

ROCHE PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD

IN THE MAIN HALL OF THE ROCHE VICTORY HALL

ON WEDNESDAY, 10TH JULY 2023 AT 6.30PM

Present Cllr. D. Inch Mrs. J. Burdon Cllr. M. Edyvean
(Chairman) (Parish Clerk) Cllr. Mrs. S. Tippet
Cllr. D. Yelland Cllr. Mrs. L. Harrison Cllr. B. Kretowicz
Cllr. Mrs. A. King Cwll. Cllr. P. Guest 9 Members of Public

179/23	Apologies:- Councillors G. Rowe, M. Taylor, P. Kent, Mrs. H. Retallick.	
180/23	<p>Public Forum:- There was nine members of public in attendance. Architects attending in respect of four members of public in respect of a proposed planning application at Trezaise and wanted to liaise with the Parish Council before submitting. A plan was circulated for Councillors to view. It is just one plot, and they were informed to view the Roche Neighbourhood Plan Design Guide. They believe it fell within the guidelines but would check the Plan. The idea of the properties is for family members. Six members of the public left the meeting at 8.32pm.</p> <p>Two members of public attended in respect of the planning application for Thomas on the agenda tonight. If they still use the property as it is now it should not increase the traffic flow. It is possibly to be developed in several years' time, even after the development of the new bypass road. This is future proofing the family home. There are 5-7 parking spaces already in situ. Members of the public left the meeting at 6.38pm.</p>	
181/23	Members Declaration of Interest on items raised on the Agenda/Requests for Dispensation:- Councillor D. Yelland declared a non-registerable interest in respect of planning application PA23/01587 – Mr. & Mrs. Hawke.	
182/23	<p>Monthly Cornwall Councillor Report:- Councillor P. Guest reported as follows:-</p> <ul style="list-style-type: none"> • I am writing this month's report having recently returned from a fantastically successful Armed Forces Week, primarily based in Falmouth, and culminating in the largest military parade held in Cornwall, where the salute was taken by H.R.H. Prince Richard, Duke of Gloucester. I was honoured to be given a seat in the V.I.P. area right next to the Royal Dias, please be re-assured that I behaved myself and minded my P's and Q's. • My personal highlight, despite the Gurkha's being there was the marchpast of the Chelsea Pensioners and the Veterans, trust me there was no dry eye in the house. Although, I must also say that it was heartening to see the Cadet Forces looking so smart and marching so well, it looks like we are in safe hands in the future. • All in all, it has been a very busy but rewarding time for me. The whole event did us as a Duchy proud and put us on the map. Now that it is behind us, I can concentrate on my day job. • A couple of nights ago, I was invited to an Army Engagement Team presentation in Truro, not only was it good to catch up, but it was also interesting to see how much things within the Army have changed in the last 14 years, mostly, I must say for the better. The reason for the invitation was to give recruitment for the Regular, Territorials and Cadets a higher profile. If you know of anyone expressing an interest, please put them in touch with me and I can point them in the right direction. 	

