

ROCHE PARISH COUNCIL
MEETING TO BE HELD ON MONDAY 13TH OCTOBER 2025 AT
6.30PM IN THE ROCHE VICTORY HALL MAIN HALL

AGENDA

Attendees, please note: 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. We would request that anyone recording the meeting inform the Parish Council. 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. Note: For further details about planning applications, note the reference number(s) and go to the Cornwall Council Website to view prior to the meeting please:

Planning Applications:-

<https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/>

1. Apologies for non-attendance
2. Public Forum (Members of the public are permitted to make representations, answer questions, and give evidence in respect of any item of business included in the agenda. The designated time will be 15 minutes and no longer than 5 minutes per person; the time may be extended at the discretion of the Chair (Including any report from Cornwall Councillor if received)
3. Members' Declaration of Interest in items raised on the Agenda/Requests for Dispensation
4. Confirmation of Minutes of the Monthly and Closed Meetings held on the 8th September 2025
5. Matters Arising from the Monthly Meeting held on the 8th September 2025
6. 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: **Planning Applications Received:-** (a) **PA25/05532 – Mr. Alun Kitts, Falmouth Garages Ltd** – Addition of shower block and 2 disused railway wagons, a shepherds hut and two caravans for holiday accommodation (part retrospective), Land and Lake North of Rosemellyn Cottage, Roche; (b) **PA24/06413 – Carbis Wharf West LLP** – Change of use of 6 no. existing holiday let cottages to unrestricted residential dwellings (Units 1-5 and 7), the erection of a bin and cycle store and retrospective permission for the regularisation of conversion works, The West Dry, Carbis, Roche; (c) **PA24/06414 – Carbis Wharf West LLP** – Listed building consent for the erection of a bin and cycle store to serve proposed change of use of 6 no. existing holiday units to unrestricted residential dwellings (Units 1-5 and 7) and for the retention of conversion works, The West Dry, Carbis, Roche; (d) **PA25/06257 – P. & J. Rescorla & Blake** – Removal of existing lodge with C3 use under PA14/06212 and siting of replacement lodge with C3 use, together with associated works, Land at Mount Pleasant, Old Coach Road, Roche; (e) **PA25/06661 – Mr. Matthew Taylor** – Works to trees subject to a Tree Preservation Order for: Ash (T1) – fell, tree is dead (over summerhouse in garden). Sycamores (T2) and (T3) – reduction of extended lateral limbs over new build extension by 50% (see photo). 2 x Beech (T4) and (T5) – reduce lateral limbs over public footpath by 50% (see photo) (down footpath adjacent to house). Ash (T6) – remove, worsening condition, poor structural and

physiological condition (down footpath adjacent to house). Sycamore (T7) – crownlift two lowest limbs (down footpath adjacent to pharmacy). Sycamore (T8) – crownlift over driveway into pharmacy to 16ft (down footpath adjacent to pharmacy). Sycamore (T9) – crownlift to 16ft (on corner between pavement and driveway into pharmacy), The Old Rectory, Fore Street, Roche; (f) **PA23/06343** – Submission of details to discharge condition no. 21 in respect of decision notice no. PA21/10964 dated 14/7/22, Goonbarrow China Clay Works, Higher Bugle, Bugle; (g) **PA25/07472 – Mr. Ian Armstrong** – Non-material Amendment in relation to Decision Notice PA17/00121 PA20/03720 dated 8/5/2025]; Plot 1 – revised plans and reduced gross internal area with glazing revised on the east and west elevations, Storage Units at Withiel Turning, Withiel Road, Roche; (h) **PA25/06922 – Mr. & Mrs. Philip and Bronwyn Ugalde** - - External wall insulation and single storey extensions to existing dwelling comprising entrance hall, pantry, plant room, air source heat pump, living room and veranda; rebuilding of existing outbuilding to provide a car port with solar panels on roof; erection of outbuildings, beyond the curtilage of the dwelling, for incidental use to the enjoyment of the dwelling, including hardstanding and porous paving system; extension of the curtilage of the dwelling to include the outbuildings and amenity space adjoining the pond; erection of boundary fence, beyond the curtilage of the dwelling, along northern boundary of land owned by the applicant; erection of fencing and gates to screen outbuildings; proposed car parking alongside the driveway with landscaping and tree/shrub planting; new foul water drainage connection into existing combined sewer; new surface water drainage system; enhancements to biodiversity for habitats, hedgerows and watercourses, Somerset House, Hallow, Bugle; **Planning Results Received:-** **PA25/06068 – Mr. & Mrs. Kevin & Karen Ackrell and Tonkin** – Submission of details to discharge Condition 6 in relation to Decision Notice PA25/03540 dated 4/8/2025, Coldvreath Stables, Coldvreath, Roche – **S52/S106 and discharge of condition apps;** **Planning Correspondence:-** (a) Cornwall Council – PA25/00472 – 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 Victoria Road, Roche – advising application goes to Committee on 22nd September 2025 at 10.00am; (b) Cornwall Council – Unauthorised siting of a static caravan - pending replacement dwelling application. Land East of Rosevi Old Coach Road Roche – advising caravan is in breach of planning; (c) Cornwall Council – Unauthorised siting of a static caravan – pending dwelling application, Land East of Rosevi, Old Coach Road, Roche coming the caravan is in breach of planning control; (d) Cornwall Council – PA25/06154 Pits Mingle Bungalow advising caravan is proposed for 2.5 years from commencement of development and removal at the end of the period would be secured via planning condition, Case Officer would support, Councillors in agreement.

7. Monthly Accounts for Approval for October 2025, including monthly bank reconciliation and budget monitoring
8. Annual Report of Accounts for the year ending 31st March 2025 from External Auditors, BDO LLP if received
9. Power of Competence in line with expenditure to be reviewed and approved (this agenda item is to note that the Council is not meeting the criteria to formally adopt the General Power of Competence due to the Clerk not being CiLCA qualified, but the Council will review and understand the other powers to ensure robust procedures are in place)

10. Start consideration of setting Precept/Budget for year ended 31st March 2027
11. Start consideration of setting List of Reserves & Reserves Policy following setting of precept
12. Cemetery Matters
13. Roche Village Recreation Areas and Land owned and under discussion (Including (a) Update on CCTV and associated works if received; (b) Update on Pump Track; (c) Incinerator and other applications for funding towards Pump Track; (d) Land at Trezaise; (e) Long-term opportunity for catering in the park
14. Roche Public Open Space – Update on Devolution of assets (a) Land at Tregagle Road (nearby Pebbles Nursery); (b) Land at Tregarrick Road (nearby Dukes Court); (c) Land at Farrow Fordh (nearby Finsbury Rise); (d) Public Conveniences
15. Roche Public Conveniences/Bus Shelters
16. Minor Repairs/Works in the Parish that may arise/Village Regeneration Works/Working Party for the Village
17. Footpath Signs/Matters
18. Remembrance Day, including crosses to be put up Roche Hill
19. Articles for Parish Council Website/Village Newsletter
20. Correspondence received to date by email and post
21. To arrange any Sub-Committee Meetings required
22. Any urgent matters the Chairman considers relevant for this meeting (For Information Only and any Items that may be required to include on the next agenda)
23. Date of Next Meeting – Monday, 10th November 2025
24. Closed Items to the Public and Press