

## **TREVERBYN PARISH COUNCIL**

### **PLANNING MEETING held on March 11<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 P Highland, Cllr B Hollis, Mrs J Killacky, Cllr Ms L Marshall, Cllr K Pollard, Cllr M Shand, Cllr Mrs M Thomas and Cllr G Tregidga.

**Also in attendance:** The Clerk D Hawken.

Before the Planning Meeting commenced, two representatives from Anesco gave a short presentation and answered questions from Councillors appertaining to Planning Application PA23/09532.

*Council then went into Committee*

**Min PM26/25: Apologies:** Cllr G Hooper, Cllr M Luke, Cllr Mrs M Rance-Matthews, Cornwall Councillor P Guest and the Deputy Clerk D Stevens.

There was one member of the public present.

**Min PM27/25: Declaration of Interests:** Cllr J Eyre and Cllr Mrs M Thomas on Planning Application: PA24/09684

**Min PM28/25: Public Participation:** There was no requirement to hold this agenda item

#### **Min PM29/25: Minutes of Planning Meeting held on February 25<sup>th</sup> 2025**

The minutes of this meeting had been published, circulated to councillors and were duly accepted as a true and accurate record. Proposed by Cllr M Shand, seconded by Cllr Mrs A Double. All in favour.

Chairman Cllr Mrs A Roberts took the lead on the discussions of the planning applications.

#### **Min PM30/25: Planning applications received for consideration**

1. **PA23/09532** – Construction of a temporary 17.51MWp Solar Photovoltaic (PV) and 5 MW 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.

It was RESOLVED to **OBJECT** the application for the following reasons:

1) Loss of prime agricultural land. Grade 3a and 3b land is accepted as good high quality and Grade 3b is deemed as a higher grade in Cornwall than the National average.

2) It will create a major invasion into the local countryside and dramatic visual impact to the local community and users of the busy nearby A391 distributor road, as well as for residents in and around the surrounding area.

3) There will be the loss of a recognised 'Green Belt Buffer Zone' which has always been an accepted natural barrier and division between the urban town of St Austell and the countryside.

Proposed by Cllr M Shand, seconded by Cllr L Allen. All in Favour

*\*Cllr J Eyre and Cllr Mrs M Thomas left the room*

2. **PA24/09684** - Proposed replacement of Class Q residentially consented barn (PA22/09808 approved 19/12/2022) with residential dwelling. Location: Carthew Farm, Carthew, St Austell.

It was RESOLVED to **SUPPORT** the application. Proposed by Cllr L Allen, seconded by Cllr Mrs A Double. All in Favour (JE and MT not present)

*\*Cllr J Eyre and Cllr Mrs M Thomas returned to the meeting*

3. **PA25/00813** – Garden shed at rear of property for sports and exercise equipment for personal use. Location: 22 Wesley Close, Stenalees, St Austell.

It was RESOLVED to **SUPPORT** the application. Proposed by Cllr L Allen, seconded by Cllr J Eyre. All in Favour

4. **PA25/00845** – Erection of a two-storey extension to existing dwelling (previous planning was granted but expired). Location: 105 Phernyssick Road, St Austell.

It was RESOLVED to **SUPPORT** the application. Proposed by Cllr Mrs A Double, seconded by Cllr J Eyre. All in Favour

5. **PA25/01485** - New self-build and custom build dwelling with associated works. Location: Land North of 92Bodmin Road, St Austell.

It was RESOLVED to **SUPPORT** this application. Proposed by Cllr L Allen, seconded by Cllr Mrs A Double. All in Favour

### **Min PM31/25: Planning Decisions**

PA25/00609 – Demolishment of existing workshop and carport. Construction of new garage and carport. Location: 18 Higher Bugle, St Austell. PL26 8PY. The Parish Council supported this application on the 11<sup>th</sup> February. Cornwall Council Planning Department have now GRANTED permission.

### **Min PM32/25: Planning Correspondence**

Application for consideration at next meeting:

- **PA25/01455** – Proposed conversion of existing building to dwelling and associated works. Location: 3 Treverbyn Cottages, Treverbyn Road, Stenalees, St Austell
- **PA25/01621**. Non material amendment in relation to Decision Notice PA21/07216 dated 17/02/22 - To formalise the chosen turbine model of an Enercon 115. The Applicant has identified that the following conditions require amended documents to formalise the change: Condition 2 (Development Plans), Condition 10 (Noise), Condition 12 (Construction Transport Management Plan), and Condition 8 (Aviation Lighting). Location: Land at Wheal Martyn, Carthew, Treverbyn, St Austell, PL26 8XQ.
- **PA25/01824**. Works to trees subject to a Tree Preservation Order TPO: T1 Ash - Fell and replace with Sessile Oak Standard due to excessive decay at base of stem. T2 Sycamore - Reduce height by 5m to reduce wind load on tear out. T3 Sycamore - Fell and replace with Sessile Oak Standard due to excessive decay at base of stem. T4 Beech - Reduce height by 2.5m to

reduce wind loading. No cuts greater than 200mm. Location: Carthew Farm, Carthew, St Austell, Cornwall. PL26 8XQ