- I was at the Eden project recently for the big 'Turn on' of the Eden Geothermal project. It all went exceedingly well apart from a blown fuse which delayed it by 24 hours.
 - Last week, along with the great and the good, I attended the official signing of the partnership agreement between Imerys and British Lithium. This is an exciting development which should bring great benefit to the area. The key figure I took away from the meeting was the potential creation of 300 or so jobs. I did query whether specialists would be bussed in from around the country to fill these vacancies but was assured that the Lithium people feel confident that we already have the skills and expertise required in the local area through our proud mining heritage.
 - Also last week, we saw the inaugural meeting of our new Community Area Partnership at the Victory Hall. This replaces the Clay Country Network Panel, and it is hoped that more funding and powers will become available to us. It was good to see this Parish Council represented. You may or may not be aware that although Councillor Mrs. A. King is the Parish Council representative, any of you are welcome to attend future meetings. This meeting was mainly focussed on agreeing the terms of reference and general admin, moving forward, the aspiration is to attract funding to the area in order to improve the general quality of life for our residents.
 - As you will know, Mr. J. Higman, Councillor G. Rowe and myself spoke at a recent Planning Committee meeting in support of Josh and his planning application in Tregoss. Frustratingly, we lost by 5 votes to 4. I have agreed to meet with Mr. Higman and his Agent in the following weeks to decide on our next steps.
 - Councillor M. Taylor and I had a video meeting with the Mid Cornwall Metro Link project team last week in which they showed us some proposals for traffic improvements that can/will be funded by this project.
 - You may or may not be aware that each County Councillor is given a small Community Chest Fund each year to give small donations to local groups. Last year, I was pleased to give grants totalling £3,000 to various community causes within the Electoral Division. I am very keen to help any local groups as community spirit and involvement is something that can always be strengthened. Please email me for more details.
 - Around the Division, I give regular talks and hold question and answer sessions to various clubs and groups, again, if you would like me to do this at any club, please get in touch. One of the most common themes that is raised when I talk to people around the area is the state of our roads, especially potholes. Cornwall Council have a report it web page that can be accessed at <https://www.cornwall.gov.uk/transport-parking-and-streets/roads-highways-and-pavements/report-a-problem-with-a-road-or-pavement/potholes/>
 - Although I do flag issues up with our Highways department, experience has shown me that the more that people report issues, the quicker they are rectified. So, can I encourage you to use this form as well as informing me. Another criticism that I occasionally receive is about anti-social behaviour and nuisance. Again, there is a form to report you concerns and the link is below.
<https://www.cornwall.gov.uk/fire-and-rescue-service/keeping-safe/community-safety/anti-social-behaviour-and-nuisance/report-anti-social-behaviour/>
- Chairman thanked Cornwall Councillor P. Guest for his report this evening.

Clerk circulated a report via Cornwall Councillor P. Guest - Cornwall Council – Quarterly Planning Enforcement Report – 1st April 2023 to 30th June 2023.

183/23	<p>Confirmation of the Minutes of the Monthly and Closed Meetings held on the 12th June 2023:- Resolved the Minutes of the Monthly and Closed Meetings held on the 12th June 2023 as circulated were confirmed as a true and accurate record and duly signed by the Chairman (Proposed: Councillor Mrs. L. Harrison; Seconded: Councillor M. Edyvean)</p>	
184/23	<p>Matters Arising from the Monthly Minutes of the Meeting held on the 12th June 2023:-</p> <p>Page 2 Min.31/23 Development on Old Poachers Site:- No further response received from Dylan Myers as they still have one apartment to sell Action: Keep Pending.</p> <p>Page 2 Min.91/23 Penstraze Lane Update:- Update received from the Surveyor advising the residents of Penstraze Lane are concerned about the state of the road. They initially went to inspect the condition of the road and currently in discussions with their Asset Team to determine the extent of the remedial works needed. They confirm the hatched area on the Title Plan is indeed a right of access for the residents of Penstraze Lane and is the only available road that leads to the highway. They also confirmed the hatched area is under their ownership and will be their responsibility to repair. Their Contactors are aiming to attend the site within the next two weeks, where they will complete a survey to determine a quote for the estimated costs of works Action: Keep Pending.</p> <p>Page 3 Min.66/23 Street Light:- Clerk reported the repairs had been made and it was confirmed this came with a 12 month warranty.</p> <p>Page 3 Min.91/23 Surfacing of Edgcumbe Road:- This is currently under assessment until the new road is complete.</p>	<p>Clerk</p> <p>Clerk</p>
185/23	<p>Planning Applications/Results/Correspondence/Any Letters received for or against any Planning Applications:-</p> <p>PA23/01083 – Mr. Dean Scantlebury, DS Developments (SW) Ltd – Reserved Matters application for access, appearance, landscaping, layout and scale, following outline consent PA18/11742 dated 16/7/20, Land at Thornton Close, Thornton Close, Roche – Support (Proposed: Councillor D. Yelland; Seconded: Councillor Mrs. A. King)</p> <p>Councillor D. Yelland declared a non-registerable interest in respect of the following application and left the meeting room:-</p> <p>PA23/01587 – Mr. & Mrs. Hawke – Change of Use of Butchers and Associated Buildings into 3 Residential Units, 7 Fore Street, Roche – Object – We have included our same objections from April as the comments are still outstanding and we would encourage a highways access review and recommendations to understand the boundary changes with neighbours. (a) Cannot support a change of use of the shop unit given the clear policy position set out in the approved Neighbourhood Plan (See Neighbourhood Plan – “Loss of High Street Uses - The loss of business premises used for A1, A2, A3, A4 and A5 uses in the commercial area of Roche Village to other uses will not be supported unless: (a) It can be demonstrated that the use of the premises for the existing or other commercial usage is no longer viable; or (b) The proposed alternative use would provide equal or greater benefits for the local economy and community than the current use. Policy Justification: Roche Village benefits from a range of commercial services,</p>	<p>Clerk</p> <p>Clerk</p>

