



GWENNAP PARISH COUNCIL

The Regular Meeting of the Parish Council Minutes

held on Monday 12 October 2026 at 7.00 pm

In attendance: Cllr Richard Williams {Chair} (RW), Cllr Julian Hughes {Vice Chair} {JH},
Cllr Jemma Moses {JM}, Cllr Steve Trelease {ST} and Cllr Andi Freeman {AF}
Chris Ring {Parish Clerk} (PC).

Members of the public were in attendance {MOP}

1. Apologies for absence were received from Cllr Vryan Pascoe-Edward.

2. No Declarations of interest were made.

3. Public Session: Members of the public were in attendance.

3.1 Planning application PA26/06955 – Bissoe Valley Touring Park

The applicant addressed the Council regarding the proposed amendment to increase the maximum period an individual touring caravan could remain on the site from 28 to 42 days in any calendar year.

The applicant explained that the existing restriction affected repeat bookings and the ability of visitors to spend longer periods in Cornwall, with potential consequences for the site and other local businesses. Members discussed the contribution of the business to the local economy and the impact of the current restriction.

3.2 Transport and connectivity

Ben Wood, representing Burncoose Estate, provided an update following discussions with David Williams and Cllrs JH and AF regarding research into transport and connectivity, particularly along the A393 and within the western part of the Parish.

A draft request for proposals was being prepared to invite transport consultants to undertake a study. The intention was to finalise the document by the end of October, issue it to consultants in November and appoint a consultant to undertake the work over the following months. The document would be shared with Parish Councillors for input. Members discussed the value of engaging with Cornwall Council's Highways officers at an early stage and ensuring that the eventual findings could inform future discussions and representations concerning transport and connectivity.

4. Apologies had been received from Cornwall Councillor John Thomas. His written report had been received and circulated.

5. It was **RESOLVED** that the draft minutes of the Parish Council Meeting of 14 September 2026 be approved as a correct record. The Chair signed the approved minutes of that meeting.

6. Report from the Clerk

CR presented his report, which is attached to these minutes.

Members noted that income and expenditure remained broadly in line with the approved budget for 2026/27, with no significant variances requiring action at this stage. The Council's financial position remained sound.

The Clerk reported that the next edition of the Parish newsletter was planned for the end of November, with a submission deadline of 13 November.

The Clerk also reported that the Japanese knotweed affecting land close to a neighbouring property was more extensive than initially anticipated. Further work would be required to establish the most appropriate treatment and likely cost. An independent consultant would be appointed to assess the Council's legal liability and the cost of remediation.

7. Correspondence:

Members discussed correspondence concerning trees at the Parish Field and the request relating to the maintenance of St Wennapa Church.

8. Wheal Maid

8.1 Clearance of rubbish by members of UDEG

Members noted that members of the United Downs Environment Group (UDEG) had cleared rubbish from the Wheal Maid site. Members thanked UDEG for undertaking the work.

It was also noted that vehicles were continuing to park near a gate which provided important access for emergency vehicles. As this gate was understood to be the responsibility of Cornwall Council, the Clerk would contact the relevant officer to request appropriate signage to prevent parking and maintain emergency access.

Parish Councillors: R Williams Chair, J Hughes Vice Chair

A Freeman, S Trelease, V Pascoe-Edward, J Moses

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8.2 Mountain biking event – 27 September 2026

Members received feedback on the mountain biking event held at Wheal Maid. The event had attracted approximately 150 people, with a substantial number of vehicles attending. A local cafe and bike repair businesses had also contributed to the event.

Members considered the event a success and welcomed the level of organisation, volunteer involvement and the positive use of the Parish's land.

The Chair and Vice Chair intended to meet with the organisers to review the event and consider future opportunities. It was suggested that a report on the event should be included in the Parish newsletter, highlighting the benefits of community involvement and volunteering.

8.3 Proposal from Chacewater Events Group to remove pine trees for use as Christmas trees

Members considered the proposal from Chacewater Events Group to selectively remove trees from Wheal Maid for use as Christmas trees as part of local Christmas activities.

It was proposed that a tree should also be provided for Crofthandy Village Hall.

It was **RESOLVED** to support the proposal for the removal of 12 trees, with a further tree to be provided for Crofthandy Village Hall, subject to arrangements being made with the applicants.

9. Highways and Public Rights of Way

9.1 Community Speed Watch (CSW)

The Clerk reported that progress in establishing the Community Speed Watch scheme had been slower than anticipated. Potential monitoring locations had been provided, and discussions with the police regarding those locations were ongoing. Volunteers were expected to be contacted about training.

9.2 Highways and public rights of way

Members discussed ongoing highway matters, including drainage and ditch clearance undertaken in parts of the Parish.

9.3 Weed management proposals from Cornwall Council

Members noted that Cornwall Council would consult the Parish Council regarding its proposals for highway weed management. The matter would be considered further once the full proposal had been received.

10. Affordable Housing

Members received an update on progress at the Trelyn affordable housing development.

