ROCHE PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD

IN THE MAIN HALL OF THE ROCHE VICTORY HALL

ON MONDAY, 7TH SEPTEMBER 2026 AT 6.30PM

Present	Cllr. D. Inch (Chairman)	Mrs. J. Burdon (Parish Clerk)	Cllr. B. Kretowicz (Vice-Chairman)
	Cllr. D. Yelland	Cllr. P. Dunn	Cllr. P. Kent
	Cllr. G. Rowe	Cllr. D. Brown	Cllr. M. Edyvean
	Cllr. Mrs. A. King	Cllr. M. Taylor	Cllr. Mrs. S. Tippett
	7 Members of Public	Rep - Biochar	

178/26	**Apologies for non-attendance:-** None.	
179/26	**Public Forum (Including any report from Cornwall Councillor if received, also update from Tom Previte – A biochar project in Roche):-** Seven members of the public in attendance. Safeguarding issue – member of public raised concerns regarding a homeless man living in a field down at Tremodrett, and local young farmers are scared to tend to their land. It appears the homeless man has been taking black bins and local smallholders also had issues. Chair suggested they report on 101 and if in danger dial 999, and he suggested that when it is reported, to pass the information to the Clerk to follow up. Councillor Mrs. S. Tippett to send the Clerk the Multi Agency Referral Unit contact information to pass on. A member of public wished to seek clarification on Victoria Road, as on the 23rd October last year she was informed it would be kept open. She believes that the Parish Council wanted the road closed after being notified by Dan Rogerson and Noah Law following a closed meeting they had with the Parish Council. She has heard different rumours about where it will be closed. She was upset that no one informed her that it was being closed, and Dan Rogerson and Noah Law were both in agreement with her that she should have been informed. Chair advised there was a meeting and the matter was discussed. The Parish Council had not been aware until the information was recently officially communicated. There was also talk about cameras on the bridge for residents to have access, as far as the Parish Council were concerned, and there would be access for local people at the lower end of Victoria Road **Action:** Clerk to forward email received to member of public. Two members of the public left at 6.44pm. Two representatives attended from Roche Cricket Club in respect of a letter sent advising they could do with some sort of storage facility to help with the Third Cricket Team pitch. The Parish Council have no concerns with the placing of a storage container with relevant cladding and checking with planning to establish whether it would be required. Two members of the public left the meeting at 6.49pm.	**Clerk**

	Update from Tom Previte – A biochar project in Roche:- Mr. Previte reported on the Biochar project and circulated information about it and what they wish to achieve. They will be utilising waste and turning it into biochar to be used on the land. There are no problems with storage. They will be submitting a planning application in due course. They are hoping to generate at least three jobs. Councillor D. Yelland asked what comes out of the chimney. Tom Previte advised it would be cleaner than what comes out of a household chimney. It would be illegible to human health. Chair thanked Tom Previte for his update this evening to the Parish Council. Tom Previte left the meeting at 7.05pm.	
180/26	**Members' Declaration of Interest on items raised on the Agenda/Requests for Dispensation:-** None.	
181/26	**Confirmation of the Minutes of the Monthly and closed Meetings held on the 3rd August 2026**:- Resolved the Minutes of the Monthly and closed Meetings held on the 3rd August 2026 as circulated, were confirmed as a true and accurate record and duly signed by the Chairman (Proposed: Councillor Mrs. A. King; Seconded: Councillor B. Kretowicz) All in Favour.	
182/26	**Matters Arising from the Monthly Minutes from Meeting held on the 3rd August 2026:-** **Page 1 Min.222/25 Footpaths and Wooden Stiles:-** Clerk reported that since the last response from Neil Sandland, she has not heard further, but has followed up again **Action:** Keep Pending for an update, and Clerk to keep Cornwall Councillor S. Trevelyan informed to also follow up as necessary. **Page 2 Min.164/26 Mid Cornwall Metro:-** Clerk reported the Roche Active Travel Improvements due to start on the 7th September, details circulated on social media and Cornwall Council website. **Page 4 Min.171/26 Footpath from Dukes Court to School:-** Clerk reported this had been dealt with. **Page 4 Min.171/26 Willow Tree in the Playing Fields:-** Clerk reported this had been dealt with.	**Clerk**
183/26	**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:-** **<u>Planning applications Received:-</u>** **PA25/01049 – Kingsley Developments** – Reserved Matters application for access, appearance, landscaping, layout and scale, following outline consent PA18/11742 dated 16/7/20 without compliance of Conditions 1, 2, 3 and 4 of Decision Notice PA23/01083 dated 24/8/23 and vary Condition 8 of approved outline PA18/11742 granted on 16/7/20, Land at Thornton Close, Roche – **Comments sent already as no extension of time permitted confirming we have no issues**	

