

ROCHE PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD

IN THE MAIN HALL OF THE ROCHE VICTORY HALL

ON MONDAY, 7TH APRIL 2025 AT 6.40PM

Present Cllr. B. Kretowicz Mrs. J. Burdon Cllr. G. Rowe
(Vice-Chairman) (Parish Clerk) Cllr. M. Taylor
Cllr. Mrs. S. Tippet Cllr. Mrs. A. King Cllr. P. Dunn
Cllr. M. Edyvean Cllr. P. Kent 6 Members of Public

81/25	Apologies for non-attendance:- Councillors D. Inch and Mrs. L. Harrison, Cornwall Councillor P. Guest.	
82/25	<p>Public Forum:- One member of public in attendance regarding the Brandon Trust car parking issues along Harmony Road. He spoke to his team and he has asked them to park in the car park if they can. Some of the staff did ask if they could possibly park in the Roche Victory Hall Car Park and walk to work, they would be willing to use any other available spaces for parking. Councillor G. Rowe suggested contacting the Roche Victory Hall regarding parking, they would be happy to do this as they use the hall.</p> <p>Member of public attended from Finsbury Drive and had concerns regarding the new development of 90 dwellings and asked if it was worth them putting their objections in. Chairman advised if they had objections to put them in and advised the more the better. The Parish Council are forward thinking regarding a new school, doctors' surgery and are very aware and are keen to address these issues with any larger developments. Councillor M. Taylor reported the Neighbourhood Plan shows the allocated sites and we resist other locations not in the plan. Cornwall Council have carried out a Call for sites request for the next development as they are having to respond to national survey on housing. The Parish Council's starting point is to defend the Neighbourhood Plan. Member of public raised the open access land owned near Beacon at Belowda by Tregothnan advising it is still being used. Clerk reported all correspondence received had been forwarded to the member of public. Councillor M. Taylor suggested they contact the Country Ramblers as they may have some advice and take the matter up Action: Clerk to send Patrick Balcombe details to Kevin McDevitt. He also had concerns regarding a lot of development on Tregothnan Estates land and circulated a picture, which he would forward to the Clerk to follow up with planning to establish whether permission was required. Three members of public left the meeting at 7.04pm.</p>	Clerk
83/25	Members Declaration of Interest on items raised on the Agenda/Requests for Dispensation:- Councillor M. Taylor declared a pecuniary interest in respect of the following two items to be raised this evening - St. Gomonda's Church – Pathways behind the church and also on planning applications for tree works for PA25/01856.	
84/25	Monthly Cornwall Councillor Report:- Apologies received from Cornwall Councillor P. Guest who confirmed he would send a report on his return and follow up any outstanding matters.	
85/25	Confirmation of the Minutes of the Monthly Meeting held on the 7th March 2025:- Resolved the Minutes of the Monthly Meeting held on the 7 th March 2025 as circulated were confirmed as a true and accurate record and duly signed by the Chairman (Proposed: Councillor M. Edyvean; Seconded: Councillor Mrs. S. Tippet) All in Favour	

