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Chacewater WI Hall, The Square
Chacewater, TR4 8PY

DRAFT Minutes of the Meeting of Chacewater Parish Council, to be held on Wednesday
26th February 2025 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 were: Cllr R Knill (Chair), Cllr P Bearham (Vice-Chair), Cllr K Surgenor, Cllr A Beckham, Cllr J Carley, Cllr A Crocker, Cllr P Chesworth, Cllr K Ford, Cllr S Foster, Cllr E Carlyon, Cllr S Gribble

Julia Lansdowne, Senior Affordable Housing Officer gave a briefing on housing need at a Parish level. A PDF of the briefing was provided.

Georgina Hayman from Coastline Housing spoke to the Council about possible areas in the Parish that might be suitable for development,

1. Apologies

Cllr S Grady, Ward Cllr D Tudor

2. To received declarations of interest

None

3. Public Question Time

Charmian Larke from Cornwall Climate Action Network – an idea for working with Cornish Lithium was presented. The water needed to run the plant should be at a temperature of 30 degrees but it will come out at 70 degrees. This leaves 40 degrees that could be used for protected cropping, or greenhouses. As greenhouses are not needed in the summer, ideas are being sought for what other uses there might be, such as grain drying or malt houses. Cllr J Carley to take the lead in arranging a group for further discussion.

Mr Robert Broad requested information regarding a planning appeal for Tregothnan, ref: PA24/03507. Cllr R Knill (Chair) to find out some information and email it to Mr Broad.

Mr & Mrs Pitt in attendance to discuss Planning Application PA25/00507.

Steven Murphy attended to observe proceedings.

4. Cornwall Councillors Report

Ward Cllr D Tudor's brief was read out by Cllr R Knill (Chair) in her absence.

Cornwall Council will be asked to approve a 4.99% increase in Council Tax and there appears to be no choice but to support this. Compared to other counties, this figure is considerably lower.

Cornish Lithium – Supported a delegated decision with lots of fail safes to ensure the local community won't be affected. The liaison group is to be driven forward.

Copper Cottages – There is an issue with access but the decision was made to 'agree to disagree' with regards to the barn conversion.

Trevithick Road – Three out of the seven homes that reported problems after the retrofit scheme have been visited and the majority seem happy. The Cornwall Housing contact is Kerry Hannah,

5. Clerk's report – Matters Arising

05.01/11.24 – Clerk and Chair attended the Police/Parish Liaison meeting – off roading was discussed and will be picked up by the police.

05.02/11.24 – VAT claim has been produced for period 1st Jan 25 – 31 Jan 25 - £15,694.40

05.03/11.24 – Request for approval to pay for Clerk to undertake Introduction to Local Council Administration (ILCA) training - £120 + VAT – Training was approved. Proposed by Cllr P Bearham. Seconded by Cllr S Foster.

05.04/11.24 – Insurance quote – awaiting final figure following further amendments.

Chair and Clerk Surgery to run again on Thursday March 20th 2025. One person visited this month, Tony Reynolds, ref sewage plant access drainage. Cllr R Knill has spoken to South West Water and now has a case number.

6. Minutes of the Meeting held on 29th January 2025

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

PA25/00507

Applicant: Mr & Mrs Pitt

Location: Trakinber Cottage, Chacewood, Chacewater, Truro, TR4 8QU

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

Chacewater Parish Council (CPC) supports this application in the strongest way possible.

The amended scheme has been reduced in size and is of a traditional siting and appearance that compliments the host cottage, replaces the existing poor quality add-ons with a sensitively designed addition, which raises the historic value of a cottage that is uninhabitable and desperate need of being brought back to life. The CPC Planning Team have conducted site visits to Trakinber and so know just how close to dereliction this dwelling had become, so we are acutely aware of just how much thought and consideration has been put into its future family use. We therefore support the glazed link addition that provides a sympathetic contrast between the old and new in this wooded setting. The variation in fenestration will ensure that the extension reads as a 'new' addition, and does not present as a pastiche

attempt at replicating the more traditional openings of the older cottage. By positioning the relatively modest extension behind the building line and reducing the roof ridge height, the cottage will remain clearly legible as the original building.

We note the comments from the WHS Officer. We consider it most unfortunate that the significant benefits of this scheme have not been fully appreciated and sense that too much weight is placed on whether past occupants were directly involved in mining; in truth we were left wondering exactly what this level of detail was really trying to determine? Trakinber Cottage requires significant investment to rectify damp, resultant structural issues and requires a new roof and windows. The proposal will ensure the sensitive restoration of this historic building, which is in very poor condition, including reinstatement of the old Cornish hedge line. This local family wish for it to be a home that provides them with the space fit for modern day living standards, whilst respecting and preserving the original cottage. CPC believes that any further reductions in size would compromise their ability to make it a viable family home.

We therefore urge the LPA to appreciate the balance that is needed here and therefore to approve PA25/00507. CPC is very conscious of the need to protect the WHS and so takes its responsibilities extremely seriously, but there comes a point at which we must allow a sympathetically proposed development to move forward on the basis of common sense or else properties such as Trakinber, and much need local housing stock, will be lost forever; clearly that would be to the detriment of all concerned.