	PA26/05382 – Mr. Tim Bartin, Vistry Cornwall South West – Non-Material Amendment in relation to Decision Notice PA23/00807 dated 22nd January 2026, namely, the introduction of a second substation at the entrance to the development off Harmony Road, Bre Tregarrek, Land off Edgcumbe Road, Roche – **Comments sent already as no extension of time permitted confirming we have no issues** **PA26/04963 – Ms. Rosanne Buckland** – Application for modification of a Section 106 agreement in relation to Decision Notice PA22/04846 to increase potential sale price of the properties, Land at Wheal Rose, Roche Road, Bugle – **Support** (Proposed: Councillor M. Edyvean; Seconded: Councillor Mrs. A. King) All in Favour **PA26/05703 – Mrs. Rosanne Buckland** – Non-Material Amendment in relation to Decision Notice PA22/04846 dated 26/6/24, namely, to move both houses, 4.5m forward and to make 1m wider each of Plot, Wheal Rose to avoid mains water pipe, Wheal Rose, Roche Road, Bugle - **Support** (Proposed: Councillor G. Rowe; Seconded: Councillor B. Kretowicz) All in Favour **PA26/05632 – Mr. Jason Buckland** – Extend the existing affordable housing site to the south, providing an additional sixteen units (four 4-beds, eight 2-beds and four 3-bed units) with variation of Condition 2 in relation to the Decision Notice PA22/04846 dated 26/6/24, Wheal Rose, Roche Road, Bugle – **Support** (Proposed: Councillor D. Inch; Seconded: Councillor D. Yelland) All in Favour **<u>Planning Results Received:-</u>** **PA26/05382 – Mr. Tim Martin** – Non-Material Amendment in relation to Decision Notice PA23/00807 dated 22/1/2026, namely, the introduction of a second substation at the entrance to the development off Harmony Road, Bre Tregarrek, Land off Edgcumbe Road, Roche – **Approved** **<u>Planning Correspondence:-</u>** (a) Mr. Brian Osborne – Plas Jowan – Planning Permission for farmland being used for industrial purposes (already dealt with); (b) Cornwall Council Planning - Planning Committee Reform and New Member and Local Council Protocols - Local Council engagement August 2026.	**Clerk** **Clerk** **Clerk**
184/26	**Update on Neighbourhood Policy Statement (Including Terms of Reference for Roche Steering Group):-** Chair reported that we are waiting to hear from the Commercial Real Estate Group to arrange a meeting with them and Les Allen, our Contractor **Action:** Keep Pending. Various NPS Workshop meetings will be held during September; dates to be arranged. Workshops to be discussed as follows – (1) 1st Workshop - Economy, Employment & Business Development Workshop; (2) 2nd Workshop - Housing Development, Places, Design, Character & Heritage Workshop; (3) 3rd Workshop - Open Spaces, Nature Environment Workshop; (4) 4th Workshop - Infrastructure and facilities Workshop. Meeting to be held on Thursday 24th September 2026 at 6.00m **Action:** Clerk to arrange a meeting venue, perhaps Victoria Inn. Cornwall Council – NPS Housing presentation Cornwall Council – NPS business surveys and results received.	**Clerk** **Clerk**

