# **ROCHE PARISH COUNCIL**

# MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE MAIN HALL OF THE ROCHE VICTORY HALL ON MONDAY, 11<sup>TH</sup> SEPTEMBER 2023 AT 6.30PM

Present

Cllr. D. Inch (Chairman) Cllr. D. Yelland Cllr. Mrs. A. King Cwll. Cllr. P. Guest

1 Member of Public

Mrs. J. Burdon (Parish Clerk) Cllr. Mrs. H. Retallick Cllr. P. Kent

Cllr. G Rowe (Vice-Chairman)

Cllr. M. Edyvean Emma Harding

Cllr. Mrs. L. Harrison

Rupert Salmon

228/23

Apologies: - Councillors B. Kretowicz, Mrs. S. Tippett, M. Taylor.

#### 229/23

Public Forum:- Rupert Salmon and Emma Harding attended in respect of PA23/05639 – Gridserve Sustainable Energy and Cornish Gateway Services. The Company are best described as international sustainable business with headquarters in the UK. They develop, construct, own and operate premium solutions for critical energy applications. They are breaking boundaries to achieve its ambitions to deliver sustainable energy and move the needle on climate change. They have delivered the most technically advanced hybrid solar projects ever built in the UK and installed more solar capacity in 2019 than any other business in the UK. They are making electric vehicle charging as convenient as petrol refuelling, with a national network of ultra-fast, dependable Electric Forecourts that provide drivers with the confidence to go electric. These are just some of the ways we are looking to provide sustainable solutions.

Sun-to-Wheel is an energy ecosystem that does not just consider how energy is created, but where it is deployed to maximise its impact in respect of climate change. Instead of drilling, they are collaborating with landowners to develop solar farms to allow biodiversity to flourish. Instead of shipping energy halfway across the world, they are creating home-grown energy, localised to areas where needed. Local energy generation, for local use for local benefit.

Site Selection requirements – Key demand point for charging at the established TRSA. The energy generated will be used to support the power requirements of an existing hub. Excess energy will be stored on site batteries. Minimise reliance on distributed grid capacity. The site is located to the east of the TRSA Services to the south of the A30, approximately 2.4ha. Access to the Solar area is via a dedicated access within the TRSA adjacent to the EV Super Hub. Construction access is provided off the B3274. Site to utilise the windfarm access track then cross the field over matting (non-intrusive). The solar site includes Solar PVs with the Battery Storage and Electrical equipment located on the services adjacent to the EV Super Hub. Forecast installed solar capacity of circa 850kWp. Solar panel height up to a maximum of 2.1m.

EV Super Hub Electrical Compound – Original Hub consented under planning reference PA21/04865. Compound layout updated – technology requirements/ clearance/spatial requirements set by the manufacturer. Application includes the new layout for the compound area. Compound remains in the same general location to that which was previously consented.

Agricultural Land – the site has been subject to an Agricultural Land Classification Survey. The solar area has been identified as non-agricultural which means there is no loss of agricultural land. Construction access is partially Grade 3a and 3b (good to moderate quality) agricultural land. Site to utilise the windfarm access track then cross the field over matting. Site will not result in the loss of any agricultural land.

Highways – Site is located to the south of the A30. The proposed development will not result in a significant number of trips. The Local Highways Authority have confirmed they do not object to the development. Additional Landscape Planting has been proposed as screening to mitigate the possibility of any glint and glare impacts.

Landscape and Visual – Proposal has been fully assessed. The site is not subject to any statutory or non-statutory landscape designations. The site is viewed in the wider context of the A30 and existing TRSA to the west. The site is determined to be of local value and of relatively low status in the terms of requirement for landscape protection.

Ecology – Site has been fully assessed. Existing baseline of limited ecology value. Landscaping includes retention of majority of existing habitats, new hedgerow and scrub planting and provides benefits to reptiles and dormice.

There was one member of public in attendance with nothing to raise.

#### 230/23

Members Declaration of Interest on items raised on the Agenda/Requests for Dispensation:- Councillor M. Edyvean declared a non-registerable interest in respect of the solar grant payment to Roche Carnival Committee and Roche Young Farmers. Councillor D. Inch declared a non-registerable interest in respect of the solar grant payment to Roche Victory Hall Trustees. Councillor Mrs. A. King declared a non-registerable interest in respect of the solar grant payment to the Clays Crusaders. Councillor P. Kent declared a non-registerable interest in respect of PA23/06997 for Ingrid Mellor. Councillor Mrs. L. Harrison declared a non-registerable interest in respect of the solar grant payment to Roche Scout Group.