86/25	<p>Matters Arising from the Monthly Minutes of the Meeting held on the 7th March 2025:-</p> <p>Page 2 Min.323/23 Fibre Broadband to Roche:- Awaiting an update from Cornwall Councillor P. Guest Action: Cornwall Councillor P. Guest.</p> <p>Page 2 Min.218/24 Footpath 6 from Glebe Walk to Harmony Road:- Work has been carried out by our Contractor.</p> <p>Page 3 Min.253/24 Appeal for Little Trerank:- Awaiting an update from Cornwall Councillor P. Guest Action: Cornwall Councillor P. Guest.</p> <p>Page 4 Previous Minutes 278/24 Access to land at Beacon near Belowda including Dog Walking Paddock:- Awaiting a response from Darren Goldby of Tregothnan Estates Action: Keep Pending.</p> <p>Page 6 Min.57/25 Review of Burial Fees & Regulations for the year beginning 1st April 2025:- Circulated and now new fees are in place.</p> <p>Page 6 Min.57/25 Erection of Bench:- This has been left with the family to respond on whether they wish to go ahead.</p> <p>Page 6 Min.59/25 Repairs from quarterly report:- Awaiting further details and quotations Action: Keep Pending.</p> <p>Page 6 Min.59/25 Painting of Skatepark:- Chairman to report at the next meeting Action: Keep Pending.</p>	<p>Cwll. Cllr. P. Guest</p> <p>Cwll. Cllr. P. Guest</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
87/25	<p>To RECEIVE consultation response requests and to RESOLVE a response. Formal requests from the planning authority received before the start of the meeting will be considered, including Results/Correspondence/Any Letters received for or against any Planning Applications:-</p> <p><u>Planning Applications Received:-</u></p> <p>PA25/00472 – Westcountry Land (Kenwyn) Ltd – Outline planning application with some matters reserved for the erection of 90 dwellings (23 affordable) with access, scale, layout and appearance proposed (landscaping a reserved matter), Land West of Victory Road, Roche – Object – Primarily we object because the proposal is not an identified site in the Neighbourhood Plan – the site was considered and was rejected for the plan period because other sites were preferred by the community and the allocated sites significantly went beyond the number of homes needed by our share of the housing numbers needed. Currently 185 (150?) homes are permitted on the ‘contingent’ site allocated if the St. Austell-A30 link road went ahead, plus significant other homes permitted on other allocated sites or soon to come forward. We have consistently worked with the County Council to defend the Neighbourhood Plan and we believe this should be the case with this site also, especially in the context that there is a current process at Cornwall council of renewing the Cornwall Plan, and that plus the completion of the A30 Link Road will trigger the review of the Neighbourhood Plan. This site should be considered in that wider process. In addition, the school is full, and because of the principle of prioritising places by proximity, no children housed on</p>	<p>Clerk</p>

this estate could expect to be admitted to the school – even more so when the site approval for 185 (150?) homes is developed plus the other allocated sites, even if the number of children of school age is more broadly set to decline. That said, were Cornwall Council nevertheless minded to approve, the Parish Council wish to make some observations (1) Any approval should be subject to the education contributions here and in relation to the other sites in Roche should be used to commit to expansion of the school. The school headteacher has made clear that the school would like to take in increased numbers to meet the local need, but would need suitable new facilities (classrooms, etc) which it could accommodate on site. If the proposal was accompanied by a commitment from the education authority to expand the school to meet the local need in full including that generated by this and other allocated development, that would go a long way to meeting the objection as this was a key driver for the neighbourhood plan alongside the new road. (2) In many ways the scheme meets the Neighbourhood Plan desire for better design, more family sized homes with gardens, and a broader social mix for the community in terms of high-quality homes for sale. However, we are disappointed that the proposal does not include a response to the Roche Design Code which is a policy requirement of the Neighbourhood Plan, and before detailed house designs are approved, we would like to have such a response. The design approach shown is for the most part likely to reflect much of that – but there are elements we are concerned about. Some of the ‘extra’ detailing on the homes such as panels next to doors seems unnecessary complication – simple designs are typical in the village. The materials otherwise seem acceptable – it is a modern interpretation of traditional form and materials, but we would like this reviewed according to the design guide and the developer to engage further with us on this – we welcome their verbal commitment to do so but would want Cornwall Council to insist they do so before detail external design and layout is finalised, in line with Neighbourhood Plan adopted policy. (3) One element of the proposal does not seem appropriate to this site on the edge of the village – the three storey, flat roofed block of flats. Its design and massing seem out of proportion, and would sit very oddly visually on the boundary with a rural landscape on one side and two and one storey residential on the other. The flat roof may reduce visual height, but it also fits uneasily in terms of visual impact. The Design Guide would not support it, especially in this location, in our view. Nor are we convinced that there is a need for flats here – at least not this many and requiring this scale of building. We believe it would be essential this is changed to a more appropriate two-storey building with a traditional roofscape (the recent flats on the site of the former Poachers Inn gives a better precedent though its massing is determined by a more urban location favouring its scale, and impacted by its situation on the hill necessitating a bulkier northern aspect than ideal) (Proposed: Councillor D. Yelland; Seconded: Councillor Mrs. A. King) All in Favour

