



GWENNAP PARISH COUNCIL

The regular Meeting of the Parish Council Minutes held on Monday 22nd September 2025 at 7.00 pm
In attendance: Cllr Richard Williams {Chair} (RW), Cllr Steve Trelease {ST}, Cllr Julian Hughes {JH}
Cllr Jemma Moses (JM) from item 2. Chris Ring Parish Clerk (PC)
Members of the public were in attendance

1. Apologies for absence were received from Cllr Greg Foxwell, Cllr Veryan Pascoe-Edward and Cllr Andi Freeman
2. Following the elections held on 1st May 2025, a vacancy remained on Gwennap Parish Council due to an insufficient number of candidates being nominated. In accordance with the Local Government Act 1972, the Council published a notice of intention to co-opt a councillor to fill the vacant seat. Three eligible candidates submitted expressions of interest and were interviewed by members of the Council on 2nd June 2025. The Council formally RESOLVED to co-opt Jemma Moses as a member of Gwennap Parish Council, with effect from the date of this meeting.
3. Declarations of interest: There were none
4. Public Session:
Members of the public raised concerns re Planning application PA25/05744.
Concerns included the number of proposed dwellings, conflicting uses of the public right of way proposed for access, emergency access, flooding risk and drainage.
5. To receive the monthly report from Cornwall Councillor John Thomas MBE:
A report was received by email and will be available on the website.
6. It was RESOLVED that the minutes of the Parish Council meeting of 21st July 2025 be approved as a correct record. The Chair signed the approved minutes of that meeting.
7. Correspondence:
The Clerk updated on an email received re sewerage works in Cusgarne and traffic.
A request had been received for butterfly conservation work in Wheal Maid. RW will request additional information and it will be reconsidered at the next meeting.
8. Neighbourhood Priorities Statement (NPS) Update:
RW reported that the NPS was still ongoing. Reference will be made to the St Day and the Lanner drafts to ensure a level of consistency across the whole area.
9. Affordable Housing:
RW reported on a positive meeting he had attended at Coastline Offices regarding the Gwennap application. Further information is anticipated shortly. Planning Permission in respect of the Trelyn Site is expected to be granted in the next month.
10. Highways and public rights of way.
 - 10.1 VASS (speed sign) To discuss and agree on arrangements for the VASS Speed Sign.
It was RESOLVED that the VASS (speed sign) be returned from the Bissoe Traffic Group and will be maintained by a volunteer in the Parish. It was RESOLVED that Kea Parish/Bissoe Traffic group be reimbursed for the purchase of a set of batteries.
 - 10.2 To discuss and agree on potential bid for grant for Enhanced LMP (Local Maintenance Partnership) works, to include signage on public rights of way: The Clerk will apply for a grant for this work.
 - 10.3 Report re Traffic at United Downs recycling centre: ST and the Clerk attended a site visit at the United Downs Recycling Centre. Details of proposed revisions to the site layout were presented. The purpose of these proposals is to minimise site closures during opening hours and consequently reduce the likelihood of vehicles queuing on the highway.
 - 10.4 A request had been received from a resident for an additional Litter and dog bin at Twelveheads. This had now been fitted by Biffa.
 - 10.5 ST and the Clerk had met Cllr John Thomas in Crofthandy to discuss an accident hotspot. A further meeting with Cornwall Council Highways had been planned. ST will make enquiries re the remediation of a cast iron sign.
11. Carnon River Bid Proposal. RW reported that this had been discussed and formally supported at the July meeting. RW had attended a meeting where further details of the initiative had been provided.



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12. Wheal Maid: RW gave an update on the last WMSG meeting. Notes of that meeting can be found on the website.

13. Cemetery: The Clerk reported that the new noticeboard had been fitted, and the large gate fixed. Two benches are broken and need replacing. The Clerk has received quotes and will apply for a Community Chest grant from Cllr John Thomas

14. Parish rooms and Playing Field.

To discuss the formal arrangements with Frogpool and Cusgarne FC:

The Clerk reported on discussions with the Football Club and it was RESOLVED to set a deadline of the next Parish Council meeting to have this agreement in place.

