

ROCHE PARISH COUNCIL
MEETING TO BE HELD ON MONDAY, 7TH SEPTEMBER 2026, AT
6.30PM IN THE ROCHE VICTORY HALL MAIN HALL
AGENDA

Attendees, please note that this meeting has been advertised as a public meeting and, as such, may 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, although every effort is made 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 before 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, also update from Tom Previte – A biochar project in Roche)**)
3. Members' Declaration of Interest in items raised on the Agenda/Requests for Dispensation
4. Confirmation of Minutes of the Monthly Meeting held on the 3rd August 2026
5. Matters Arising from the Monthly Meeting held on the 3rd August 2026
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) **PA25/01049 – 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; (b) **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; (c) **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; (d) **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; (e) **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 Decision Notice PA22/04846 dated 26/6/24, Wheal Rose, Roche Road, Bugle; **Planning Results Received:- 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; Planning Correspondence:-** None at the time of setting the agenda

7. Update on Neighbourhood Policy Statement
8. Boundary/Standing Stones Project for Roche
9. Roche Victory Hall and Roche Social Club Painting Maintenance
10. Bowling Green for Roche
11. Request to install bench(s) on the footpath opposite the Duck Pond
12. Chairman's Community Event – Saturday 12th September 2026 at St. Stephen Community Centre
13. Monthly Accounts for Approval for September 2026, including monthly bank reconciliation and budget monitoring
14. Annual Report of Accounts for year ending 31st March 2026 from External Auditors, BDO LLP if received
15. Cemetery Matters (Including Two Yearly Tree Safety Inspection of Roche Cemetery)
16. 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)
17. Minor Repairs/Works in the Parish that may arise/Village Regeneration Works/Working Party for the Village
18. Footpath Signs/Matters/Highways/Bus Shelters
19. Correspondence received to date by email and post
20. To arrange any Sub-Committee Meetings required
21. 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)
22. Date of Next Meeting – Monday, 5th October 2026
23. Closed Items to the Public and Press