

Minutes of Cornwall Heritage Trust Property Committee 23rd October 2024

The meeting was undertaken via Zoom video-conferencing.
It was chaired by Peter Herring.

Present:

Trustee: Peter Herring.

Staff: Dick Cole (Sites Officer) and Cathy Woolcock (Chief Executive Officer).

1.0 Apologies

Apologies were received from Hollie Ferris (Countryside Ranger) and James Shipway (Apprentice Countryside Ranger), who were busy with work commitments.

The trustee present stated his appreciation at how hard the Countryside Ranger and Countryside Ranger Apprentice were working for the Cornwall Heritage Trust (CHT) and the positive difference that they were making.

The CEO informed the meeting that Helen Rawe would be standing down as a trustee of CHT at the Annual General Meeting, which would be taking place on 11th November. It was noted that CHT would be holding an event to mark Helen's contribution to the charity over many years and it was hoped that this might also involve Dawn Hunn (another former member of the Property Committee).

2.0 Minutes of Property Committee from 21st August 2024

The minutes were agreed as a true and accurate record by the trustee present.

3.0 Report from the Sites Officer

A detailed written report had been circulated to the members of the Property Committee in advance of the meeting. It is attached as appendix 1. While there was some discussion of all sections of the report, the minutes only cover additional issues raised at the meeting.

3.1 Caer Bran

It was noted that a horse rider had been in contact with the Sites Officer about the possibility of ponies or other grazing animals on Caer Bran. The view was expressed by the individual that such animals might disturb their enjoyment of riding across CHT land.

It was noted that the grazing of the monument and surrounding ground was something under consideration for future years.

3.2 Sancreed Beacon

The Sites Officer gave a further update on the objection to the proposed compost toilet from Sancreed Parish Council. The Council has expanded on their

reasons for objection through a lengthy email to the planning officer and requested that the application be referred to the West Sub-Area Planning Committee. The planning officer had also requested that CHT respond to the comments raised in writing. It was noted that this would be done within the week.

The CEO commented that the compost toilet was an integral element of the CHT strategy for sites and, in particular, support for increasing volunteer activities and more school visits to the site.

It was also noted that the Sites Officer and Countryside Ranger were planning to be present at consultation events taking place at Sancreed Village Hall on 26th October relating to the Cornwall Wildlife Trust's Penwith Landscape Recovery Project.

3.3 Tregonning Hill

3.4 Castle an Dinas

These sections of the report were noted.

3.5 Luxulyan Valley

In relation to the recent excavation adjacent to the Crib Hut, the Sites Officer stated that there was enough funding within the project to commission the Cornwall Archaeological Unit to carry out a survey of the Crib Hut and surrounding features (including the extent of the three excavation trenches) to help better understand the extent of above-ground archaeology and how it relates to historic sources such as Ordnance Survey maps and photographs.

3.6 Trevanion Culverhouse

3.7 St Cleer Well and Cross

3.8 Lammana Chapel

These sections of the report were noted.

3.9 Duloe Stone Circle

The trustee present welcomed the request from Gorsedh Kernow to hold their Awen ceremony at Duloe.

3.10 Field at Trethevy

3.11 SPF and RPF projects

3.12 Penwith Volunteer Group

3.13 English Heritage sites

3.14 Other activities

3.15 Capital Works Plan

These sections of the report were noted.

4.0 Property Risk Register

The CEO reported that CHT had had a risk register for the Treffry Viaduct, but there was now an emerging document which covered issues of “risk” for the wider set of properties owned by the Trust. This was discussed at the meeting and possible amendments were considered. It was agreed that a fuller document would be brought back to a future meeting of the Committee.

5.0 Future staffing

The CEO reported that her latest successful lottery application will lead to an increase in staffing for the Sites Team. In particular, the funding secured will cover the contract for a Sites Manager (21 hours a week) for 24 months, who will be principally responsible for the new sites coming to CHT from Cornwall Council over the next two years. It was noted that there will also be two apprentices to further increase the practical capacity of the Team.