#### 231/23

Monthly Cornwall Councillor Report: - Councillor P. Guest reported as follows:-

- August flew by, the children are back at school and now that we are getting back into our normal routine, I hope you managed to have a bit of a break over the summer holidays.
- The last month's work has been stymied by a lot of Cornwall Councils Officers taking leave and in general that has tended to slow things down.
- The next piece of work coming our way will be the new waste management programme. There are major changes in the way our rubbish and recycling are collected. The new programme will be starting in January and information leaflets are being delivered to all residents in the old Restormel district in the following weeks.
- There was a Parish Council briefing last week, but I do not think many were able to attend. I have got a copy of the presentation and will send a link to our Clerk for circulation. As always, I am happy to field any questions, and if I do not know the answer, I know someone who does.
- On Wednesday, I will be attending a Cabinet meeting to discuss next year's Council budget.

- We are still waiting to hear from the Government about next year's levels of funding, but that is unlikely to change our projected figures. The main headline coming out of the meeting will be that, to balance the budget, (which we are required to do by law) Council tax is expected to rise by 2.99% next year plus 2.00% for Adult Social Care, this equates to about £1.38 a week for a Band C property. Although the Budget does not have to be agreed and ratified until February next year, we are starting the negotiations and discussions early to come up with the best possible solution.
- The Mid Cornwall Metro Link project (including the complimentary traffic calming measures for the village) has now been put back for ratification until December. Overall, it is a major project, and the figures and funding have not quite been finalised yet. I will give you all a full report following December's meeting.
- Minorca Lane at a Cornwall Council level has often been neglected, I am currently in talks to get the Lane given a much higher profile and given the support and funding that is desperately needed. Again, I will update you on any progress as and when it comes about.
- One of the jobs that I have not been able to get around to yet, is the aspiration
  to make our Skate Park 'Smokefree'. This has been through a combination of
  workload and Officers being on leave. I am currently in the process of trying to
  organise a meeting between myself, Councillor Mrs. L. Harrison and the
  Officers responsible for the Liskeard project and that will hopefully take place
  this week.
- The bulk of my work during August was dealing with School Transport Appeals and now that I have dealt with those, I am currently about to be involved in a routine Ofsted inspection of our Adult Education service. One of my roles within the Council is as Vice Chair of the Cornwall Adult Education Board and the lead Governor on Ofsted inspections. I am expecting a grilling or two over the next week, but we are well prepared for the inspection and have a good strong team, so, without tempting fate, I am quietly confident that we will come out of the inspection favourably.
- I am well up to speed on Residents casework, the most important part of my job as far as I am concerned. As always, it takes priority over my Council work and if you become aware of anyone who needs support, please either get them to contact me or give me a quick call and I will see what can be done to help them.
- Councillor M. Edyvean expressed concerns regarding road issues around Edgecumbe Road and Harmony Road **Action:** Cornwall Councillor P. Guest to follow up on issues surrounding the current road closures, etc.

Chairman thanked Cornwall Councillor P. Guest for his report.

Cwll. Cllr. P. Guest

### 232/23

**Confirmation of the Minutes of the Monthly and Closed Meetings held on the 14**<sup>th</sup> **August 2023**:- Resolved the Minutes of the Monthly and Closed Meetings held on the 14<sup>th</sup> August 2023 as circulated were confirmed as a true and accurate record and duly signed by the Chairman (Proposed: Councillor Mrs. A. King; Seconded: Councillor D. Yelland)

## 233/23

Matters Arising from the Monthly Minutes of the Meeting held on the 14<sup>th</sup> August 2023:-

Page 2 Min.31/23 Development on Old Poachers Site:- No further response received from Dylan Myers, as they are still waiting to sell two of the properties. Chairman reported there is only one flat now to sell **Action**: Keep Pending and follow up.

Clerk

Page 2 Min.91/23 Penstraze Lane Update:- They are currently arranging for contractors to attend the site and determine the extent of the works needed and the cost. It is unsure who the costs and responsibilities lie with to complete the works, but this should be concluded soon so they can comment. They have now followed up with their Asset Team so they can clarify the position Action: Keep Pending and follow up.

Clerk

Page 3 Min191/23 Damaged Bus Shelter on Victoria Road:- Clerk reported she still had the claim to make for the payment the Parish Council had paid Action: Clerk.

Clerk

Page 5 Min.213/23 Damaged Bench in Roche Cemetery:- Clerk reported this had now been removed. One person had been in touch about putting a new bench up but nothing further heard, it was noted this was not the person who had originally put this bench in.