PA25/01778 – Mr. & Mrs. Mike Lean – Proposed extension, March, Penstraze Lane, Victoria Roche – **Support** (Proposed: Councillor P. Kent; Seconded: Councillor D. Yelland) All in Favour

Clerk

	<p>PA25/00279 – Mr. Shaun Collins – Proposed Park Home on old garden plot once belonging to Casa Mia, Land South West of Casa Mai, Bilberry, Bugle – Object – Development within the countryside and several questions that need answering on the planning portal (Proposed: Councillor D. Yelland; Seconded: Councillor P. Kent) All in Favour</p> <p>PA25/01856 – Mr. Paul Mallinder McCormac – Works to Trees covered by a Tree Preservation Order (TPO) – T1, T3 – 2 x Ash – Removal. T2 – Sycamore – Removal. T4, T5, T6 – 3 x Sycamore – Reduction from 15 metres to 13 metres, 12 Fore Street, Roche – Support with recommendations from the County Tree Officer (Proposed: Councillor P. Kent; Seconded: Councillor G. Rowe) (1 abstention)</p> <p>PA25/02140 – Mr. Oliver Lobb, Kingsley Developments (SW) Ltd – Certificate of Lawfulness. Existing to establish the existing works comprising starting the access works, laying kerbs and preparing the sub base for surfacing of the parcel of land which abuts Thornton Close amounted to commencement of the development in respect of planning permission PA23/01083 dated 24/8/23, Land at Thornton Close, Roche – Support (Proposed: Councillor D. Yelland; Seconded: Councillor G. Rowe) All in Favour</p> <p><u>Planning Results Received:-</u></p> <p>PA25/00864 – Mr. & Mrs. Trudgeon – Proposed kitchen extension to the front of the property, Lilac Cottage, Criggan, Bugle – Approved</p> <p>PA25/01946 – Clare Eddy – Electricity Act 1989: Overhead Lines (Exemption) (England and Wales) Regulations 2009, Land North of Wheal Rose, Roche Road, Bugle – Closed – Advice given</p> <p>PA25/01306 – Mr. Mark Priest – Works to Tree covered by a Tree Preservation Order (TPO) – T2 – South West Water emergency planned works on an existing water main in the area adjacent to this TPO Tree, 8 Wesley Terrace, Bugle – Approved</p> <p>PA25/00870 – Mr. D. Burnett – Prior Approval for proposed change of use of an existing agricultural barn to a single dwellinghouse and operational development, Land South of Tregoss Barn, Tregoss Road, Roche – Prior Approval not required (PA/ALF/TEL/DEV)</p> <p>Two members of public left the meeting at 7.20pm.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>															
88/25	<p>Monthly Accounts for Approval up to 31st March 2025 and April 2025, including monthly bank reconciliation and budget monitoring:- It was proposed that the Council approve and accept the accounts for payments as circulated on schedules up to the 31st March 2025 and for April 2025, including agreement with the bank reconciliation and budget monitoring as reported (Proposed: Councillor D. Yelland; Seconded: Councillor P. Dunn) All in Favour.</p> <table border="1" data-bbox="204 1890 1361 2080"> <thead> <tr> <th data-bbox="204 1890 876 1928">Accounts up to the 31st March 2025:-</th><th data-bbox="876 1890 1086 1928"></th><th data-bbox="1086 1890 1361 1928"></th></tr> </thead> <tbody> <tr> <td data-bbox="204 1928 876 1966">DMC-IT</td><td data-bbox="876 1928 1086 1966">£25.00</td><td data-bbox="1086 1928 1361 1966">February 2025</td></tr> <tr> <td data-bbox="204 1966 876 2004">DMC-IT</td><td data-bbox="876 1966 1086 2004">£25.00</td><td data-bbox="1086 1966 1361 2004">March 2025</td></tr> <tr> <td data-bbox="204 2004 876 2042">Crystal