It was further noted that the Countryside Ranger’s contract was coming to an end in March 2025. There was a consensus between the trustee and staff at the meeting that she needed to continue in post. It was noted that the shift to an in-house management team had been transformational for CHT. It was further noted that with the purchase of equipment such as the tractor, the planned for increase in staffing (ie. the extra apprentices) and the likely transfer of additional sites to CHT in the near future, there was no practical option other than to continue with the Countryside Ranger’s role.

The CEO noted that, in conversations with the Chairman, he had suggested that another two-year contract for the role be agreed. The Sites Officer said that he understood that the roles of other CHT staff had become permanent when initial contracts had ended. He queried why this would not be the case with the Countryside Ranger, especially as the position continues to be so important for the organisation going forward.

The following was agreed:

Recommendation to Council of Management:

- **The Countryside Ranger’s contract be extended for a period of at least two years, but that the trustees also review their approach to staffing and whether CHT was being consistent in terms of which staff members, starting on time-limited contracts, become permanent employees.**
- **The Council of Management consider making the role of Countryside Ranger permanent.**

6.0 AOB

The CEO reported that she had been informed that Caer Bran would soon be taken off the Heritage at Risk Register. It noted that an announcement would be

made at the CHT's Awards Evening on 14 November and the news was embargoed until then.

In addition, she added that CHT would soon be seeking bids to carry out the options appraisal for the Mine Captain's Office.

7.0 Future meetings

It was agreed that the CEO and Sites Officer would talk to Alastair Moore, and other potential new members of the Property Committee such as Ann Preston-Jones, to explore availability before setting meeting dates for 2025.

Appendix 1

REPORT TO PROPERTY COMMITTEE OF CORNWALL HERITAGE TRUST - covering the period from 16th August to 17th October 2024

Produced by the Heritage Sites Officer

The key focus for the last two months has been vegetation management, with the work carried out by the Countryside Ranger and the Countryside Ranger Apprentice. On numerous occasions, the team has been supported by volunteers. The below sections refer to other key elements of the work of the Sites Team.