especially shops and pubs and food outlets located within its central business district (Fig 2.5). The Roche Neighbourhood Plan Steering Group received clear community representations that the range of pubs and shops in the Village is of high value to the community, and should if possible be preserved, and that the character of the central square and Fore Street is also that of commercial services such as food and retail provision. The viability of maintaining these uses must be tested, if challenged, by at least six months of marketing – 94% (279) believe we should have policies to support keeping shops and pubs open)” (b) the conversion of the buildings at the rear could be supported in principle with a revised application but as proposed is not a sympathetic high quality design as per Neighbourhood Plan, which requires applicants to show how they have taken account of the Neighbourhood Design Guide i.e. windows, roof layout and finishes need to be more in keeping with the best of Roche, an approach that has been taken with other recent developments such as those in the pub car park opposite the church and the flats on the site of the former poachers, recently built in the village and where design changes were made to enhance quality and design to meet Neighbourhood design guide principles; (c) Parking and turning area – it is not clear there is sufficient parking for the proposed units, the ‘turning area’ does not look like you could turn anything, and access into the 3 car parking spaces appears to be extremely difficult given the narrow lane – especially the garage unit at the northern end. The whole design needs reviewing (See page 35/36 of the Neighbourhood Plan for details) (Proposed: Councillor Mrs. S. Tippet; Seconded: Councillor Mrs. L. Harrison)

Councillor D. Yelland returned to the meeting room.

PA23/02543 – Mrs. Thomas – Application for Outline Planning Permission with all matters reserved for the construction of 2 semi-detached dwellings, Land to the Rear of 79 Trezaise Road, Roche – **Support - Parish Council would like the applicants to see the lane re-instated to a B-Standard, recommendation in contacting Land Registry to investigate that piece of lane** (Proposed: Councillor; Seconded: Councillor)

Clerk

PA23/04777 – Mr. John Stanhope – Two Storey Side Extension, Windy Willows, Bilberry, Bugle - **Support** (Proposed: Councillor B. Kretowicz; Seconded: Councillor Mrs. A. King)

Clerk

PA23/02602 – Mrs. June Blair – Conversion and change of use from existing garage/outbuilding to annexe to be used as ancillary accommodation to house known as Raisla. Permission is also sought to locate two static caravans on the established caravan park, Higher Trenoweth Farm, Belowda Road, Belowda, Roche – **Resolved a Site Visit to be held with Chairman, Councillors M. Edyvean, D. Yelland and G. Rowe and report back to full Council, Clerk to inform the Planning Officer and to request all details in respect of the discharge** (Proposed: Councillor D. Yelland; Seconded: Councillor B. Kretowicz)

Clerk

Planning Results Received:-

PA23/04158 – Mrs. Bennath Coad – Non-material amendment in relation to Decision Notice PA22/05714 dated 27/9/22: to lower the floor level of the switch room so it is 500mm above ground level rather than the 1500mm proposed, Land South of Woodland Barton Farm, Wireless Road, Tremodrett, Roche – **Approved**