PA25/00701

Applicant: Ms Lesley Horton Chacewater Park

Location: Land at Chacewater Park, Cox Hill, Chacewater, Cornwall

Proposal: Use of land by guests for recreational purposes ancillary to Chacewater Park (exercise, dog walking and picnics)

Date: 11 February 2025

Chacewater Parish Council objects.

This should not be regarded as a step towards other land use and needs to be retained as agricultural land.

PA23/05459

Application for: APPEAL – Application for a Lawful Development Certificate for a Proposed Use in relation to decision notice PA18/09272 dated 20.12.2018 for Construction of New Dwelling, with Integral Annex and Garage, Landscaping and Associated Works.

Location: Land at Crossroads, Creegbrowse, TR4 8NE

Appeal start date: 12 February 2025

Chacewater Parish Council (CPC) continues to object to the grant of a certificate of lawful use, as to grant it would be wrong at law. CPC encourages the Inspectorate to consider its letter to Cornwall Council dated 4 March 2024 on the planning portal, and the detailed legal advice from a specialist planning lawyer which is attached to that letter.

PA25/01355

Applicant: Mr & Mrs Michael Tindale Peter Scott Architecture Limited

Location: 8 High Street, Chacewater, Truro, Cornwall

Proposal: Replacement of unsafe front boundary wall with addition of railings, gate, and formation of portico over front entrance door.

Date: 25 February 2025

Chacewater Parish Council fully supports this application.

PA25/01308

Applicant: Jason Hocking, Gwella Contracting Services Ltd

Location: Logan Electronics Ltd Unit 5 Cornwall Business Park East Scorrier

Proposal: Regularisation of extension to height of approved commercial use (Class E) building (decision PA20/10915), together with associated works' without compliance of Conditions 2 and 6 of Decision Notice PA22/00491 dated 03.11.22.

Date: 26 February

Chacewater Parish Council have no objection to this application.

Other Planning Matters

PA22/05812

CPC chose to 'agree to disagree'

Planning Decision Notices

PA24/09678

Applicant: Mrs Evelyn Burdett

Location: The Old School House Twelveheads Truro Cornwall TR4 8SL

Proposal: Submission of details to discharge condition 7 in relation to Decision notice PA24/05229 dated 12.11.2024

S52/S106 and discharge of condition apps

PA24/06624

Applicant: Mr Seymour

Location: The Cottage, Wheal Busy, Chacewater, Truro, TR4 8NZ

Proposal: Change of Use of Garage/Playroom approved under Planning Permission PA04/2425/06/R to Holiday Let & Regularisation of alterations

APPROVED

PA25/00140

Applicant: Mr Michael Tindale

Location: 8 High Street Chacewater Truro Cornwall TR4 8LW

Proposal: Works to Tree(s) within a Conservation Area (TCA) - Remove two young larch trees no 4 and 5 one young cabbage palm tree no 3 and a laurel no 2 also a rotten dead tree trunk no 1, with plans of replanting similar species in an area of the garden with more space and light and away from neighbours property.

Decided not to make a TPO (TCA apps)

8. Agenda Items

08.01/11.24 - New Recreation Centre - update on works.

There is a new contractor in place and work is ongoing. Costings to be approved at a meeting on Thursday 27th February.

08.02/11.24 - WI Hall update

The application is currently going through validation and all documents will be available on the Document Management System.

In the interim the building should be assessed for some kind of refurbishment. **Action:** Cllr R Knill (Chair), Cllr P Bearham and Cllr P Chesworth to present a list of current issues and costings for solution at the next meeting.

08.03/11.24 - Digital Services/Internet and Marketing

The development of the website is ongoing. **Action:** Cllr S Foster to convene a working group.

08.04/11.24 – New notice board for Scorrier

The current notice board is leaking. Seeking approval to spend up to £100 on a new notice board, from the street furniture budget. Proposed by Cllr P Bearham. Seconded by Cllr A Beckham. **Action:** Cllr R Knill (Chair) to source a notice board and forward details to Clerk to purchase.

08.05/11.24 – CPC document management system

As addressed in item 08.03/11.24.

08.06/11.24 – Quote received from Dean Lang for the cutting of the playing field hedge (Falmouth Road) - £550.00

Quote accepted. Proposed by Cllr P Bearham. Seconded by Cllr P Chesworth.

08.07/11.24 – SPF, CLUP and CCF 2025 Funding

The deadline is on Friday 28th February. We previously had a CCF grant for the WI Feasibility Study. **Action:** Cllr P Bearham to look at what is available.

9. Road Matters

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

Location: Station Road, Chacewater

Timing: 10th March 2025 (08:30 to 15:30 hours)

Contact: Sunbelt Rentals - Tel: 03700500792

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

<https://one.network/?tm=141321509>

10. PRoW

All paid up now into the new Financial Year. **Action:** Cllr R Knill (Chair) and Cllr K Ford to meet with Tyler Woodward

11. Outside Bodies Reports

Chacewater Bowling Club – Nothing to report

Chacewater Football Club – The club is currently struggling. **Action:** Cllr P Bearham to attend a committee meeting to find out more information.

