planning Matters**

CPC concerns over the latest suggestions relating to access/exit to the Copper Cottage Camp Site (via Wheal Busy Lane and down onto The Terrace) have been forwarded to Planning Officer (Jeremy Content)

#### **Planning Decision Notices**

**PA24/00053/PRE – Closed, Advice given.**

Land Adj To Whitehall Farm Cottage Whitehall Scorrier Redruth Cornwall TR16 5BB  
Pre application advice for for the Demolition Of The Triple Garage & The Erection Of A Two Bedroom Dwelling Over The Same Footprint with Landscaping & Parking.

**PA24/00978 - Refused**

Mrs Judith Goater Mount Pleasant House Carnhot Chacewater Truro Cornwall TR4 8PA  
Renovation of existing redundant agricultural building, Change of Use of Agricultural Building to Dwelling House (Class C3).

**PA24/00397 - Refused**

Mrs Terri Gilbert Quaker House Penstraze Chacewater Truro Cornwall TR4 8PE  
Permission in Principle for demolition of existing block built barns, construction of dwelling and associated works

**PA23/01261/PRE - Closed - advice given**

Pre-application advice for the conversion of 2 (No.) Engine Houses into 2 (No.) dwellings.

**8. Agenda Items**

**08.01/02.24 – Co-option of new councillor – Addressed in AGM**

**08.02/02.24 Branding and Website (Cllr S Foster)**

Branding - review of proposed parish logo options and general branding standards.

Website - discussion of proposed hosting, new website and other digital services.

Deferred to working group, Cllr Foster to lead.

**08.03/02.24 Seesaw Bearing - Chacewater Village Play Park**

CPC decided to investigate alternative options to spending £604.80 pm a replacement bearing, one suggestion being to incorporate a new seesaw as part of a wider Rec Gd Play Park initiative.

**08.04/02.24 Light Pole Near New Row - CHAC02/EB0319**

Tregothnan Estates request for recovery of £4.00 Easement for Pole along Riverside – CHAC02/EB0319.  
Not yet paid. Clerk to request visit from Tregothnan Estates to show exact location of Pole, which CPC no long believe exists.

**08.05/02.24 TRURO NOURISH HUB PIZZA NIGHT (Cllr R Knill)**

Cllr Knill provided more background detail regarding the Friday 12<sup>th</sup> July (5.30-8pm) event on the Millennium Green.

Permission to use gazebos granted.

CPC support the booking for Wheal Jane and Killifreth Rooms (hired for wet weather only) covered under Events as opposed to the Chair's Annual Allowance.

Proposed by Cllr Carlyon, Seconded by Cllr Beckham.

**08.06/02.24 – Banking**

Council to approve Claire Powell, Clerk & RFO to be added as Primary user for HSBC banking  
Approved.

**08.07.02.24 – Dog Waste Bins**

Council to review the quote received by Biffa and review the waste collection

Richie Northey is now back to working 40 hours pcm. New bin to be installed at Killifreth. Richie to empty bins at current pavilion, outside Stepping Stones, outside the two bus stops, outside the toilets in the car park and at Millenium Green, twice weekly (Wednesday and Saturday mornings). Cancel these with Biffa and Clerk to obtain a new quote for just the two remaining bins.

#### **08.08/02.24 – Chacewater Recreation ground Tender**

SWCB to confirm the approved contractor for the project as per the Tender Meeting held on Weds 22<sup>nd</sup> May 2024. Tender panel consisted of: Cllr's Beckham, Carlyon, Knill, Chesworth, Crocker. There were six submissions in total.

The CPC Tendering Panel of 5 Parish Councillors (the Clerk was also present) met throughout the morning of Wednesday 22<sup>nd</sup> May 2024 in the main Chacewater Village Hall to determine the most appropriate contractor for the new build Chacewater Recreation Centre. The Panel were given a comprehensive brief on all 6 tender applications received by the Project Management Team, which they presented individually. Each tender was then scored by the Panel by each person individually, based purely on the information presented on screen and in hard copy, versus what was asked of them according to the Tender Contract; this included a detailed breakdown of costs. The scoring matrix used to support this process was provided by Cornwall Council. An overall Scoring Grid for each tender was then presented to the CPC Panel who then debated the findings before unanimously agreeing that St Piran Community Builds should be awarded the contract to build the new Centre, their bid being £607,284.60. **CPC therefore accepted this bid and agreed that work could commence on 3<sup>rd</sup> June 2024.**

#### **08.09/02.24 – Chacewater Recreation Centre Project**

Council to approve delegated authority to the Clerk / RFO, in liaison with the Chairman to pay invoices or the project as per the schedule ahead of council meeting.

#### **08.10/02.24 – Trees on school side of the new Recreation Centre**

Council to agree to pay half the cost to remove the school side trees – Cost of £1100

The original quote was for 5 trees but there are now only 3. All agreed to pay half of the cost. Proposed by Cllr Foster, Seconded by Cllr Carley.

### **9. Road Matters**

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

Location: The Terrace, Chacewater

Timing: 3rd June 2024 to 14th June 2024 (07:30 to 17:00 hours)

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

The above closure has been approved. Please click the following link to view a map and associated documents:

<https://one.network/?tm=138199918>

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

Location: The Terrace, Chacewater

Timing: 17th June 2024 to 18th June 2024 (24 hours)

Contact: Kier on behalf of South West Water - Tel: 0344 346 2020

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. (07.05.24)

<https://one.network/?tm=138241054>

Chair to look into these closures to ensure that the road is not going to be improved by Cormac to then be dug up by South West Water the week after.

