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Chacewater WI Hall, The Square
Chacewater, TR4 8PY

Minutes of the Planning Meeting of Chacewater Parish Council, held on Wednesday
28th August 2024 at 6pm, WI Hall

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.

AGENDA

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

1. Apologies

Cllr S Grady and Cllr S Gribble

2. To received declarations of interest

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

No declarations of interest.

3. Public Question Time

Mr Robert Giles has requested to attend with regards to planning application PA24/05229.

No members of the public present.

4. Planning Applications

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

PA24/05229

Listed building consent for complete renovation of dilapidated two-bedroom dwelling including new floor, internal walls and windows; including removal of poorly constructed roof section obscuring chapel window. Remedial works to external walls including lime pointing and render repairs to external elevations of former school house and chapel. Removal of unsafe modern internal structure to chapel and repair works to existing timber roof structure.

Location: The Old School House Twelveheads Truro Cornwall

Applicant: Mrs Evelyn Burdett

Grid Ref: 176348 / 42310

Chacewater Parish Council (CPC) fully supports this Planning Application but requires the developer to be mindful of the appropriate policies relating to the Environment contained within the Chacewater Parish Neighbourhood Development Plan (NDP), specifically Objective 5 - The Environment - Renewable & Low Carbon Energy.

Proposed by Cllr J Carley. Seconded by Cllr A Crocker.

PA24/06179

Proposed internal alterations to the existing dwelling, with a replacement extension and new garage.

Location: Trakinber Cottage Chacewood Chacewater Truro

Applicant: Mr & Mrs Pitt

Grid Ref: 175258 / 43808

Chacewater Parish Council (CPC) fully supports this Planning Application but requires the developer to be mindful of the appropriate policies relating to the Environment contained within the Chacewater Parish Neighbourhood Development Plan (NDP), specifically Objective 5 - The Environment - Renewable & Low Carbon Energy.

Proposed by Cllr P Chesworth. Seconded by Cllr K Surgenor.

PA24/05828

Advertisement consent for 1off illuminated post sign, 2off non illuminated customer promise signs

Location: JLR - Truro Unit 6 Cornwall Business Park West Scorrer

Applicant: Vertu Motors plc

Grid Ref: 172557 / 44693

Chacewater Parish Council (CPC) has no objection to this Planning Application; however, the applicant does need to be aware that Vertu Land Rover is actually in an area of low light pollution and that we do want to protect our wildlife habitat. As such, we request two specific requirements as follows:

- o The applicant ensures these lights do not project upward in anyway.
- o A means be found to time these lights to with off between midnight and 0500, which is consistent with Cornwall Council's approach to streetlighting.

Proposed by Cllr E Carlyon. Seconded by Cllr K Ford.

Other Planning Matters

Appeal PA24/00397 – Quaker House

Chacewater Parish Council (CPC) to re-submit original objection.

Chacewater Parish Council strongly objects to this Permission in Principle (PiP) for the demolition of a barn that was built without planning permission (subsequently regularised by a retrospective permission in 2021, with conditions making clear it did not meet policy requirements for residential use) and the construction of new build 2 storey house as it does 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, change in bulk and materials of the building, extensive works involved in its conversion and its lack of compatibility with the surrounding landscape.

Chacewater Parish Council also objects to this PiP on the grounds that the proposal does not comply with several policies within the Cornwall Local Plan:

' Cornwall Local Plan (2016) - Outside of settlements Policy 7 states that new homes in the open countryside will only be permitted where there are special circumstances with new dwellings restricted to: replacement dwellings; sub-division of existing dwellings; re-use or suitably constructed redundant, disused or historic buildings; temporary accommodation for rural workers such as seasonal migrant workers; or full time agricultural/forestry/other rural occupation dwelling.

' Policy 21 seeks to ensure the best use of land encouraging sustainably located proposals that use previously developed land and buildings; use of despoiled, degraded, derelict and contaminated land; and/or increase building density where appropriate, taking into account access to services and facilities. When defining an area as a settlement, policy dictates that a settlement should have a form and shape and clearly definable boundaries. It should not just be a low-density straggle or collection of dwellings. In the case of this site the surrounding landscape is largely undeveloped and whilst it is within a small cluster of dwellings, these are not considered enough to form a settlement. As such the proposed plot is located within the open countryside.