188/23	<p>Cemetery Matters (Including Any applications for memorials or inscriptions):- Application from Drew Memorials for an additional Inscription for the late Wendy Hancock on memorial for first husband John Dunn. Resolved to accept as per our Rules and Regulations (Proposed: Councillor Mrs. A. King; Seconded: Councillor Mrs. S. Tippet) Action: Clerk.</p>	Clerk
189/23	<p>Minor Repairs/Works in the Parish that may arise:- None.</p>	
190/23	<p>Roche Park Recreation Area (Including (a) Waste Bin Emptying during school holidays and moving of bins/Purchase of Waste Bins/Liner Sleeves; (b) Trampoline and Other Damage Updates; (c) Discussion on installation of CCTV):-</p> <p>Chairman reported he would circulate information on the metal table style bench Action: Chairman.</p> <p>Waste Bin Emptying during school holidays and moving of Bins:- Clerk reported the additional day during the holidays would be £100.00 plus vat, it would be emptied on either a Monday or Thursday. Resolved to accept and ask they monitor the best day to empty (Proposed: Councillor Mrs. L. Harrison; Seconded: Councillor D. Yelland) Action: Clerk</p> <p>Purchase of Waste Bins/Liner Sleeves:- Resolved to obtain a price for 2 double bins with fixings (with the invisible lock at the front in black) in comparison to the single bins and query the costs of the bin sleeves, to query how many to fill la pallet and fill by order additional sleeves, Clerk to circulate information to Councillors to deal with under delegated powers (Proposed: Councillor M. Edyvean; Seconded: Councillor D. Yelland) Action: Clerk.</p> <p>Trampoline and Other Damage Updates:- Clerk reported this will be dealt with under the closed meeting.</p> <p>Discussion on installation of CCTV:- Clerk and Chairman reported this is being dealt with behind the scenes and we will report back with updates when costs have been established Action: Clerk to action and report.</p>	<p>Chair</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
191/23	<p>Roche Public Conveniences/Bus Shelters (Including Bus Shelters on Edgcumbe Road & Victoria Road):- Clerk reported the large water bill was being investigated and accuracy tests have been carried out following a meter exchange. A claim has been submitted for a one-off allowance for unexplained usage due to the increase in consumption for unexplained usage due to unrelated works being carried out next to the public conveniences. This has been submitted on the basis that the leak could have been caused and repaired by the contractors carrying out this work next to the supply. South West Water will review this outside of their normal policy Action: Keep Pending.</p> <p>Harmony Road Bus Shelter:- Chairman reported this has been painted.</p> <p>Bus Shelter on Edgcumbe Road:- Chairman reported our Contractor advised there was no sign of anything in this shelter, Parish Council resolved to leave as it currently is (Proposed: Councillor M. Edyvean; Seconded: Councillor Mrs. L. Harrison) Action: Clerk.</p>	<p>Clerk</p> <p>Clerk</p>