Clear Limited Bus Shelter Cleaning</td><td data-bbox="876 2004 1086 2042">£68.00</td><td data-bbox="1086 2004 1361 2042">March 2025</td></tr> <tr> <td data-bbox="204 2042 876 2080">South West Water – Public Conveniences</td><td data-bbox="876 2042 1086 2080">£133.29</td><td data-bbox="1086 2042 1361 2080">5/12/24-5/3/25</td></tr> </tbody> </table>	Accounts up to the 31st March 2025:-			DMC-IT	£25.00	February 2025	DMC-IT	£25.00	March 2025	Crystal Clear Limited Bus Shelter Cleaning	£68.00	March 2025	South West Water – Public Conveniences	£133.29	5/12/24-5/3/25	
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	AJH Services – Cleaning Toilets	£484.72	March 2025	
	Lanhydrock Garden Services Limited	£936.00	Weed Treatment	
	Vicky Bundy – Wishing Well Tidy up	£22.78	Plants/Bulbs/Stain	
	Lloyds Bank – Monthly Bank Charges	£9.50	March 2025	
	British Gas – Toilets	£50.45	5/2/25-4/3/25	Clerk
	Jason Bellenger Tree Surveys	£550.00	Park/Cricket/Church	
	Lanhydrock Garden Services Limited	£2,726.40	March 2025	
	Crystal Clear Limited Waste Bin Emptying	£924.00	March 2025	
	M.J. Morcom – 2 nd Football Pitch area	£3,480.00	Re-instate/Seed	
	Wayne Kendall – Church Footpath	£399.00	Clean up debris	
	Wayne Kendall – Footpath Clearance	£11.00	Bottom Avenue	
	Wayne Kendall – Repair Broken Bench	£85.50	Duck Pond	
	Wayne Kendall – Leaking Tap	£114.00	Cemetery	
	Wayne Kendall – Removal of Stones	£28.50	Playing Fields	
	Receipt: Lloyds Bank – Interest	£12.93	March 2025	
	Receipt: HMRC – VAT Reimbursement	£5,656.95	January 2025	
	Receipt:- Drew Memorials – Plaque	£135.00	Bilkey	
	Receipt:- Adam Bromell – Memorial	£10.00	Bromell (part pay)	
	Receipt:- Adam Bromell – Memorial	£9,940.00	Bromell (final pay)	
	Accounts for April 2025:-			
	Salaries, Pensions, National Insurance, Income Tax and Expenses	£2,524.79	April 2025	
	Hiscox Insurance – Monthly Insurance	£330.07	April 2025	
	Amazon Protect my Bubble Insurance	£9.19	Projector	
	Amazon	£40.99	Postage Stamps	
	Amazon	£76.49	Projector	
	Biffa Waste Services Limited – Cemetery	£184.10	March 2025	Clerk
	A1 Tree & Grounds Limited	£4,200.00	Tree Works	
	EDF Energy – Street Lighting	£284.38	1/1/25-31/3/25	
	Roche Victory Hall – Hire Hall	£30.00	April 2025	
	Roche Victory Hall – Post Office Cont.	£86.66	April 2025	
	Receipt: Personal Choice – Interment	£1,250.00	Ringrose	
	Receipt: The Daily Grind (B. Knight)	£106.90	April 2025	
	Receipt: Cornwall Council	£90,000.00	Precept (1 st half)	
	Resolved to write to Cornwall Council to ask how safe our money is and if it is secure as we note they are heavily indebted, therefore, we would like to know the protection of our funds held with them are, in case of everything going wrong (Proposed: Councillor G. Rowe; Seconded: Councillor P. Dunn) All in Favour Action: Clerk.			Clerk
	CIL Funding – Clerk reported we have £6,525.00 coming in from CIL funding. Resolved to hold and put towards the pump track as suggested by the Clerk (Proposed: Councillor M. Taylor; Seconded: Councillor Mrs. A. King) All in Favour Action: Clerk.			Clerk
	Resolved to renew CALC Annual Membership for 2025-2026 in the sum of £1,312.79 inclusive of vat (Proposed: Councillor M. Edyvean; Seconded: Councillor G. Rowe) All in Favour Action: Clerk.			Clerk
89/25	Cornwall Council Legal Service Level Agreement 2025-2026:- Resolved to accept Service Legel Agreement for 2025-2025 (Proposed: Councillor Mrs. S. Tippet; Seconded: Councillor Mrs. A. King) All in Favour Action: Clerk.			Clerk