<table>
<tr><td>185/26</td><td>Boundary/Standing Stones Project for Roche:- No update, as no meeting had been held with the Working Party. Chair suggested the Working Party meet and report Action: Councillor B. Kretowicz to arrange.</td><td>Cllr. B. Kretowicz</td></tr>
<tr><td>186/26</td><td>Roche Victory Hall and Roche Social Club Painting Maintenance:- Clerk reported that all organisations had expressed an interest in this scheme. Resolved to review when looking at precept in a couple of months Action: Clerk.</td><td>Clerk/ Chair</td></tr>
<tr><td>187/26</td><td>Bowling Green for Roche:- Chair reported he would like to hold in abeyance currently to establish a suitable location. Resolved to take off the agenda Action: Clerk.</td><td>Clerk</td></tr>
<tr><td>188/26</td><td>Request to instal bench(s) on the footpath opposite the Duck Pond:- Resolved to permit two plastic benches, and the Parish Council would arrange installation and take over responsibility. Clerk would order and send an invoice to the applicant (Proposed: Councillor Mrs. A. King; Seconded: Councillor G. Rowe) All in Favour Action: Clerk.

Councillor P. Dunn left the meeting at 7.32pm.

Clerk to follow up with our Contractor if they would be willing to carry out a litter pick of the Duck Pond on a monthly basis and request a quote Action: Clerk.

It had been reported that a tree root was breaking through the tarmac by the Duck Pond. Clerk had requested a quote for the necessary repairs. Quote received in the sum of £985.00 plus VAT to excavate both lifted sections of tarmac by both trees, dig around roots and cut out. Backfill and reinstate tarmac. Resolved to accept the quote (Proposed: Councillor D. Yelland; Seconded: Councillor G. Rowe) All in Favour Action: Clerk..</td><td>Clerk