' The site is over ½ km from the core of Chacewater with no footpath to provide safe or suitable access to the village. Chacewater offers a public house, small selection of shops/businesses and village shop. As the proposal would relate to a site outside of a settlement and away from the services and facilities within, it is not considered an appropriate location to increase building density as defined by Policy 21.

' In seeking to protect the countryside from inappropriate development, Policy 7 of the Cornwall Local Plan together with paragraph 80 of the National Planning Policy Framework (NPPF) state that new homes in the countryside will only be supported in special circumstances, one of those circumstances being through the re-use of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain. Para 2.33 of the Cornwall Local Plan states that the appropriateness of buildings for conversion will depend on their scale and method of construction, structural soundness and the ability to convert the building without the necessity of substantial demolition or rebuilding operations.

' The Cornwall Design Guide also states that 'conversions should retain the essential character of the original building and national and local policy makes clear that conversions would need to lead to an enhancement of the immediate setting. The barn itself is small in scale and in order to enable the creation of a functional dwelling would rely on demolition and the construction of a much more substantial 2 storey building in a different style. This would remove the character of the barn and harm the distinctive rural setting surrounding the site, by introducing a new house of significant bulk and massing with considerable residential curtilage resulting harm to the surrounding setting is contrary to Policy 7 of the CLP.

' As such the proposal is considered to constitute the erection of a new dwelling in the countryside, clearly divorced from any settlement. The proposed new home, including its associated domestic curtilage, would result in harm to the intrinsic rural character of the surrounding area and introduce accommodation onto a location with poor accessibility to necessary daily services and facilities which, in turn, would perpetuate over reliance on the private vehicle and unsustainable traffic movements.

' The proposed new dwelling would be heavily reliant on the private motor vehicle for day to day activities and would therefore be contrary to the aims and intentions of Policy 27 of the CLP.

' Finally, the Council is also concerned at the speed with which this 'newly constructed' barn has been deemed redundant.

Proposed by Cllr A Beckham. Seconded by Cllr S Foster.

Email received from Mike Eastwood, Public Rights of Way Officer

Letter written during the meeting in response to the email. All agreed with contents.

Proposed by Cllr J Carley. Seconded by Cllr P Chesworth

Hawthorn Tree Removal

At the recreation centre where the wall next to the school has been built there is a tree with weak roots that needs to be taken down. Cllr R Knill (Chair) and Cllr J Carley will remove the tree.

Proposed by Cllr E Carlyon. Seconded by Cllr A Beckam.

Planning Decision Notices

PA24/00964/PRE - Closed - advice given

Applicant:- Linda Aubrey

Location:- Bridge House 1 East Bridge Chacewater Truro Cornwall TR4 8PX

Proposal: Exception notice for works to mature tree namely trim back

Advice given unknown.

PA24/04682 - REFUSED

Applicant:- Mr Ian Mill

Location:- Land Adj To Wheal Bidden Farm Twelveheads Truro Cornwall TR4 8PQ

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

CPC support this.

PA24/04632 - APPROVED

Applicant:- Mr Tim Greaves

Location:- 25 Kerley Vale Chacewater Truro Cornwall TR4 8JN

Proposal: Works to trees subject to a tree preservation order TPO- 2x Ash trees and 1x Sycamore at boundary line: crown lift to 5m by reducing at the cut points as indicated.

CPC support this.

5. Finances

14.01/04.24 Payments / Transfers / Income

To approve the following payments:

Employee Salaries	CA1	£1,255.63	BACS
St Piran Community Builds	CA1	£24,208.80	BACS
Start Safety UK	CA1	£192.78	Debit Card Payment
Kompan Limited	CA1	£47,999.98	BACS
Ecotricity	CA2	£65.44	BACS
WI Hall Cleaning – August	CA1	£58.50	BACS
Ecotricity	CA1	£56.10	BACS

Direct Debit Payments

South West Water	CA1	£5.50	DD
Vodafone	CA1	£35.20	DD
Suez	CA1	£59.05	DD

6. Any other business

All the streetlights have now been removed and Cllr R Knill (Chair) is attempting to get some money refunded from EDF/National Grid.

Meeting closed: 18:57pm