

ROCHE PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD BY SKYPE

ON MONDAY, 27TH JULY 2020 AT 6.00PM

Present Cllr. G. Rowe Mrs. J. Burdon Cllr. Mrs. I. Northey
(Vice-Chairman) (Parish Clerk)
Cllr. J. Wood Cllr. Mrs. J. Norris Cllr. Mrs. S. Tippett

Minute	AGENDA ITEMS	Action
176/20	<p>Apologies:- Councillors P. Ames, D. Inch, M. Edyvean, P. Jones</p> <p>As Councillor G. Rowe could not initially log into the meeting, Councillor Mrs. I. Northey nominated Councillor J. Wood to chair the meeting, seconded by Councillor Mrs. S. Tippett.</p>	
177/20	<p>Members Declaration of Interest on items raised on the Agenda/Requests for Dispensation:- None.</p>	
178/20	<p>Notices for Side Roads Order:- Clerk reported this had been deferred again by the Solicitors and we are waiting for documents and either a meeting will be called, or it will be discussed at the man Parish Council Meeting if and when relevant paperwork is received. Councillor J. Wood reported the hold-up is with the Lawyers in London, however, the contractors have been told to press on and start works Action: Clerk.</p>	Clerk
179/20	<p>Hardcore Area (Quote for fitting of Basketball Hoops and Backboards):- Clerk reported the quote to install had been circulated in the sum of £1,106.02. It was resolved to appoint the company to fit the equipment (Proposed: Councillor J. Wood; Seconded: Councillor Mrs. I. Northey) Action: Clerk.</p>	Clerk
180/20	<p>Update on Large Waste Bin in in Cemetery:- Clerk reported this matter had now been resolved and the waste bin had been emptied. Dates for putting out and collection were in hand.</p>	
181/20	<p>Planning Applications/Results/Correspondence/Any Letters received for or against any Planning Applications:- Clerk reported that proposals for planning applications will be sent with the following statement:- Due to the restrictions placed on the Parish Council as a result of the pandemic coronavirus, this response represents the opinion of Members of Roche Parish Council identified through a consultation process and will be ratified at the next appropriate meeting of the Parish Council.</p> <p>Councillor G. Rowe managed to log into the meeting and continued chairing the meeting.</p> <p>Planning Applications:-</p> <p>Clerk reported this was shown as Mr. & Mrs. Jon Stephens but she had been contacted by the applicants and it should have been Mr. & Mrs. Colin Stephens:-</p> <p>PA20/04703 – Mr. & Mrs. Jon Stephens - Refurbish the existing outside toilet, remove the poorly constructed “link” area between the existing kitchen and utility room; construct a single storey extension connecting the kitchen and utility room, removal of the existing kitchen windows to create an archway, 29 Harmony Road, Roche – Support (Proposed: Councillor J. Wood; Seconded: Councillor G. Rowe)</p>	Clerk