90/25	Cemetery Matters (Including any applications for memorials or inscriptions):- Spaces in Roche Cemetery for Tombed Graves – Resolved to wait until new Council is in place in May 2025 Action: Clerk.	Clerk
91/25	Minor Repairs/Works in the Parish that may arise:- No update.	
92/25	Roche Park Recreation Area (Including (a) Update on CCTV and associated works; (b) Painting/Graffiti of the Skate Park:- CCTV and associated works:- To be dealt with under closed session this evening. Painting of the Skate Park:- Clerk reported the Chairman will report at the next meeting Action: Keep Pending.	Clerk
93/25	Pump Track:- Response received advising other Town Councils had used 106 funding for their track. Noted Parish Council had now allocated CIL funding. Quotes are still in progress with an aim to complete by December 2025 which is doable, however, neither company wanted to take on the paperwork side Action: Keep Pending.	Clerk
94/25	Roche Public Conveniences/Bus Shelters:- Response received advising the new shelter has been ordered and currently waiting on installation date, usually around 6-7 weeks Action: Keep Pending.	Clerk
95/25	Footpath Signs/Matters:- Footpath 12 Missing Sign still on the programme of works Action: Keep Pending.	Clerk
96/25	Duck Pond and surrounding Land & St. Michaels Way:- Councillor D. Yelland reported there appears to be an ongoing issue but now there is a large log in the stream which removing, he suggested something on Facebook and our newsletter report advising this is not to be used as a short-cut and the Parish Council are hoping to replace the hedge Action: Clerk to include on social media and to obtain a quote from out Contractor to build the hedge up. Water coming out across the new path opposite the duck pond from the top end property back garden. Clerk reported Chairman had advised we would leave in abeyance as the wall is not our responsibility.	Clerk
97/25	Village Regeneration Works/Working Party for the Village:- Councillor G. Rowe reported the next litter pick is in May 2025.	
98/25	Roche By-Pass Scheme and related projects (Including Opening of Bypass and Celebrations):- Resolved to discuss at the next meeting when the new Parish Council is in place Action: Clerk.	Clerk
99/25	Roche Football Club Second Pitch Update:- Paperwork received from Solicitors to be signed and returned Action: Clerk. Councillor M. Edyvean reported there is one small job with a tarmac footpath between the hedge and car park.	Clerk
100/25	Field at Trezaise for Discussion:- Councillor B. Kretowicz reported he has the Forest for Cornwall on board and he has been in touch with Eden project and hopefully they will be on board, they seem to think it is a good idea. Councillor P. Kent suggested a meeting is set up to agree to next stage forward with regards to the land.	
101/25	Roche Cricket Club and St Gomonda's Church Yard Biennial Tree Safety Survey:- Clerk reported this is included in Tree Works on the precept. Quotation pending from our contractor for necessary works. Resolved to deal with under delegated powers rather than wait for another meeting (Proposed: Councillor Mrs. S. Tippet; Seconded: Councillor P. Dunn) All in Favour Action: Clerk.	Clerk