The draft business plan for the 'new' Parish Rooms had been received from the consultant. The Clerk would reply with comments from the working group.

15. FINANCE:

15.1 It was RESOLVED that the payments set out at Appendix 1, be approved.

15.2 It was RESOLVED that the Bank Reconciliations as checked by RW and set out at Appendix 2, be accepted.

15.3 It was RESOLVED to accept the Conclusion of External Audit report.

16. Planning:

16.1. to consider the following planning applications and to resolve whether to submit any objections on the following applications:

PA25/05744. Permission in principle for construction of 2-5 dwellings (minimum of 2 maximum of 5). Location: Land Adjacent To Magpie Cottage Goongumpas St Day Redruth

It was RESOLVED that the Parish Council OBJECT to this application.

The Parish Council states its strong objection to this proposed Permission in Principle (PiP) application for 2-5 dwellings on the following planning grounds:

1. Conflict with the Gwennap Neighbourhood Development Plan (GNDP):

Policy H2 of the GNDP states that "housing developments within the development boundary of Gwennap Parish villages, as delineated on maps at Appendix 4, will be permitted where they are small-scale (of one or two dwellings)."

This PiP application seeks approval for up to 5 dwellings, which is contrary to Policy H2 and therefore conflicts with the GNDP.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications must be determined in line with the development plan unless material considerations indicate otherwise. No such considerations have been demonstrated in this case.

2. Previous Planning Context:

The site has been subject to a previous Outline Planning Application, which was objected to by the Parish Council and subsequently approved by Cornwall Council only on the basis that development should be restricted to 2 dwellings.

This application seeks to extend that to 5 dwellings, in direct contradiction of the earlier restriction and without sufficient justification.

3. Conflict with the Cornwall Local Plan:

Cornwall Local Plan Policy 3 (Role and Function of Places) requires development to be of a scale, density and character appropriate to its location and in line with the settlement hierarchy. Proposals of up to 5 dwellings on this constrained site are not considered appropriate or proportionate.

Policy 12 (Design) requires proposals to respect the character of the site and its surroundings. The scale of this application is inconsistent with the established settlement pattern and fails to reflect the requirements of this policy.

Policy 26 (Flood Risk Management and Coastal Change) requires surface water to be managed safely without increasing flood risk elsewhere. There are known drainage and surface water issues on and adjacent to the site that will be worsened by additional development.

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4. Conflict with the National Planning Policy Framework (NPPF):

Paragraph 15 of the NPPF makes clear that the planning system should be genuinely plan-led. Granting PiP for up to 5 dwellings would undermine the adopted GNDP and set an undesirable precedent.

Paragraph 126 of the NPPF emphasises that development should add to the overall quality of an area and be sympathetic to local character, which this proposal fails to achieve.

5. Access and Deliverability Issues:

The proposed access has changed and is even more unsuitable for safe two-way traffic than was set out in the previous Outline Planning Application. It poses highway safety risks and potential harm to a historic Cornish hedge, contrary to Local Plan Policy 27 (Transport and Accessibility).

Furthermore, the access is a private right of way, and the landowner has confirmed that there is no agreement in place with the applicants for its use. This raises fundamental doubts about the deliverability of the proposal and therefore its suitability for PiP approval.

6. Community Concerns:

The Parish Council also gives weight to the significant objections raised by local residents, particularly in relation to access, drainage, and the inappropriate scale of the proposal.

7. WHS Objection

The Parish Council notes and endorses the concerns raised by the WHS.

Conclusion:

The Parish Council considers that this Permission in Principle application for 2-5 dwellings is:

Contrary to the Gwennap Neighbourhood Development Plan (Policy H2);

Contrary to the Cornwall Local Plan (Policies 3, 12, 26 and 27); and

Inconsistent with the National Planning Policy Framework's requirements for plan-led, locally appropriate development.

Contrary to the application site's presence within the WHS.

