

## **TREVERBYN PARISH COUNCIL**

### **PLANNING MEETING held on November 26<sup>th</sup> 2024**

#### **Rockhill Business Park commencing at 7.00pm.**

**Present:** Cllr Mrs A Roberts (Chairman), Cllr L Allen, Cllr Mrs A Double, Cllr P Highland, Cllr B Hollis, Cllr G Hooper, Cllr Mrs J. Killacky, Cllr M Luke, Cllr K Pollard, Cllr M Shand, Cllr G Tregidga, County Councillor P Guest and the Clerk D Stevens and Deputy Clerk D Hawken.

**Apologies:** Cllr Mrs M Rance-Matthews.

There were 7 members of the public present, including 1 prospective new councillor and representatives for two of the planning applications.

**Declaration of Interests:** None

**Public Participation:** The Chairman invited Mr John Cook, Architect to speak on his client's application PA24/06769 following the matter being deferred at the last meeting on November 12 after councillors had requested further information and clarification on a number of aspects of the application.

#### **Minutes of Planning Meeting held on November 12<sup>th</sup> 2024**

Minutes of this meeting had been published and circulated and were accepted. Proposed by Cllr Mrs J Killacky seconded by Cllr Mrs A Double. All in favour.

The Council then went into committee and the Chairman before requesting Cllr G Hooper to take the lead on discussions of the various planning applications she informed those present that the meeting was being recorded.

#### **Planning applications received for consideration.**

**PA24/06769 - Mr A Jenner (Coastal Group).** Erection of store, showroom and ancillary offices. Location: Land North East of 3 Bojea Industrial Estate, Global House, Bodmin Road, Trethowel, St Austell. There was considerable discussion on this application mainly relating to the contour of the land with no retaining walls and the close proximity to the Sustrans Trail and Parish Footpath (Public Right of Way 1), intrusion into a green space, countryside area, the disposal of the evasive species and most concerning a considerable spring of water emanating out of the land destined for development. It was resolved to again **DEFER** this application until December 10th for more clarification and

dialogue with the Planning Officer. Proposed by Cllr L Allen, seconded by Cllr M Luke. One abstention (AD).

**PA24/06413 - Mr T Davis (Treverbyn Community Trust).** Retention of geotextile and stone 'compound' together with proposed surfacing of triangular piece of land to use as a parking area. Location: Land South West of Wesley Close, Stenalees, St Austell. This matter had also been deferred at the meeting on November 12<sup>th</sup> and the Clerk read correspondence from the applicant that clarified the concerns previously raised. After lengthy debate it was resolved on a majority vote to **OBJECT** to the application on intrusion into the countryside, maintain as a greenspace and no designated parking spaces in the development area. Proposed by Cllr M Luke, seconded by Cllr Mrs A Roberts. Two abstentions (ML and GH).

**PA24/08319 - Mrs A Bardell.** Roof space conversion. Location Elm View, Carthew, St Austell. It was resolved to **SUPPORT** the application. Proposed by Cllr M Shand, seconded Cllr M Luke. All in favour.

**PA24/07535 – Mr & Mrs Buckland.** Application for discharge of planning obligation PA22/04846 dated 26.06.24 to amend the affordable housing plan drawing and the housing mix within the S106 to co-ordinate with the approved planning drawing. Location: Wheal Rose, Roche Road, Bugle, St Austell. It was resolved to **SUPPORT** the application. Proposed by Cllr Mrs A Double, seconded by Cllr Mrs A Roberts. All in favour.

### **Planning Decisions**

**PA24/01221/PREAPP Jonny Mills** – Pre-application advice for conversion of existing dwelling and/or new dwelling on land East of 3 Treverbyn Cottages, Treverbyn Road, Stenalees, St Austell. Status – **DECIDED**. Parish Council not consulted

**PA24/06648 Mr Martin Winch** – application for a Lawful Development Certificate for an Existing Use to establish existing use of development in respect of the occupation of a dwelling in breach of Condition 2 of planning permission C2/06/00708 at Little Field, Innis Moor, Penwithick, St Austell. Status- **DECIDED**. Parish Council not consulted.

**PA24/08920 Sneha Kadam** – The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 – BT intends to install fixed line broadband electronic communications apparatus at Street Record, Stannary Road, Stenalees, St Austell. Status – **DECIDED**. Parish Council not consulted.

**PA24/01234/PREAPP Mr Richard Jacobs** - Pre-application advice for 3 detached dwellings at Channel View, Scredda, St Austell. Status – **DECIDED**. Parish Council not consulted.

It was reported that again disappointingly there had been limited response from councillors to a 5-day protocol on planning application PA24/07872 Mrs S Haywood proposed dwelling within the garden of The Elms, Trethurgy, St Austell. It was again emphasised that it is vitally important that the Clerks are notified of councillor's thoughts to be able to respond to the protocol request.

### **Planning Correspondence.**

A letter from the Secretary of Bugle Cricket Club expressing their thanks for Council's time, effort and consideration in respect of planning application PA23/10101 which had recently dismissed on appeal by the Planning Inspectorate.

On November 4th consultation was requested on a 5- day protocol on application **PA24/06770 Miss Trish Draper**. Demolition of existing garage and construction of a new three -bedroom dwelling with associated garden area and vehicular parking on land West of 53 Fore Street, Park Lane, Bugle. The Parish Council had unanimously resolved to **SUPPORT** the application on September 25<sup>th</sup> 2024. Only limited members of Council had responded to the request and there was no option but to accept the Planning Officer's recommendations to refuse the application. There is now a new planning application submitted **PA24/08817** to be discussed at the next meeting on December 10<sup>th</sup>.

Also for discussion at the next meeting planning application **PA24/08672 Mrs Snell** -Application for Permission in Principle for a pair of semi-detached two bedroom dwellings in surplus garden area ( minimum 1 maximum 2). Location: Land North West of 4 Penhale Road, Penwithick, St Austell.

Notification of an Informal Hearing to be held on December 3<sup>rd</sup> at New County Hall, Truro at 10.00am by the Planning Inspectorate on an appeal by Mr A L Cooper, Mrs R Buckland, Mr L Cooper, Mrs L Cooper re 2 Bluebarrows Caravan Park, Clay Walk, Stenalees. The Deputy Clerk will be attending as an observer.

**Emergency Items.**

No emergency items had been submitted

There being no further business, the Chairman closed the meeting at 7. 46 p.m

.....(Chairman) ..... (Date)