CORNWALL HERITAGE TRUST SITES

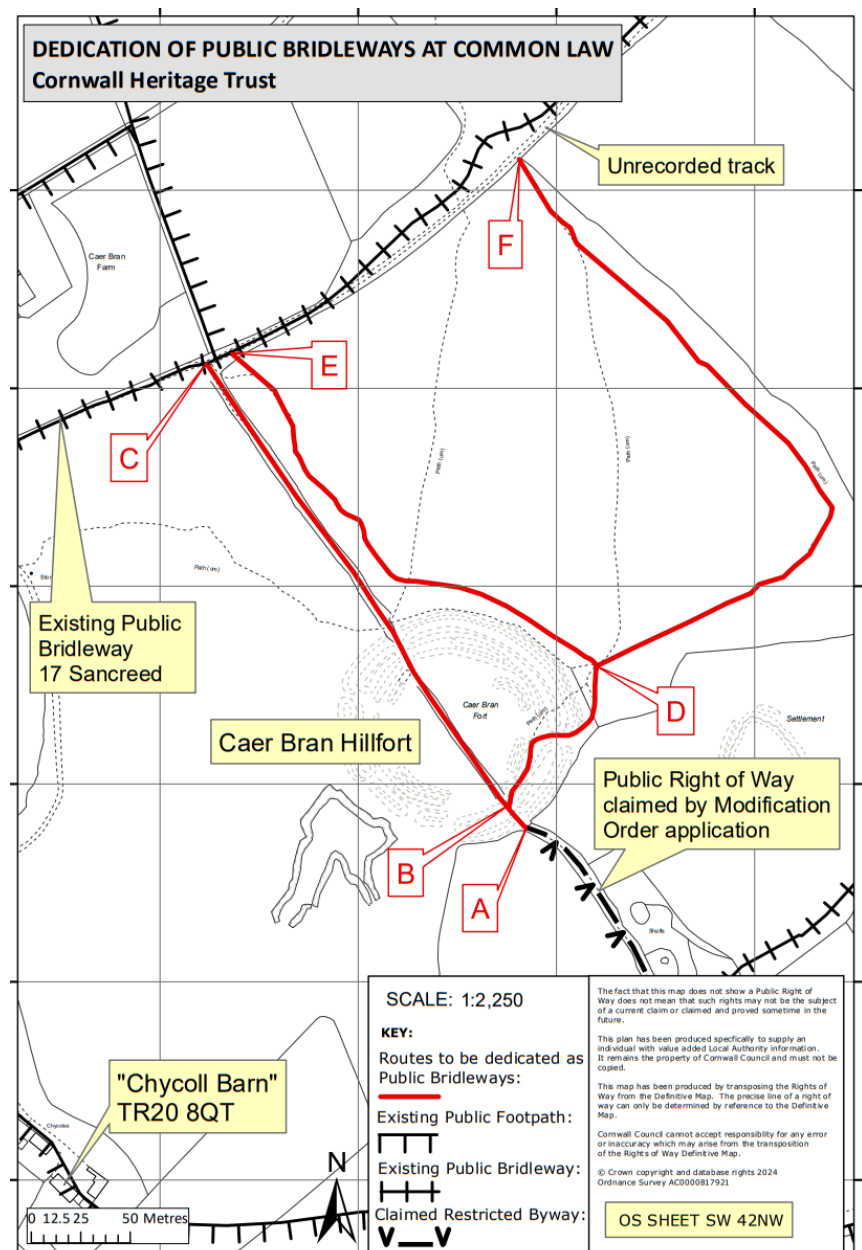
1.0 CAER BRAN

1.1 Dedication of public bridleways

I have previously written about how the Trust has been discussing a project to dedicate three bridleways (for walkers, horse-riders and cyclists) across Caer Bran with Josephine Warburton at the unitary authority.

I produced a briefing note for Cornwall Council and I can report that an initial drafting of text, and an associated map, have been produced that will form the basis of the dedication.

The map is shown to the right, and the associated wording is as follows:



As the landowners by virtue of owning the freehold of the relevant land we hereby dedicate Public Bridleways shown coloured red on the attached map between points A-B-C, B-D-E, and D-F as described below in Article 1 of this statement.

Article 1:

- (i) A length of Public Bridleway in the Parish of Sancreed commencing at its junction with Public Right of Way claimed by Modification Order application approximately 292 metres east-north-east of "Chycoll Barn" at Ordnance Survey Grid Reference (OSGR) SW 4078/2897 shown as point "A" on the attached map, then running in a generally north-north-westerly direction for 13 metres to its junction with another Public Bridleway to be added by this dedication at OSGR SW 4077/2898 shown as point "B" on the attached map, then running in a generally north-north-westerly direction for a distance of 270 metres terminating at its junction with Bridleway 17 Sancreed approximately 404 metres north-north-east of "Chycoll Barn" at OSGR SW 4062/2921 shown as point "C" on the attached map.
- (ii) A length of Public Bridleway in the Parish of Sancreed commencing at its junction with another Public Bridleway to be added by this dedication approximately 290 metres east-north-east of "Chycoll Barn" at OSGR SW 4077/2898 shown as point "B" on the attached map, then running in a generally north-north-easterly then east-north-easterly then northerly direction for 100 metres to its junction with another Public Bridleway to be added by this dedication at OSGR SW 4081/2906 shown as point "D" on the attached map, then running in a generally west-north-westerly then north-north westerly direction for 258 metres terminating at its junction with Bridleway 17 Sancreed approximately 411 metres north-north-east of "Chycoll Barn" at OSGR SW 4063/2921 shown as point "E" on the attached map.
- (iii) A length of Public Bridleway in the Parish of Sancreed commencing at its junction with another Public Bridleway to be added by this dedication approximately 367 metres east-north-east of "Chycoll Barn" at OSGR SW 4081/2906 shown as point "D" on the attached map, then running in a generally east-north-easterly then north-north-westerly direction for 388 metres terminating at its junction with an unrecorded track approximately 554 metres north-north-east of "Chycoll Barn" at OSGR SW 4078/2931 shown as point "F" on the attached map