Page 6 217/23 Signage to be put back:- Response received from Griffiths advising some of the footpaths and bridleways will be permanently closed but they are not sure exactly which ones but would check and report back. If any are to be re-opened, they will work with Cormac to ensure everything is put back. They would send over the permanently closed ones once they have spoken with the agents Action: Keep Pending.

Clerk

# 234/23

Planning Applications/Results/Correspondence/Any Letters received for or against any Planning Applications:-

It was noted the paragraph redacted in respect of the following application is – It is proposed to Change the use of the Existing Garage, Store and Redundant Kennels into domestic accommodation for the applicant's mother and two daughters; to provide them with suitable living and sleeping arrangements whilst they are being looked after by the applicants. Therefore, the use will be incidental to the enjoyment of the existing dwelling. This has now been included back on to the planning portal:-

**PA23/05532 – Mr. Jeff Groves** – Proposed change of Use of former dog kennels into annexe accommodation, Pits Mingle Bungalow, Rosetown Boarding Kennels and Cattery, Tregoss Moor, Tregoss, Roche – **Support** (Proposed: Councillor Mrs. A. King; Seconded: Councillor G. Rowe)

Clerk

PA23/05639 – Gridserve Sustainable Energy Limited & Cornish Gateway Services – Construction of a photovoltaic solar farm, retention of electrical compound, landscaping and associated works, Land to the East of Cornwall Gateway Trunk Road Service Area, Victoria, Roche – Object – would like to know more about usage, facts and figures, what is coming next, i.e. future proofing and any community benefit (Proposed: Councillor D. Inch; Seconded: Councillor Mrs. H. Retallick)

Clerk

Emma Harding and Rupert Salmon left the meeting at 7.09pm.

**PA23/06405** – **Mr. Trevar Christmas** – Prior notification for steel framed agricultural and forestry building, Criggan Barn, Criggan, Bugle - **Whole application does not make sense and we need more information to be able to come to a conclusion** (Proposed: Councillor D. Yelland; Seconded: Councillor Mrs. H. Retallick)

Clerk

Councillor P. Kent declared a non-registerable interest in respect of the following planning application and duly left the meeting room for the discussion:-

PA23/06997 – Ingrid Mellor – Revision of withdrawn application PA22/08716 for the demolition of an existing domestic garage and outbuildings to build two new semi-detached dwellings, 25 Chapel Road, Roche – Object - Over-development of the site, insufficient access, Parish Council would only support 1 single storey bungalow in the garden, taking into consideration neighbouring properties. It would need to be in keeping and needs adequate visibility and access as it appears nothing has changed regarding this; therefore, we would request a Highways Assessment be carried out (Proposed: Councillor D. Yelland; Seconded: Councillor Mrs. L. Harrison)
Councillor P. Kent returned to the meeting room.

Clerk

For Information Only – PA23/00910/PREAPP – Mr. & Mrs. Phil & Bronwyn Ugalde – Pre-application advise for various alterations and extension to Somerset House, Hallew, Bugle

**PA23/07148** – **Mr. & Mrs. M. Smith** – Conversion of existing garage, replacement/upgrading of existing conservatory to form habitable room, replacement of existing porch and minor alterations to dwelling, 1 Bassett Close, Roche – **Next Agenda** – **Extension of Time requested and granted** 

Clerk

### Planning Results Received:-

**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 – **Approved** 

**PA23/01587 – Mr. & Mrs. Hawke** – Change of use of Butchers and Associated Buildings into 3 residential units, 7 Fore Street, Roche – **Approved** 

**PA23/04777 – Mr. John Stanhope** – Two storey side extension, Windy Willows, Bilberry, Bugle – **Approved** 

**PA23/01083 – Mr. Dean Scantlebury** – Reserved Matters application for access, appearance, landscaping layout and scale, following outline consent PA18/11742 dated 16/7/20, Land at Thornton Close, Roche – **Approved** 

**PA23/06405 – Mr. Trevar Christmas** – Prior notification for steel framed agricultural and forestry building, Criggan Barn, Criggan Bugle – **Planning Permission required** 

235/23

Monthly Accounts for Approval, including monthly bank reconciliation and budget monitoring:- It was proposed that the Council approve and accept the accounts for payments as circulated on schedules for the month of September 2023, including agreement with the bank reconciliation and budget monitoring as reported (Proposed: Councillor Mrs. H. Retallick; Seconded: Councillor D. Yelland)