	Bus Shelter on Victoria Road:- Clerk reported Cornwall Council have agreed they will be submitting a claim and replacing this bus shelter. Agreed to go with the green colour and living roof Action: Clerk.	Clerk
192/23	Footpath Signs/Matters:- Clerk and Chairman to go through the schedule for next year Action: Clerk/Chairman. It was reported that the annual footpath cutting has commenced and a couple have been notified to Contractors.	Clerk/ Chair
193/23	Duck Pond and surrounding Land & St. Michaels Way:- No update.	
194/23	Village Regeneration Works/Working Party for the Village:- No update.	
195/23	Registration of Land at Roche Football Club owned by the Parish Council:- Clerk reported no further update had been received Action: Keep Pending.	Clerk
196/23	Roche By-Pass Scheme and related projects:- Email received from Neil Sandland following meeting last week – Mid-Cornwall Metro – Draft Active Travel designs for Bugle and Roche. Email Becky Edmondson of Griffiths – Clerk to follow up the current state of play for pedestrian access from Harmony Road going through to Tregoss, there was originally something in place, but it appears there is now nothing Action: Clerk.	Clerk
197/23	Trees suitable for Roche Village, following felling of trees on Park Hedge:- Councillors on the small Working Party agreed at the last closed meeting to arrange a meeting date to discuss and put to the Parish Council Action: Chairman, Councillors Mrs. L. Harrison, M. Edyvean, B. Kretowicz and P. Kent. Action: Clerk to arrange a date suitable for Councillors.	Cllrs. Clerk
198/23	Train Focus Group – Discussion on Parish adopting the Train Station:- Chairman reported quotes had been received for maintenance, to be discussed under closed session.	
199/23	China Clay Area & Luxulyan Community Area Partnership:- Update received from Councillor Mrs. A. King advising she would appreciate another Councillor attending these meetings with her, although it was noted there is only one vote. They raised main issues in our village, housing, youth club, suggestions for the youngsters. Chairman and Councillor Mrs. L. Harrison would both be interested in attending a future meeting.	
200/23	Articles for Parish Council Website/Newsletter:- Monthly newsletter report to be submitted next month as none this month. Resolved to accept annual fee payable for advertising and include this in the list of regular payments for the year as approved earlier (Proposed: Councillor Mrs. S. Tippet; Seconded: Councillor Mrs. A. King) Action: Clerk.	Clerk
201/23	Correspondence – Clerk listed correspondence and actions required:- 1. NALC – Star Council Awards 2023 2. NALC – Newsletter 3. Cornwall Council – Town & Parish Bulletin: Update on Armed Forces Day National Event Cornwall 4. Cornwall Wildlife Trust – View the latest G7 Newsletter – June 2023 5. Cornwall Council – Health Surveillance for employees working with COSHH 6. Cornwall Council – Town & Parish Bulletin: Update on Armed Forces Day National Event Cornwall 7. CALC – Training Opportunity – Legionella Responsible Person Training on Tuesday 19 th September 2023 8. NALC – Chief Executive’s Bulletin 9. Great Western Railway – Rail Strikes 10. NALC – Events 11. Paul Holden – Cornwall Buildings a Risk 2023	

	<p>12. Cornwall Council – Affordable Housing Newsletter – Parish/Town Councils – July</p> <p>13. Cornwall Council – Integrated Care Strategy: Have your Say</p> <p>14. Steve Double MP – June 2023 E-News</p> <p>15. CALC – Defibrillator Campaign</p> <p>16. Great Western Railway – Changing how we sell tickets at stations</p> <p>17. Cornwall Council – China Clay & Luxulyan CAP – Community Capacity Fund Application</p> <p>18. CALC – Cornwall Council Planning Induction Refresher to be held via Teams on Tuesday 11th July from 3.00pm-17.30pm.</p> <p>19. CPRE Cornwall – Protecting our Cornish Countryside and Coast (Councillor Mrs. S. Tippett)</p> <p>20. Clerks & Councils Direct Magazine (Councillor Mrs. S. Tippett)</p> <p>21. Cornwall Council – Request for Grit Bin – Coldvreath Road, Roche Action: Clerk to forward request and ask them to speak to Griffiths as part of the process of closing the road, could they supply a grit bin and fill it up for them.</p> <p>22. Steve Double MP – Survey on future of St. Austell Ticket Office</p> <p>23. Cornwall Council – CAP Training Session – Monday 17th July via Teams</p> <p>24. Imerys – Invite to CLG Meeting at Par Moor Centre on Tuesday 18th July</p>	Clerk
202/23	To arrange any Sub-Committee Meetings required:- None.	
203/23	Any Urgent Matters the Chairman considers relevant for this meeting:- None.	
204/23	<p>Date of next Meeting:- Monday 14th August 2023 at 6.30pm to be held in the Roche Victory Hall Large Main Hall, Roche Victory Hall.</p> <p>There being no further business to discuss the meeting closed at 7.54pm</p>	

Signature:

Chairman

Date: 14th August 2023