The total length of the Bridleways is 1,029 metres. The width of the Bridleways is between 2 (two) metres and ? (?) metres. [Measurements still to be added].

The Bridleways have one limitation, a pedestrian - and horse-friendly gate, at OSGR SW 4078/2897 shown as point "A" on the attached map.

The land described in Article 1 of this statement above is dedicated as Public Bridleways in perpetuity at Common Law.

In association with the above, it will be necessary to approach Historic England about the mining pit within the path of the bridleway [A-C] to seek permission to infill the hole to make passage possible. I will explain more at the meeting.

1.2 Footfall counters

Counters to monitor the number of visitors were installed at Caer Bran on 10th September. The Countryside Ranger Apprentice provided assistance to the installers.

1.3 Wildlife recording

The Countryside Ranger hosted a wildlife recording group at Caer Bran on 6th September.

1.4 New interpretation boards

Two new interpretation boards have been produced and are presently stored within the Botho at Geevor. The Countryside Ranger has secured the necessary consent from Natural England for the works, because of the SSSI status of the land and the Team will be erecting the signs on 22nd October.

2.0 SANCREED BEACON

2.1 Tractor shed

In my previous report, I updated trustees that we had the necessary planning "permission" to erect the tractor shed at Sancreed Beacon. The building has been ordered and the supplier is presently working with sub-contractors to lay a concrete base, which must be done before the structure can go up.

The base for the tractor shed at Castle an Dinas has been completed, and we are optimistic that the contractors will be on-site at Sancreed in the next few weeks. Obviously, the horrendous weather has caused some delays. The Countryside Ranger and the Countryside Ranger Apprentice have cleared tree branches that were in the way of the works.

2.2 Compost toilet

I have submitted a full planning application [PA24/06115] for a compost toilet on Sancreed Beacon and attended a meeting of Sancreed Parish Council on 17th September. I was disappointed that the councillors raised an objection, because they wanted the toilet to be placed in a slightly different location. But I can confirm that the planning officer at Cornwall Council has told me that she is minded to approve the application and she has written to the Parish Council with a "five-day protocol." This asks whether the Parish Council would wish to (i) agree with the planning officer, (ii) agree to disagree or (iii) request that the local Cornwall Councillor be requested to take the matter through to a meeting

of the West Sub-Area Planning Committee. I understand that parish councillors have chosen to proceed with the third option. I will update more at the meeting.

The Countryside Ranger is presently organising the placing of the order for the toilet and the team will hopefully be in a position to install the facility during the winter months.

2.3 A talk

The Countryside Ranger also gave a talk on the natural environment of Sancreed Beacon in the local Village Hall on 19th September.

3.0 TREGONNING HILL

3.1 Ecological assessment

Cornwall Environmental Consultants have been commissioned to carry out an ecological assessment of the site.

4.0 CASTLE AN DINAS

4.1 Tractor shed

The building has been ordered and the concrete base for the tractor shed has been completed. See below – sorry for the picture quality. It was pretty foggy.



4.2 Compost toilet

Planning permission [PA24/03946] for a compost toilet, to be located next to the above tractor shed, has been consented. The Countryside Ranger is presently placing the order for the toilet and the team will install the facility during the winter months.

5.0 LUXULYAN VALLEY

Between 15th and 17th October, a community excavation was carried alongside the Crib Hut. This was funded by a grant from the Great Western Railway. The purpose of the intervention was to explore whether there is any surviving below-ground evidence of tram rails or any other remains next to the building.