Clerk

Clerk</td></tr>
<tr><td>189/26</td><td>Chairman’s Community Event – Saturday 12th September 2026 at St. Stephen Community Centre:- Apologies from the Parish Council Action: Clerk.</td><td>Clerk</td></tr>
<tr><td>190/26</td><td>Monthly Accounts for Approval for September 2026, including monthly bank reconciliation and budget monitoring:- It was proposed that the Council approve and accept the accounts for payments as circulated on schedule for September 2026, including agreement with the bank reconciliation and budget monitoring as reported (Proposed: Councillor B. Kretowicz; Seconded: Councillor D. Brown) All in Favour.
<table>
<tr><td>Salaries, Pensions, National Insurance, Income Tax and Expenses</td><td>£3,162.98</td><td>September 2026</td></tr>
<tr><td>Hiscox Insurance – Monthly Premium</td><td>£401.38</td><td>August 2026</td></tr>
<tr><td>DMC-IT – Website Updating</td><td>£25.00</td><td>July 2026</td></tr>
<tr><td>Crystal Clear Limited Bus Shelter Cleaning</td><td>£70.00</td><td>August 2026</td></tr>
<tr><td>AJH Services – Public Conveniences Clean</td><td>£508.95</td><td>August 2026</td></tr>
<tr><td>EDF Energy – Street Lighting</td><td>£154.81</td><td>1/7/26-31/7/26</td></tr>
<tr><td>Lanhydrock Garden Services – Maintenance</td><td>£906.66</td><td>Weed Treatment</td></tr>
<tr><td>Lanhydrock Garden Services – Maintenance</td><td>£3,877.90</td><td>July 2026</td></tr>
<tr><td>Steve Dowson Painter</td><td>£360.00</td><td>Painting Benches</td></tr>
<tr><td>Lloyds Bank – Monthly Bank Charges</td><td>£9.50</td><td>August 2026</td></tr>
<tr><td>Clear-Flow Limited – Drain Clearance</td><td>£180.00</td><td>Toilets</td></tr>
<tr><td>British Gas – Toilets</td><td>£79.97</td><td>5/7/26-4/8/26</td></tr>
<tr><td>T.P. Tree Services Limited</td><td>£680.00</td><td>School Footpath</td></tr>
<tr><td>ICO – Annual Subscription</td><td>£47.00</td><td>Renewal</td></tr>
<tr><td>Lanhydrock Garden Services – Maintenance</td><td>£1,512.00</td><td>Cemetery Works</td></tr>
<tr><td>Jason Bellenger Tree Surveys</td><td>£350.00</td><td>Duck Pond area</td></tr>
<tr><td>Wayne Kendall – Various Works</td><td>£190.00</td><td>Regeneration</td></tr>
</table></td><td>Clerk</td></tr>
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	Wayne Kendall – Cemetery Works	£2,065.00	Ditch Clearance	
	Hiscox Insurance – Monthly Premium	£401.38	September 2026	
	Biffa Waste Services Limited – Cemetery Bin	£304.03	August 2026	
	Roche Victory Hall – Post Office Cont.	£86.66	September 2026	
	Roche Victory Hall – Hire Hall	£33.00	September 2026	
	Lanhydrock Garden Services – Maintenance	£3,716.44	August 2026	
	Crystal Clear Limited – Waste Bin Emptying	£1,219.97	August 2026	
	DMC-IT – Website Updating	£25.00	August 2026	
	Receipt:- Cornwall Council – Interest	£1,263.89	July 2026	
	Receipt:- Lloyds Bank – Interest	£8.69	August 2026	
	Receipt:- Kerrow Memorials – Inscription	£152.00	Burdon	
	Receipt:- Kerrow Memorials – Memorial	£299.00	Trudgian	
	Receipt:- Woodland Barton Wind Farm	£18,275.26	Turbine Funding	
	Receipt:- Cornwall Council – Interest	£1,275.02	August 2026	
	Receipt:- HMRC – VAT Reimbursement	£2,194.36	Up to July 2026	
	Receipt:- Cornwall Council – 2nd half	£94,675.00	Precept	
	Renewal of annual insurance policy:- Clerk reported there are a couple of amendments to be made. Resolved that the Clerk and Chair have delegated powers to renew the policy (Proposed: Councillor D. Yelland; Seconded: Councillor G. Rowe) All in Favour **Action:** Clerk.			**Clerk**
	Email from DMC-IT advising new charges will be put in place at £60.00 per hour for updating the website. Resolved to accept the new fee (Proposed: Councillor B. Kretowicz; Seconded: Councillor M. Edyvean) All in Favour **Action:** Clerk.			**Clerk**
	Chair suggested we need to look at our website when reviewing our precept **Action:** Clerk.			**Clerk**
191/26	**Annual Report of Accounts for year ending 31st March 2026 from External Auditors, BDO LLP:-** Clerk advised that the report had now been received from the External Auditors, and there were no matters raised. Resolved that the Notice of Conclusion and other notices, as relevant, be included on the Website and Noticeboard as per regulations (Proposed: Councillor B. Kretowicz; Seconded: Councillor D. Brown) All in Favour **Action:** Clerk.			**Clerk**
192/26	**Cemetery Matters (Including Two Yearly Tree Safety Inspection of Roche Cemetery):-** **Memorial Applications approved by the Clerk:-** Kerrow Memorials – Additional Inscription – Margaret Rose Burdon – **Approved** Kerrow Memorials – New Memorial – Paul Trudgian – **Approved** **Two Yearly Tree Safety Inspection of Roche Cemetery:-** Resolved to confirm the Tree Safety Inspection and pass a resolution that the Clerk has delegated powers to book in tree inspections for the village as they come in (in liaison with the Chair) (Proposed: Councillor Mrs. A. King; Seconded: Councillor Mrs. S. Tippett) All in Favour **Action:** Clerk.			**Clerk**
193/26	**Roche Village Recreation Areas/Land/Property owned and under discussion (Including Roche Public Open Space – Update on Devolution of assets (a) Glebe Quarry Grazing Land; (b) Land at Tregeagle Road (nearby Pebbles Nursery); (c) Land at Tregarrick Road (nearby Dukes Court); (d) Land at Farrow Fordh (nearby Finsbury Rise); (e) Public Conveniences, (Including Notification from Cornwall Council relating to a property asset – Land at Old A30 Route, Tregoss Moor, Roche):-** Clerk reported the Roche Cricket Club are still waiting on their newly appointed Solicitor to deal with paperwork **Action:** Keep Pending.			**Clerk**