102/25	Projector Screen for Roche Victory Hall main hall for use in meetings:- Clerk reported the screen was ready to be installed, additional insurance cover for 3 years had been taken out. Resolved Councillor P. Dunn to fit (Proposed: Councillor M. Edyvean; Seconded: Councillor P. Kent) Action: Councillor P. Dunn.	Clerk/ Cllr. P. Dunn
103/25	Roche Methodist Chapel Grounds in need of works:- Councillor Mrs. A. King reported she has someone to do some work and she has some designs. Councillor M. Taylor declared a pecuniary interest in respect of the following item on the agenda:-	
104/25	St. Gomonda's Church – Pathways behind the church in need of a clean-up:- Clerk reported the area had been cleared already and it was looking so much nicer, the area at the very bottom originally reported to Cormac had also been cleared. With regards to the email received from Tregothnan Clerk advised she was unsure were the rubbish they mentioned was and she had followed up and would inform the Litter Pick Team Action: Clerk. It was reported the advice is to do nothing, as the more we do the more of a problem it becomes. There is a muddy area at the bottom that may need some work. Tarmac would make the problem worse rather than better, there is not anywhere for the water to escape, on hold with agreement with landowner.	Clerk
105/25	Articles for Parish Council Website/Newsletter:- Clerk to include relevant details from the meeting this evening.	Clerk
106/25	Correspondence – Clerk listed correspondence and actions required:- <ol style="list-style-type: none"> 1. Member of Public - Repeat damage to grass area 2 Shires Way Roche latest damage 10th March 11.30am. Clerk reported the matter had been forwarded to Rachael Tatlow of Cornwall Highways and Cornwall Councillor P. Guest. 2. BBC Radio Cornwall Make a Difference Awards 2025 3. Great Western Railway to add Class 175s to fleet 4. Cornwall Council - Affordable Housing Newsletter - March 2025 5. NALC – Events Newsletter 6. Cornwall Council - Town & Parish Council Newsletter: 12th March 2025 7. NALC – Chief Executive's Bulletin – 13th March, 20th March, 27th March, 3rd April 2025 8. Cornwall Council - Penwithick 'Listening to you' event - summary report 9. Office of the Police & Crime Commissioner - Crime and Policing Bill 2025 – Summary 10. Cornwall Council - Recent circular to Town and Parish Councils – Farmers Movement Cornwall 11. Office of the Police & Crime Commissioner - Press release - Commissioner says Devon & Cornwall Police complaints handling 'unacceptable' 12. Office of the Police & Crime Commissioner - The Commissioner's weekly column - A critical friend helping Devon & Cornwall Police strive for high standards 13. Cornwall Council Pensions – March 2025 Employer Newsletter 14. Cornwall Association of Local Councils - Staffing changes 15. Cornwall Council – Climate Awareness Sessions 16. Office of the Police & Crime Commissioner - The Commissioner's weekly column - Everyone has a part to play in creating safer communities 17. Cornwall Council Pensions – March 2025 i-Connect Newsletter 18. Gallagher Insurance - Tree risk? Foam ban? Here's what you need to know 19. Cornwall Rural Community Council - Clean Cornwall Newsletter 20. Cornwall Council - China Clay Area & Luxulyan Community Area Partnership – Meeting to be held on Monday 23rd June 2025 	

	21. Office of the Police & Crime Commissioner - Press release - Significant Steps to Tackle Increasing Antisocial Behaviour 22. CALC – NALC Legal Bulletin – March 2025 23. Cornwall Council - Taxi & Private Hire Policy Consultation 24. Office of the Police & Crime Commissioner - Press release - Victim praised as former police officer jailed for eight years for rape 25. CALC - Opportunity to purchase a ride-on lawn mower	
107/25	To arrange any Sub-Committee Meetings required:- None.	
108/25	Any Urgent Matters the Chairman considers relevant for this meeting:- None.	
109/25	Date of next Meeting:- Monday 12 th May 2025 at 6.30pm to be held in the Roche Victory Hall Large Main Hall, Roche Victory Hall, to include nominations of Chairman, Vice-Chairman, Officers and representatives. There being no further business to discuss the meeting closed at 7.50pm.	

Signature:

Chairman

Date: 12th May 2025