Salaries, Pensions, National Insurance,	£2,141.28	September 2023
Income Tax and Expenses		-
Wednesday 55 Club	£180.00	Solar Grant
Roche Second Wind	£180.00	Solar Grant
Roche Brass Band	£800.00	Solar Grant
Roche Old Boys Cricket Club	£800.00	Solar Grant

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	Roche & District Young Farmers	£500.00		_
	Roche Carnival Committee	£320.00		_
	Roche Rockers WI		Solar Grant	_
	Roche Football Club	£800.00		-
	Roche First Bright Paint Paint	£180.00		_
	Roche First Rainbows	£180.00		-
	Roche 2 <sup>nd</sup> Girl Guides	£180.00		-
	Crystal Clear Limited Bus Shelter Cleaning		August 2023	-
	Roche Village Show	£180.00		-
	Roche Clays Crusaders	£180.00		-
	Roche Victory Hall Trustees	£800.00		011-
	Roche Pre-School Playgroup	£180.00		Clerk
	Roche Methodist Church		Solar Grant	-
	Roche Ranger Unit	£180.00		-
	Roche Pantomime Players	£800.00		-
	Roche Parochial Church Council	£180.00		-
	British Gas – Electricity for Toilets	£49.04		-
	ICO – Annual Renewal		Data Protection	-
	HCI Data Limited – Email Storage		May/June/July 23	-
	Duchy Cemetery's Limited – Interment	£475.00		-
	Hiscox Insurance	£430.25		-
	Crystal Clear Limited Waste Bin Emptying		August 2023	-
	Crystal Clear Limited Train Station Clean	£26.40	September 2023 Remembrance Day	-
	Parish Magazine Printing	£02.00		-
	Cornwall Waste Solutions – Cemetery			-
	Roche Scout Group	£180.00		-
	Roche Victory Hall - Hire Hall	£30.00	· ·	-
	Roche Victory Hall – Post Office Cont.	£86.66	•	-
	Crystal Clear Limited Bus Shelter Cleaning		September 2023	-
	DMC-IT – Updating Website/Emails  Jewson - Fence Hire	£45.00	ŭ	-
		£130.23 £115.52	31 days	-
	Cormac Solutions – Quarterly Inspection			-
	Lanhydrock Garden Services – Maintenance AJH Services – Toilet Cleaning	£5,173.20 £484.72	•	-
	Receipt: Cornwall Council – Interest	£543.11		-
	Receipt: Contwall Council – Interest  Receipt: Roche Football Club		Annual Lease	-
	Receipt: Personal Choice Funerals	£1,365.00		-
	Receipt: Personal Choice I diferals  Receipt: Drew Memorials - Inscription	£260.00		-
	Receipt: Larcombes Memorials – Inscription	£200.00		1
	Receipt: HMRC – VAT Reimbursement		Up to July 2023	1
	Receipt: Cornwall Council	£76 500 00	2nd Half Precent	-
	Renewal of Annual Insurance - Resolved to redebit again (Prepaged: Counciller D. Velland	enew and requ	lest to have by direct	-
	debit again (Proposed: Councillor D. Yelland	d: Seconded:	Councillor P Kent)	Clerk
	Action: Clerk.	a, coodiiada.	ocurrenter i i itorit,	
	Emails of thanks had been received from	organisations	for the solar grant	Olal-
	contributions <b>Action</b> : Clerk to send a list of res	sponses to the	Chairman.	Cierk
000/00	Review of Small Grant Applications:- Resolution	•		
236/23	but to re-apply again in April 2024 (Proposed: C		•	Clerk
	Councillor D. Yelland) <b>Action:</b> Clerk.		, , , , , , , , , , , , , , , , , , , ,	
227/22	Cemetery Matters (Including Any app	lications for	r memorials or	
237/23	inscriptions):- No memorial applications receive			

