

## **TREVERBYN PARISH COUNCIL**

**PLANNING MEETING held on February 25<sup>th</sup> 2025**

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

**Present:** Cllr Mrs A Roberts (Chairman), Cllr L Allen, Cllr Mrs A Double, Cllr J Eyre, Cllr G Hooper, Cllr Mrs J Killacky, Cllr M Luke, Cllr Ms L Marshall, Cllr K Pollard, Cllr Mrs M Rance-Matthews, Cllr M Shand, Cllr Mrs M Thomas.

**Also in attendance:** The Clerk D Hawken and the Deputy Clerk D Stevens

**Apologies:** Cllr P Highland, Cllr B Hollis, Cllr G Tregidga and Cornwall Councillor P Guest

There were six members of the public present that included a prospective new councillor (observing), three representatives from the developers of West Carclaze Garden Village and two representatives for application PA25/00947.

**Declaration of Interests:** None.

### **Public Participation:**

After welcoming everyone to the meeting the Chairman, Cllr Mrs A Roberts invited Mr Dorian Beresford to give a presentation on the current aims of the developers of West Carclaze Garden Village. He commenced by stating that the school will be handed over to the Trust in June and will open in September with the school hall being available to act as a community facility. He continued by giving details of a food hall that will be self-sufficient, the country park and the possibility of a dental surgery. He then enlarged on an annual contribution funding scheme to work in collaboration with Treverbyn Parish Council to assist in the management and maintenance of local community facilities. He requested that the Council considers and agrees to this proposal in order for him to complete further talks and negotiations with Cornwall Council.

*6.50pm: Cllr Mrs M Thomas arrived and at 6.58pm: Cllr K Pollard arrived for the meeting.*

Mr Beresford continued by enlarging on the overspend incurred on various aspects of the site and the financial pressure and cost implications in producing the best value homes and amenities. In order to maintain the required standards, he asked the Council to give their support to back a proposal to set the target of affordable homes at 25%.

He then answered various questions from members of Council.

*The Chairman thanked the representatives for the information provided and they left the meeting.*

Mr R Skinner then gave more details on his application PA25/00947 and answered issues raised by councillors.

### Minute PM25/16

#### Minutes of Planning Meeting held on February 11<sup>th</sup> 2025

The minutes of this meeting had been published and circulated to councillors and were accepted. Proposed by Cllr L Allen, seconded by Cllr M Luke. All in favour.

Council then went into committee and Cllr G Hooper was invited to take the lead on the discussions of the planning applications.

### Minute PM25/17

#### Planning applications received for consideration

**PA25/00412 Mr and Mrs Gower** – Demolishment of existing workshop and car-port. Construction of new garage and car-port. Location: Land North of Tel Star, Bowling Green, Bugle, St Austell. It was resolved to **SUPPORT** the application. Proposed by Cllr L Allen, seconded by Cllr Mrs A Double. All in favour.

**PA25/00947 – Mr Roger Skinner.** Proposed new site access/egress to existing E(g)/B8 industrial warehouse building and formation of new vehicular turning area. Location: Factory Unit rear of 75 Treverbyn Road, St Austell. It was resolved to **DEFER** the application until the next meeting on March 11th for further information from County Highways.

**PA25/00604 – Imerys Minerals Ltd** – Prior approval under Part 17 Class B of the Town and Country Planning (GPDO) 2015 for installation of a dry mining plant located in an area of existing permission for the winning and working of materials defined under the St Austell China Clay review area 1998 ROMP (Karslake Operational area OA12). Location: Karslake China Clay Works, Cornwall. It was resolved to **SUPPORT** the application. Proposed by Cllr Mrs A Double, seconded by Cllr L Allen. All in favour.

## Minute PM25/18

### Planning Decisions

**PA24/09844 Mr David Philp** – Proposed extension to provide a garden room. Location: Stenalees Institute, Treverbyn Road, Stenalees, St Austell. **GRANTED** Parish Council voted not to comment on September 10<sup>th</sup> 2024.

**PA24/09578 Mr Alexander Dyer** – Installation of new septic tank system to replace non-compliant cess pool shared with neighbouring house. Location: 2 Kerrow Lane, Stenalees, St Austell. **GRANTED** Parish Council voted to support on January 28<sup>th</sup> 2025.

**PA25/00419 Mr Roger Skinner** – Application for Permission in Principle for construction of up to 9 dwelling houses. Location: Land North of 75 Treverbyn Road, St Austell. **REFUSED** Parish Council objected January 28<sup>th</sup> 2025.

## Minute PM25/19

### Planning Correspondence

Application for consideration at next meeting:

**PA24/09684 GPH Carpentry** – Proposed development of Class Q residentially consented barn (PA22/090808) approved 19/12/2022) with residential dwelling. Location: Carthew Farm, Carthew, St Austell.

**PA23/09532 Anesco** – Construction of a temporary 17.51MWp Solar Photovoltaic (PV) and 5MW Battery Storage Farm comprising solar modules, battery cabinets, landscaping, access from the public highway and associated works. Location; Land off Menear Road, North of St Austell.

The Deputy Clerk drew attention to correspondence recently received from the applicant referring to various changes in the design following comments made on the application previously discussed. It was agreed to circulate this correspondence to all councillors. **Action taken.**

Minute PM25/20

**Emergency Items.**

The Clerk referred to correspondence that had previously been received from Marazion Town Council and he stated that at a recent meeting of Small Councils Clerks had been advised to take no further action.

There being no further business, the Chairman closed the meeting at 7.38 p.m.

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