The application is considered opportunistic and has only been submitted due to an increase in the number of new houses that Cornwall is required to build. This new national requirement does not operate to enable any houses to be built irrespective of conflicting provisions set out in existing development plans and policies. The applicants' argument is seen as thin and carrying no weight and this should be reflected in the planning decision.

For these reasons, Gwennap Parish Council strongly objects to this application.

PA25/05934. Creating an additional site entrance and parking area at the home.

Location: Poppins Respite Centre Church Lane Gwennap Redruth. Applicant Cornwall Council - Disabled Children and Therapy Services

It was RESOLVED that the Council do not object to this application

PA25/06201. Extension and alterations to dwelling. Location: Chelean Cottage Frogpool Truro Cornwall

It was RESOLVED that the Council do not object to this application

PA25/05328. Demolition of garage and construction of self-build dwelling and associated drainage works, retention of existing mobile home to be used as an annexe to the proposed dwelling. Location: Tinnars Halt Goongumpas St Day Redruth

It was RESOLVED that the Council do not object to this application

16.2. to consider any planning applications received since the publication of this Agenda

PA25/07086. Non-material amendment in relation to Decision Notice PA22/02247 dated

27.04.2022: windows measuring 2m x 1.5m indicated on the south elevation, replace one of these windows with a door and reduce the size of the other window to 1.8m x 1.3m. Location: The Barn Pulla Cross Truro Cornwall TR4 8SB

It was RESOLVED that the Council do not object to this application



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16.3. To note the following Planning decisions:

PA25/04873 REFUSED

Applicant:- Ms Manners

Location: Land South West of Rubys Retreat Trehaddle Cusgarne Cornwall TR4 8RN Permission in Principle for Proposed housing scheme of up to 2 dwellings. (minimum of 1, maximum of 2)

PA25/04913 Granted (CAADs, PIPs and LUs only)

Applicant:- Dr Alistair Lockwood

Location: Fernleigh Farm Hicks Mill Bissoe Truro Cornwall TR4 8RB

Certificate of lawfulness for existing use of agricultural land as residential garden.

PA25/05439 Screening Opinion - EIA Not Required

Applicant:- Cornish Lithium Geothermal Ltd

Location: Burncoose And South Downs Nursery Burncoose Gwennap Redruth Cornwall TR16 6BJ

EIA screening opinion request for Lithium extraction

PA25/04771 REFUSED

Applicant:- Mrs M Verran

Location: Land south of Old Cusvey House Cusvey Twelvesheads TR4 8SP

Provision of a modest general purpose agricultural building to support agricultural smallholding

PA25/02448 APPROVED

Applicant:- Ms Jadie Pengelly

Location: Land Adjacent To The Bungalow Poldory United Road St Day TR16 5HS

Proposed erection of self-build single storey dwelling with parking and amenity space.

16.4. Other Planning information.

To note the following application had been sent to appeal.

PA25/04873: Appeal: Permission in Principle for Proposed housing scheme of up to 2 dwellings. (minimum of 1, maximum of 2). Location: Land South West Of Rubys Retreat, Trehaddle, Cusgarne, Cornwall, TR4 8RN. Cornwall Council decision: REFUSED

18. To receive Councillors reports and items for future agenda:

Each Councillor is requested to use this opportunity to report matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making.

ST reported that he had attended a meeting of the Geothermal Community Liaison Group. He updated on progress of the project and a new education initiative working with local schools.

JH reported that he had attended meeting of the United Downs Environment Group (UDEG) and the United Downs Raceway.

RW had attended a meeting of the Mining Village Regeneration Group (MVRG) and had assisted with they stand at the REDRUTH INTERNATIONAL MINING & PASTY CELEBRATION EVENT. RW reported on a new planned trail between Falmouth and Portreath.

Date of next meeting:

Finance Committee Meeting: Monday 20th October 6pm, at Gwennap Parish Rooms.

Parish Council Meeting: Monday 20th October 7pm, at Gwennap Parish Rooms.

Future meetings

10th November, 8th December, (2026) 9th February, 9th March, 13th April, 11th May.

The Meeting was closed at 8.45pm.