Members of the team involved with the project included the Sites Officer, Countryside Ranger, Countryside Ranger Apprentice, Operations Manager, Engagement Manager and Education/Outreach Manager, plus a number of volunteers. There was also an open day on Thursday 17th October, which was attended by children from Luxulyan Primary School and a number of adults.



I am afraid that we did not encounter any granite sets or rails, though we came down onto a blackish layer, containing burning fragments, of varying depths in all three trenches. In the first trench, there was also a compacted gritty deposit which might be evidence of the trackbed.

I will explain more at the meeting.

6.0 TREVANION CULVERHOUSE

7.0 ST CLEER WELL / CROSS

8.0 LAMMANA CHAPEL

No updates of note.

8.0 DULOE STONE CIRCLE

8.1 Meeting with the Duchy of Cornwall

A meeting has been arranged for 1st November for the Team to meet with the Duchy to discuss our proposed management works for the site. The need for this liaison is set out in our lease agreement.

8.2 Awen

The Trust has also been contacted by Gorsedh Kernow about holding their annual 2025 Awen event in Duloe. This is a small ceremony, which is held each June. The team will check that the Duchy are happy for this event to happen at our meeting in early November.

9.0 FIELD AT TRETHEVY

9.1 Footfall counters

Counters to monitor the number of visitors were installed at Trethevy on 11th September. The Countryside Ranger provided assistance to the installers.

10.0 SPF AND RPF PROJECTS

Further to the last update on Shared Prosperity Fund (SPF) and Rural Prosperity Fund (RPF) projects, the Sites Team is providing support to the CEO and Operations Manager in relation to the purchase of a trailer, benches on a number of our sites and new "brown signs" for CHT-owned sites.

The CEO and I will update further at the meeting.

11.0 CONTINUATION OF PLP VOLUNTEER GROUP

The volunteer group previously associated with the Penwith Landscape Partnership is continuing to do great work under the supervision of Richie Smith. The Countryside Ranger Apprentice regularly liaises and works with Richie.

The attached (before and after) images show the recent intervention at the Trevean courtyard houses.



12.0 ENGLISH HERITAGE SITES

No updates of note.

13.0 OTHER ACTIVITIES

The Team has also assisted the wider CHT organisation at a number of events, including the Story Cafe at the Boden Fogou. At the Awenek festival, all three staff members were active with the planning / setting up of the event. They also hosted a stand which promoted volunteer and youth ranger opportunities, while cooking (Iron Age) bakes.

14.0 CAPITAL WORKS PLAN

Limited progress has been made on the Capital Works Plan. At a recent get-together for the team and CEO, it was noted that there was a significant scope of possible works, which could be included within the Plan. These included:

Caer Bran

- Replacement of fencing on southern boundary.
- Compost toilet.
- Electric fencing for stock management in open areas.

Sancreed Beacon

- Replacement of fencing on exterior boundaries.

Tregonning Hill

- Electric fencing for stock management in open areas.
- Interpretation boards.

Castle an Dinas

- Future use of the Mine Captain's Office.
- Improvement to the road access [to be funded by neighbour developing the mine buildings].

Trevanion Culverhouse

- New fence at front of the monument.

St Cleer Holy Well

- Further consolidation works on the wellhouse structure.

Duloe Stone Circle

- Interpretation board.
- Tree planting?

Lammana Chapel

- Interpretation board(s).

The report will also cover likely works on the new sites that the Trust will be securing from Cornwall Council in the near-future and, in relation to this, there is an assumption that there will be a need for additional and bespoke equipment (eg. a second tractor and motorised hand mower) for land management. Part of this could relate to the need to have east and west teams in place to cover the amount of work that needs to be done.

Linked to this, there could also be an expansion of the present elements of the RPF project for additional seating on sites and enhanced brown (tourism) signs.

Work on this document is ongoing.