Chacewater Projects – AGM is on April 10th 2025

Chacewater School – Nothing to report

Chacewater Village Hall AGM is on March 13th 2025

Mining Villages Regeneration Group – Nothing to report

Parish Emergency Plan – All critical response equipment has not been purchased and receipts have been submitted for refund. Looking to build members.

Hallenbeagle community liaison group – The next stage is on Friday 28th February 2025 11am-12noon.

Chacewater Community Energy Group – The next event is on May 17th 2025.

Roseland & Truro Community Area Partnerships – Nothing to report

Community Garden – The camper van has been seen parked in the car park again. **Action:** Cllr R Knill to purchase and install sign. Proposed by Cllr A Beckham. Seconded by Cllr K Ford.

12. Monthly Inspection report – Cllr E Carlyon & Cllr S Gribble

- Fencing is down which is being addressed
- The Tic Tac Toe in the playground at Twelveheads is too high for the children
- The toilets have been closed – should only be closed overnight
- Brambles to be cut back around the car park at the Community Garden **Action:** Cllr R Knill (Chair) to speak to the Village Operative

13. Correspondence Received

13.01/11.24 – Follow up from Ward Cllr Tudor ref PA24/08080

13.02/11.24 – Invite to Cornwall Wildlife Trust’s HQ to hear their ambitions to create a fully accessible community allotment, garden and wellbeing space. **Action:** Clerk to organise some dates with Cornwall Wildlife Trust and circulate to all Councillor’s to confirm attendance.

13.03/11.24 – Dog poo bin **Action:** Clerk to refer matter to Gwennap Parish Council.

14. Finances

14.01/11.24 Payments / Transfers / Income

To approve the following payments:

Employee Salaries	CA1	£1255.83	BACS
Heatandplumb.com – back rest for toilet (paid)	CA1	£30.95	BACS
The Safety Supply Company – waterproof clipboards (paid)	CA1	£30.90	BACS
Plumbase (paid)	CA1	£591.83	BACS
DHR Plumbing and Heating (paid)	CA1	£1,330.00	BACS
Fase1 Electricity (paid)	CA1	£1,401.88	BACS
InSteel (paid)	CA1	£32,037.12	BACS
FAZE1 (paid)	CA1	£1,067.50	BACS
DHR Plumbing and Heating (paid)	CA1	£1,067.50	BACS
Aspli Safety – flood road signs (paid)	CA1	£88.56	BACS
Amazon – Walkie Talkies (paid)	CA1	£77.13	BACS
JFM Roofing Ltd (paid)	CA1	£7,200.00	BACS
Platinum Lifts (paid)	CA1	£9,579.15	BACS
RGB Building Supplies (paid)	CA1	£513.72	BACS
RGB Building Suppliles (paid)	CA1	£2,221.73	BACS
St Piran Community Builds (paid)	CA1	£295.76	BACS
St Piran Community Builds (paid)	CA1	£1,574.12	BACS
St Piran Community Builds (paid)	CA1	£6,740.82	BACS
Kernow Electrics & Solar (paid)	CA1	£977.00	BACS
FAZE1 (paid)	CA1	£1,085.00	BACS
J Keane Plant Hire (paid)	CA1	£24.42	BACS
Tyler Woodward (paid)	CA1	£775.00	BACS
DHR Plumbing and Heating (paid)	CA1	£2,485.00	BACS
MacSalvors – PPE (paid)	CA1	£515.92	BACS
Rob Knill – expenses for Twelveheads community store	CA1	£69.69	BACS
Tregothnan	CA1	£300.00	BACS
Ecotricity – WI Hall	CA1	£96.03	BACS
Ecotricity – Conveniences	CA2	£29.85	BACS
Rob Knill – expenses for locks for emergency kit store and locking nuts for picnic benches	CA1	£24.63	BACS
Clerk Q3 expenses	CA1	£202.98	BACS
J Keane Plant Hire	CA1	£246.00	BACS
J Keane Plant Hire	CA1	£28.86	BACS
Kompan	CA1	£123,770.58	BACS
Stroma Building Control	CA1	£8,160.00	BACS
Jackie George Limited	CA1	£1,800.00	BACS

Direct Debit Payments			
South West Water	CA1	£8.50	DD
Vodafone	CA1	£35.20	DD
Suez	CA1	£63.79	DD
Payments Received			
WI Hall Bookings	BMM	£1,049.00	BACS

Bank Balances: as at 31/01/2025

CA1	£ 6,084.82
BMM	£ 257,577.93
Total:	£ 263,662.75

All finances approved. Kompan invoice to be paid as a priority.
Proposed by Cllr J Carley. Seconded by Cllr S Foster.

Matters for future consideration:

From April the Post Office will only be open on a Wednesday from 9am to 12 noon.

Cllr K Surgenor left the meeting at 20:27
Meeting close: 20:53