	<p>PA20/05759 – Mr. & Mrs. D. Russell – Proposed change of use of paddock to ménage (riding arena), with associated works, Land East of 139 Trezaise Road, Roche – It was resolved to defer to main meeting to be held on 12th August 2020</p> <p>PA20/05507 – Mr. Tom Chapman, Lanhydrock Garden Services Ltd – Works to trees namely – to crown raise all trees in Churchyard to 3m in height, also to remove one piece of Yew subject to a Tree Preservation Order (TPO), St. Gomonda’s Church Open Space, Fore Street, Roche – It was resolved the Parish Council would like to establish whether permission is required from the Diocese if work is being carried out on this wall in the Churchyard and suggest a meeting with Councillor M. Edyvean and Mr. Brian Edyvean to discuss and defer this application to the next meeting to be held on the 12th August 2020 (Proposed: Councillor Mrs. S. Tippett; Seconded: Councillor J. Wood)</p> <p>For Information - PA20/01171/PREAPP – Mr. John Burton – Pre application advice for a small holiday let, Land North of Belowda Mine, Belowda, Roche</p> <p>Planning Results Received:-</p> <p>PA20/00451 – Mr. Roy Peat – Certificate of lawfulness for existing residential caravan, The Caravan, Philarasam, Trezaise Road, Roche – Approved</p> <p>PA20/00954/PREAPP – Mr. Dylan Myers – Pre-application advice for demolition of existing public house and erection of one building containing ten two-bedroom dwellings, Poachers Inn, Fore Street, Roche – Closed – Advice Given</p> <p>PA20/04954 – CRHA – Proposed ground floor extension and associated works, 8 Harmony Meadow, Roche – Approved</p> <p>PA18/11742 – N. Jago, D. Hopper and H. Hopper – Outline planning permission with all matters reserved: Proposed Residential Development, Land at Thornton Close, Thornton Close, Roche – Approved</p> <p>Planning Correspondence Received:-</p> <ol style="list-style-type: none"> 1. Email in respect of Breach of Planning Application – PA15/02449. It was resolved to confirm a site visit will be made by the Enforcement Team Action: Clerk to confirm. 2. Update on site of Poachers Inn with updated plans from Dylan Myers of NU Foundations Planning and Design. It was resolved to leave for the main meeting to be held on the 12th August 2020 (Proposed: Councillor J. Wood; Seconded: Councillor G. Rowe) Action: Clerk 	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
182/20	<p>Update on Planning Application for up to 150 Dwellings at Edgcumbe Road, Roche – PA18/09982 (Site D in Roche Neighbourhood Plan) – Email from Gavin Smith, Development Management Group Leader, Cornwall Council hoping to find a solution for this proposal that is more acceptable to everyone. To do this, he would like to invite the Parish Council to consider two important questions relating to policy requirements in the Neighbourhood Plan.</p> <p>These are set out as follows:-</p>	

	<p>1. Would the Parish Council accept occupation of more than 50 homes on the application site at the point of time when the physical construction of the new A30-St Austell Link Road has commenced (Policy B2bi of the Neighbourhood Plan to require no more than 50 homes to be occupied until the completion of either the A30-St Austell Link or a smaller HGV Bypass through the application site). It seems to make little sense to require a HGV Road to be constructed through the application site when the delivery of the preferred link road option is already underway; the risk of the A30-St Austell Link Road not being completed having already been physically started (and funding obtained) is low; waiting for the A30-St Austell Link Road to be constructed could mean a substantially unfinished development on the application site for some time, to the detriment of local amenity; and, from a design perspective, a much higher quality development on the application site could be obtained if the development does not include a HGV Bypass Road, as this type of road is likely to introduce constraints to the layout and character of the development due to the design of the road itself and noise from heavy vehicles (creating set-backs for development from the HGV Road, prominent acoustic mitigation such as high solid fencing and associated loss of land which otherwise could have been used to help make living on the site more enjoyable for future occupants).</p> <p>2. Would it be acceptable to release the obligation for the provision of the “safe pedestrian route” along Victoria Road linking Roche to Victoria upon commencement of the A30-St Austell Link Road (Policy B2biii of the Neighbourhood Plan requires a safe pedestrian route unless impracticable). This would be on the basis that the existing planning permission for the A30-St Austell Link Road includes a requirement to provide a footpath along the same route – and that it would not be necessary to duplicate that obligation with the current application.</p> <p>Councillor J. Wood confirmed that he would obtain more information from Gavin Smith for the next main meeting Action: Clerk to include on next main agenda for the 12th August 2020.</p>	Clerk
183/20	<p>Pre-application Discussion for Memorial Stone, Pots and Cover Slab on New Side of Cemetery with purchase from Memorial Mason out of County:- It was resolved to accept as set out and that we are happy for her to put forward her application to purchase and await confirmation from the Memorial Mason, with exact sizes (Proposed: Councillor Mrs. I. Northey; Seconded: Councillor G. Rowe) Action: Clerk.</p>	Clerk
184/20	<p>Date of next Meeting:- Wednesday the 12th August 2020 at 6.30pm in the Roche Victory Hall Large Committee Meeting Roche, Roche Victory Hall or via Skype depending on the Country’s status next month.</p> <p>There being no further business to discuss the meeting closed at 6.47pm</p>	

Signature:

Chairman

Date: 12th August 2020