	Notification from Cornwall Council relating to a property asset – Land at Old A30 Route, Tregoss Moor, Roche – Resolved to advise the Parish Council do not wish to take on and suggest they contact Natural England (Proposed: Councillor Mrs. A. King; Seconded: Councillor M. Taylor) All in Favour **Action:** Clerk. Councillor M. Edyvean requested the Chair liaise with our Tarmaccing contractor regarding the toilet drains, as we had recently had another invoice for clearance, to ask whether they could dig up and rectify whilst Cormac is working on the highways in the locality **Action:** Chair.	**Clerk** **Chair**
194/26	**Minor Repairs/Works in the Parish that may arise/Village Regeneration Works/Working Party for the Village:-**, Update from Vicky Bundy – There were 9 people at this month's litter pick (including a new Mum and her two sons). They collected 9 bags and some larger items. Not quite as much rubbish, though this could be due to the local bins being emptied more regularly, so that is positive news.	
195/26	**Footpath Signs/Matters/Highways/Bus Shelters:-** Cornwall Council – Enhanced LMP Grants for 2026-2027 available for Parish Councils. Clerk had sent information on to Cornwall Council to obtain the PO number to confirm with our contractor to commence works **Action:** Keep Pending.	**Clerk**
196/26	**Correspondence – Clerk listed correspondence and actions required:-** 1. NALC – Various correspondence 2. Cornwall Rural Community Council – Clean Cornwall Newsletter 3. CALC – Various Correspondence 4. St. Stephen in Brannel Parish Council - ICCM - Management of Memorials Training Course 5. Cornwall Council – Hosepipe Ban 6. Cornwall Council - Town & Parish Council Newsletter: 14th August 2026 7. Cornwall Council Pensions - July 2026 Employer Newsletter Now Available 8. Cornwall Play Safety Limited - RPII playground inspections and repairs — Cornwall Play Safety 9. Cornwall Council - Help protect water supplies 10. NHS Cornwall & Isles of Scilly - Cornwall together: August 2026 11. Kim Woodhams – Tregarrick Road, Roche (being followed up by Cornwall Councillor S. Trevelyan), Parish Council copied in for information 12. William Hincks, Brity First Aid - Free First aid page for Roche 13. South West Sweepers - Road sweeping services 14. Cornwall Council Pensions - August 2026 Employer Newsletter Now Available 15. Cornwall Council - China Clay Area & Luxulyan Community Area Partnership meeting to be held on Monday 12th October 2026 16. Cornwall Council Pensions - i-Connect Newsletter | August 2026 17. Great Western Railway - Service update - Class 175 trains 18. Cornwall Council - RE: Mid Cornwall Metro - Roche Active Travel Improvements 19. Great Western Railway - Timetable changes from this Monday 7th September 20. Clerks & Councils Direct Magazine	
197/26	**To arrange any Sub-Committee Meetings required:-** None.	
198/26	**Any Urgent Matters the Chairman considers relevant for this meeting:-** None.	
199/26	**Date of next Meeting:-** Monday, 5th October 2026 at 6.30pm to be held in the Roche Victory Hall Large Main Hall, Roche Victory Hall.	

	There being no further business to discuss, the meeting closed at 7.46pm.	

Signature: ……
Chairman

Date: 5th October 2026