	Clerk reported on a hole in a grave which had been filled in. Councillor M. Edyvean	
	reported a dead tree to be dealt with.	
238/23	Minor Repairs/Works in the Parish that may arise:- None.	
239/23	Roche Park Recreation Area (Including (a) Discussion on installation of CCTV; (b) Smoke Free Skatepark):-	
	Discussion on installation of CCTV:- To be discussed under closed session.	
	<b>Smoke Free Skatepark:-</b> Cornwall Councillor P. Guest reported there is no update. He should have some information for the next meeting <b>Action:</b> Cornwall Councillor P. Guest.	Cwll Cllr. P Guest
240/23	Roche Public Conveniences/Bus Shelters/Train Focus Group:-	
	Train Focus Group – Discussion on Parish adopting the Train Station:- Councillor B. Kretowicz circulated a report. Chairman was concerned about what we can and cannot do, so felt that better not to do anything. Agreed to leave in abeyance.	
241/23	Footpath Signs/Matters:- Clerk and Chairman to go through the schedule for next year Action: Clerk/Chairman.	Clerk/ Chair
242/23	Duck Pond and surrounding Land & St. Michaels Way:- Clerk reported it had been brought to her attention today that cat litter and garden cuttings are being dumped on the land opposite the duck pond and also cannabis was also found under the benches by the duck pond.	
	Councillor D. Yelland reported his attention had been drawn to the fact that the incoming side of the duck pond has become so silted up that it will soon be possible for foxes to walk onto the land, which would not be good for the ducks and moorhens. To discuss under closed session.	
243/23	Village Regeneration Works/Working Party for the Village:- No update.	
244/23	Registration of Land at Roche Football Club owned by the Parish Council:- Clerk reported no further update had been received Action: Keep Pending.	Clerk
245/23	Roche By-Pass Scheme and related projects:- No update.	
246/23	Trees suitable for Roche Village, following felling of trees on Park Hedge (Including The Tree Council Branching Out Fund for grants):- 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: Agreed to meet at 5.00pm on Friday 22 <sup>nd</sup> September at Roche Football Club Car Park. Clerk to send invitation.	Cllrs/ Clerk
	Including The Tree Council Branching Out Fund for grants:- Resolved to leave in abeyance pending a meeting of the above Working Party Action: Councillors.	Clirs.
247/23	<b>Articles for Parish Council Website/Newsletter:-</b> Monthly newsletter report to be submitted <b>Action:</b> Clerk.	Clerk
248/23	Correspondence – Clerk listed correspondence and actions required:  1. NALC – Events 2. Cornish Lithium – Summer Newsletter 3. Cornwall Council – Cornwall Council's Standards Committee 4. NALC – Newsletter	

5. Cornwall Council – Town & Parish Council Bulletin: 15th August 2023 6. Cormac Solutions Limited – Update on company name 7. Cornwall Council – Standards Committee are recruiting 8. NALC - Chief Executive's Bulletin 9. Great Western Railways – Strikes 10. Cornwall Council Pensions – August 2023 Employer Newsletter 11. Cornwall Council – Updating the Clean Air for Cornwall Strategy: Engagement Workshops with CAP representatives 12. CALC - Addressing Conflict between Employees and Members Training -Tuesday 14<sup>th</sup> November 2023 from 6.00pm to 8.00pm via Zoom 13. CALC – Planning Training Courses for Autumn 14. CALC - Let's Talk Water Stakeholder Webinar by South West Water -Thursday 14<sup>th</sup> September 2023 at 2.00pm 15. Cornwall Council - Local Area Energy Plan Engagement Event - 5<sup>th</sup> September 2023 at Theatre Room, Princess Pavilion, Falmouth 16. Cornwall Council – Digital Futures Advisory Board – invitation 17. Office of the Police & Crime Commissioner - A chance for rural communities to have their sav 18. CALC – Extended Autumn Training Programme 19. Steve Double MP – August 2023 E-news 20. Clerks & Councils Direct Magazine 21. Cornish Lithium – Presentation Evening – Wednesday 20th September 6.30pm 22. Cornwall Council – Affordable Housing Newsletter – September 2023 23. CALC - Invitation to online Town & Parish Council Budget Update Briefing -12th October 2023 at 10.00am 24. CALC – NALC seeks views on Model Financial Regulations update 25. Cornwall Council – Forest for Cornwall Autumn Newsletter 2023 26. Cornwall Council – Town & Parish Council Newsletter – 8<sup>th</sup> September 2023 27. Cornwall Council - Digital Futures Advisory Board - Invitation to meeting to be held on Monday 25<sup>th</sup> September 2023 28. Natural England – Users of Goss Moor we need your help – Clerk advised this had been put on social media and website 29. Cornwall Council – Local Nature Recover Strategy 30. Insurance Brokers – Welcome to inaugural Beyond Today Conference 31. Great Western Railway – Network Rail resignalling and Night Riviera sleeper To arrange any Sub-Committee Meetings required: None. 249/23 Any Urgent Matters the Chairman considers relevant for this meeting:- None. 250/23 Date of next Meeting:- Monday 9th October 2023 at 6.30pm to be held in the 251/23 Roche Victory Hall Large Main Hall, Roche Victory Hall. Apologies for the October meeting from Councillor D. Yelland. There being no further business to discuss the meeting closed at 7.36pm

Signature:	
	Chairman

Date: 9<sup>th</sup> October 2023