Post Meeting Note (PMN). The Chair confirmed that there were no conflicts.

## **10. PRow**

New contractor – Tyler Woodward.

The new PRow contractor, Woodward Property Maintenance (Mr Tyler Woodward), would be confirming those Footpaths and Bridleways that require twice yearly or one cut per year, set against the contract so we receive best value for money.

## **11. Outside Bodies Reports**

Chacewater Bowling Club

Chacewater Football Club

Chacewater Projects

Chacewater School

Chacewater Village Hall

Mining Villages Regeneration Group – next meeting, at the Observatory for Cornwall (OfC) 2.00pm, Tuesday 25<sup>th</sup> June.

Chacewater Parish Emergency Plan – further scoping meeting planned for July, noting that volunteers had come forward to fill key positions.

Hallenbeagle Community Liaison Group – last meeting (22<sup>nd</sup> May) advised that the new build contractor Kier would be looking for 'volunteer in the community' opportunities in the near term and set up a poster competition for local schools to effectively brighten up the currently white site perimeter hoarding.

Chacewater Community Energy Group – Successful energy show – report in What's On

Roseland & Truro Community Area Partnerships (R&T CAP) – Health and Wellbeing is the current theme that has seen CPC establish good links with the Medical Centre, Social Prescribers and both current/future deliverers of activities focused mostly on the elderly and lonely.

Community Garden – Volunteers have been putting out summer planters

## **12. Monthly Inspection report – Cllrs Chesworth & Beckham – Completed and received.**

## **13. Correspondence Received**

**13.01/02.24** – Council to note that our village operative was involved in a road traffic incident while undertaking his role as lollipop man with Cornwall Council. An appeal for witnesses was shared on our social media. We can confirm that although shaken, he was uninjured.

The driver has not been found. Mr Northey is being supported by the Council and is happy to continue. Chair to encourage the use of the body cam.

**13.02/02.24** - Green Gym at the Chacewater Recreation Ground - CLUP CAP 6 Bid Rejected  
CPC to support resubmission of rejected bid, based on more palatable match funding criteria and outcome.

**13.03/02.24** – Council to note correspondence from several members of the public regarding parking on Kerley Hill

Reply from the Chair to be sent.

**13.04/02.24** – PTA request to use Millenium Green for their annual fair on Saturday 13<sup>th</sup> July

Agreed.

Proposed by Chair, Seconded by Cllr Foster

## **14. Finances**

**14.01/01.24 – Q4 / End of financial year budget monitoring report**

Council to receive / approve

Received and approved.

Proposed by Chair, Seconded by Cllr Carley

#### **04.02/01.24 – Bank Reconciliations April 2024**

To be approved

Received and approved.

Proposed by Cllr Carley, Seconded by Cllr Foster

#### **14.02/01.24 Payments / Transfers / Income**

To approve the following payments:

|                                |     |           |            |
|--------------------------------|-----|-----------|------------|
| Employee Salaries              | CA1 | £ 888.14  | BACS       |
| Employee expenses Q4           | CA1 | £78.00    | BACS       |
| D lang – Tree Removal          | CA1 | £ 2100.00 | BACS       |
| Chacewater Rec Ground          |     |           |            |
| S Foster – Councillor expenses | CA1 | £29.50    | BACS       |
| Glasdon – Dog bin              | CA1 | £153.82   | BACS       |
| Indeed – Recruitment           | CA1 | £21.19    | Debit Card |
| Envero – Streetlight removal   | CA1 | £2179.22  | BACS       |
| Printer ink & Paper            |     |           |            |
| Wi Hall booking refund         | CA1 | £32.00    | BACS       |
| WI Hall Cleaning – June        | CA1 | £78.00    | BACS       |
| HP Ink – Clerk Printer         | CA1 | £83.29    | Debit Card |
| Replacement dispenser keys     | CA1 | £37.20    | Debit Card |
| Public toilets                 |     |           |            |
| A Douce – ProW ELMP works      | CA1 | £4604.16  | BACS       |
| HSBC – Bank Fee                | CA1 | £8.00     | BACS       |
| K Bath – Electrical works      | CA1 | £66.99    | BACS       |

#### **St Piran Community Builds – Recreation Centre**

|   |            |
|---|------------|
| Stage one deposit – Timber Frame Deposit                      | £29,149.66 |
| Stage two deposit – Windows deposit                           | £18,218.54 |
| Stage three deposit – Footings deposit                        | £21,862.25 |
| Stage four deposit – Services / Building Control / Demolition | £18,218.54 |

All payments agreed.

#### **Direct Debit Payments**

|            |     |         |    |
|------------|-----|---------|----|
| Vodafone   | CA1 | £35.20  | DD |
| HMRC Q4    | CA1 | £829.09 | DD |
| Ecotricity | CA1 | £ 81.70 | DD |
| Suez       | CA1 | £ 59.05 | DD |

#### **Payments Received**

|                  |     |          |      |
|------------------|-----|----------|------|
| Wi Hall Bookings | BMM | £ 181.00 | BACS |
|------------------|-----|----------|------|

#### **Bank Balances: as at 23/04/2024**

|     |              |
|-----|--------------|
| CA1 | £ 5297.30    |
| BMM | £ 113,532.44 |

**Total:           £ 118,867.85**

**Matters for future consideration:**

Investigate EDF bill

**Meeting closed 21:05**