- **PA25/01595.** Loft conversion, partial conversion of garage to create self-contained annexe. Location: Enfield House 1 Crescent Road Bugle St Austell Cornwall PL26 8PQ

### **5-day Protocol Decisions**

**PA25/00151** – Permission in Principle for construction of nine detached dwellings, estate road, junction with highway and associated landscaping (min 9, max 9). Land North of Evergreen Cottages, Treverbyn Road, St Austell. Cornwall PL25 4EW. The Parish Council objected to this application on 28<sup>th</sup> January 2025. The Planning Officer has since recommended approval. After debate and discussion, the Parish Council RESOLVED to opt for Option 1, that being to ‘Agree’ with the recommendation for approval.

**PA24/09488** – Erection of one dwelling, Land South West of 1 Bayview, Carclaze Road, St Austell. The Parish Council objected to the application on the 14<sup>th</sup> January. The Planning officer has since recommended approval. After debate, discussion and two proposals were put forward it was RESOLVED by majority vote to opt for Option 1, that being to ‘Agree’ with the recommendation for approval.

*It was during this discussion that Cllr Mrs A Double raised a point of order. Cllr Double had been copied into an email sent from the Planning Officer to the applicant on Friday 7<sup>th</sup> March. The Planning Officer stated in the email that upon a conversation with the ‘Clerk’, it is looking likely that the Parish Council would be calling it into Committee.*

**PA24/06443** – Garage and Land, East of 66 Fore Street, Bugle. The Clerk provided confirmation that upon correspondence circulated to Councillors via email, the majority decision on this occasion, was to ‘Agree’ with the Planning Officer’s recommendation for approval.

### **Min PM33/25: Emergency Items.**

#### **Trethurgy Highways Proposal.**

Councillors were presented with, in advance of the meeting, detailed plans regarding the proposed virtual footway in the village of Trethurgy. After much debate and discussion, it was **RESOLVED** to **SUPPORT** the scheme. Councillors were in agreement that upon the submission of such a decision, it should be duly noted that a physical footway would have been a more preferable option.

Proposed: Cllr M Shand, Seconded: Cllr G Tregidga. All in Favour

*\*The one member of the public present, left the meeting.*

It was at this time, that it was noted that the member of the public present, used an electronic recording device for this agenda item. Permission was not sought from the Chairman and thus, Cllr G Tregidga left the meeting to speak to the member of the public outside. Cllr J Eyre duly followed and left the meeting room to support Cllr G Tregidga.

*\*The Chairman paused the meeting for four minutes*

*\*The Chairman reconvened the meeting*

Cllr G Tregidga and Cllr J Eyre returned to the meeting room, closely followed by the member of the public. The Chairman challenged the member of the public and they duly apologised for not, out of respect, seek permission from the Chairman to aurally record the agenda item and confirmed that they would delete its contents immediately.

*\*The member of the public left the meeting*

#### **West Carclaze Garden Village**

After some debate and discussion, it was **RESOLVED** to seek clarification in writing from EcoBos on what the proposals were up for consideration. **Action: Clerk to contact EcoBos**

Proposed: Cllr Mrs A Double, Seconded: Cllr L Allen. All in Favour

#### **Parish Offices – Cleaner**

It was **RESOLVED** to proceed with the sourcing of a new Cleaner for the Parish Offices. The frequency and hourly rate would be up for negotiation. **Action: Clerk**

Proposed: Cllr M Shand, Seconded: Cllr Mrs M Thomas. All in Favour

Grass Cutting Commencement date 2025

It was **RESOLVED** to bring forward the grass cutting commencement date by one month, to April 2025. **Action: Clerk to liaise with the Maintenance Team.**

Proposed: Cllr J Eyre, Seconded: Cllr K Pollard. All in Favour.

Other matters

- The Clerk reminded those Councillors that sit on the Finance and General Purposes Committee that there is a diarised meeting to be held on Tuesday 18<sup>th</sup> March at 7pm.
- The Clerk stated that he was in possession of Nomination Packs, re Local Elections 2025. He would distribute accordingly.

**Min PM34/25: Confidential Items**

Council then went into closed committee to discuss the following item of business:

- *Staffing*

1) It was **RESOLVED** to accept the minutes of the various Emergency Staffing Meetings that was presented to Councillors, as a true and accurate record. The Chairman Cllr Mrs A Roberts duly signed the minutes.

Proposed: Cllr Mrs J Killacky, Seconded: Cllr Mrs A Double. All in Favour

2) It was then **RESOLVED** that Cllr M Shand proceeds with the engagement of a Human Resources Company in order to progress the HR matter.

Proposed: Cllr Mrs A Double, Seconded: Cllr J Eyre. All in Favour

There being no further business, the Chairman closed the meeting at 9:10pm

.....(Chairman)      ..... (Date)