The Council noted the ongoing development and the matters previously raised concerning construction traffic and the impact of the works on nearby residents.

11. Parish Rooms and Playing Field

The Clerk reported that there were no significant new issues concerning the Parish Rooms or Playing Field.

Members discussed the longer-term maintenance of the Parish Field play area, including the need to plan for the replacement of equipment and surfaces as they deteriorate. This was considered further under the Finance Committee's report.

12. Finance:

12.1 It was **RESOLVED** that the payments set out at Appendix 1 be approved.

12.2. It was **RESOLVED** to accept the bank reconciliations, as checked by JH and set out in Appendix 2.

12.3 JH, Chair of the Finance Committee, presented the Committee's recommendations following its meeting on 7 October 2026.

Members noted that the Council held reserves of approximately £102,000, comprising general reserves and earmarked reserves. The Council's financial position remained sound, with income and expenditure broadly in line with the current year's budget.

The Finance Committee had considered the need to plan for the longer-term maintenance and renewal of the Parish Field play area. It was proposed that a new earmarked reserve be established for the play area, with £10,000

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allocated to the reserve from the 2027/28 budget and further contributions considered in future years. This would help the Council plan for future renewal work and seek external grant funding where available.

The Committee had also identified the need for an additional allowance of approximately £5,000 in the overall budget to help meet inflation and increases in supplier and contractor costs.

Members discussed the impact of these proposals on the precept and the need to explain the reasons for any increase clearly to residents. The current precept of £63,500 was expected to increase to £78,500, representing an increase of approximately 25%. The estimated increase for a Band D property was discussed as approximately £25 per year.

It was noted that the recommendations were being presented for consideration at this stage and that the formal budget and precept decision would be made at a future meeting.

The Council **RESOLVED** to accept the Finance Committee's report and recommendations.

13. Planning:

13.1 The following planning applications were considered:

PA26/06694 – Proposed shed: Gwella Barn, Crofthandy, St Day, Redruth.

Members considered the application for a proposed shed at Gwella Barn. The scale and appearance of the proposed building were discussed.

RESOLVED: No objection.

PA26/06005 – Proposed change of use of land to a residential caravan site comprising one static caravan and one touring caravan: Land at Whistlers Croft, Sunny Corner, Cusgarne, Truro.

Members considered the application for a residential caravan site and discussed the proposed development in the context of the site's location in the open countryside. Members were concerned that the proposal did not appear to represent an appropriate form of development in this location and that the site was not within a settlement or an established residential area. The proposed use was considered to raise concerns that it would establish a precedent for similar residential development in the open countryside. Members also discussed whether the proposal was consistent with the Parish's Neighbourhood Development Plan (NDP), Neighbourhood Priorities Statement (NPS) and the relevant planning policies.

RESOLVED: The Council **OBJECTS** to this application on the grounds that the proposed residential caravan site would constitute inappropriate development in the open countryside, would be contrary to the principles of the Parish's NDP, NPS and other relevant planning policies, and could set an undesirable precedent for further residential development in the open countryside within the Parish.

PA26/06955 - Proposed non-material amendment in relation to Decision Notice PA24/00016 dated 30.04.2024. Amendment to Condition 5 to increase the maximum period that an individual touring caravan may remain on the site from 28 days to 42 days in any calendar year.

Location: Bissoe Valley Touring Park, Fernsplatt, Chacewater, Truro, Cornwall TR4 8RJ.

The Council considered the proposal to amend Condition 5 to increase the maximum period that an individual touring caravan could remain on the site from 28 days to 42 days in any calendar year.

Members discussed the contribution of the site to the local economy and the impact of the current restriction on repeat visitors and local businesses.

RESOLVED: No objection. Members wished to record their concern about the restriction and its impact on the business and the wider local economy.

PA26/06294- Proposed Technical Details Consent for construction of one self-build dwelling including detached garage and associated works. Location: Land West of Bosonnen, Bissoe Hill, Bissoe, Truro.

Members considered the application and discussed the proposed dwelling, its location and the planning considerations arising from development in the countryside.

RESOLVED: The Council **OBJECTS** to this application on the grounds that the proposed dwelling is disproportionate in scale to the plot, would leave limited amenity space around the property, and would be unduly prominent in its



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rural setting. The Council is also concerned that approval would set an undesirable precedent for further large-scale residential properties on adjoining land.

13.2 To consider any additional planning applications received since the publication of the agenda and a letter from Cornwall Council

PA25/08816 – Correspondence from Cornwall Council

Members discussed the correspondence received from Cornwall Council in relation to this planning matter.

RESOLVED: To agree with the planning officer's recommendation to approve the application.

PA26/06834 - Proposed listed building consent for the rebuilding of a chimney and replacement of an outbuilding roof covering junction. Location: Cusgarne House, Cusgarne, Truro, Cornwall.

Members considered the application for the rebuilding of a chimney and replacement of an outbuilding roof covering.

RESOLVED: No objection.

13.3. The following Planning decisions were noted:

PA26/02361 – APPROVED: Proposed temporary siting and operation of a pilot direct lithium extraction plant and associated infrastructure at the Lithium Exploration Office, United Downs Industrial Park, St Day, Redruth.

PA26/05212 S52/S106 and discharge of condition apps

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

Proposal Submission of details to discharge condition 3 (CL - remediation scheme) of decision notice

PA26/00907 dated 06.05.2026.

PA26/05195 – APPROVED: Single-storey lounge extension at 7 Chellean Vean, Frogpool.

PA26/03876 and PA26/03877 – APPROVED: Creation of six electric vehicle charging spaces, installation of two trio chargers and one feeder pillar at The Fox and Hounds Inn, Comford, Redruth.

PA26/05148 – APPROVED: Installation of a roofed area for cattle handling and manure storage at Trevarth Farm, Gwennap, Redruth.

14. Councillor's Reports and Items for Future Agenda:

The Chair reported on discussions concerning community and school initiatives, including the possibility of engaging mountain biking representatives to promote safe cycling and the use of appropriate protective equipment among young people.

Members also discussed the continuing development of the Wheal Maid wooden seating proposal. Discussions with Cornwall Council regarding permissions and locations were ongoing.

A concern was raised regarding reports of antisocial behaviour and unusual vehicle movements on a local housing estate. The Clerk would follow up with the police to establish whether further information was available.

Date of next meeting: Monday 9 November at 7pm at Gwennap Parish Rooms, Pulla Cross.

The Meeting was closed at 9.15 pm

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Appx 1

Gwennap Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

11 October 2026 (This Year 2026-2027)

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
118	Play Area Inspections	13/10/2026	Oct 2026	Current Account	BACS	Play Area Inspection	Southwest Playground Safe	S	48.33	9.67	58.00
122	Parish Rooms Caretaker	13/10/2026	Oct 2026	Current Account	BACS	Caretaker	Team Gazzard	X	673.63		673.63
116	Stationery and postage	13/10/2026	Oct 2026	Current Account	BACS	Printer Ink	HP Smart	S	11.24	2.25	13.49
116	Stationery and postage	13/10/2026	Oct 2026	Current Account	BACS	Printer Ink	HP Smart	S	11.24	2.25	13.49
123	Litter Picking	13/10/2026	Oct 2026	Current Account	BACS	Litter Pick	Clare Wicks	X	63.55		63.55
124	Payroll costs	13/10/2026	Oct 2026	Current Account	BACS	Payroll	Jayne Angove	X	10.00		10.00
115	Clerk's Expenses	13/10/2026	Oct 2026	Current Account	BACS	Clerk Expenses	Chris Ring	X	48.50		48.50
117	Public Rights of Way: LMP Cutt	14/10/2026	Oct 2026	Current Account	BACS	LMP Cutting	R Sanders	S	3,703.13	740.63	4,443.76
120	Frogpool Cemetery Grounds	15/10/2026	Oct 2026	Current Account	BACS	Ground Works	Chegwidden	X	236.55		236.55
120	Playing Field cutting & grounds	15/10/2026	Oct 2026	Current Account	BACS	Ground Works	Chegwidden	X	715.30		715.30
120	Public Rights of Way: LMP Cutt	15/10/2026	Oct 2026	Current Account	BACS	Ground Works	Chegwidden	X	90.00		90.00
119	Scribe Package	16/10/2026		Current Account	BACS	Scribe Package	Scribe: Starboard Systems	S	1,247.04	249.41	1,496.45
126	NI & PAYE cost	23/10/2026	Oct 2026	Current Account	BACS	HMRC P32	HMRC	X	362.00		362.00
125	Pension costs	23/10/2026	Oct 2026	Current Account	BACS	Clerk Pension	Cornwall Pension Fund	X	440.00		440.00
127	Clerk's Salary	30/10/2026	Oct 2026	Current Account	BACS	Clerk Salary	Chris Ring	X	1,459.00		1,459.00
Total									9,119.51	1,004.21	10,123.72

APPX 2

7 October 2026 (This Year 2026-2027)

Gwennap Parish Council

Prepared by: _____ Date: _____
Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____
Name and Role (RFO/Chair of Finance etc)

A	Bank Reconciliation at 30/09/2026			
	Cash in Hand 01/04/2026		110,348.42	
	ADD Receipts 01/04/2026 - 30/09/2026		83,158.29	
			193,506.71	
	SUBTRACT Payments 01/04/2026 - 30/09/2026		38,218.91	
	Cash in Hand 30/09/2026 (per Cash Book)		155,287.80	
B	Cash in hand per Bank Statements			
	Petty Cash 30/09/2026	0.00		
	Current Account 30/09/2026	43,927.59		
	Savings Account 30/09/2026	111,360.21		
			155,287.80	
	Less unrepresented payments			
			155,287.80	
	Plus unrepresented receipts			
	Adjusted Bank Balance		155,287.80	
	A = B Checks out OK			