

TREVERBYN PARISH COUNCIL

PLANNING MEETING held on April 8th, 2025

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 Mrs. J Killacky, Cllr M Luke, Cllr Ms. L Marshall, Cllr M Shand, Cllr Mrs. M Thomas and Cllr G Tregidga.

Also in attendance: The Clerk, Mr D Hawken.

Min PM43/25 - Apologies: Cllr J Eyre, Cllr G Hooper, Cllr K Pollard, Cllr Mrs. M Rance-Matthews and Cornwall Councillor P Guest

There was one member of the public present, appertaining to planning application: PA25/00947

Min PM44/25 - Declaration of Interests: None recorded

Min PM45/25 - Public Participation:

The one members of the public present, did not wish to speak under this agenda item.

The Clerk read a letter of support from the applicant of planning application: PA25/01886 who was unable to be in attendance.

Min PM46/25 - Minutes of Planning Meeting held on March 25th 2025

The minutes of this very meeting had been published and circulated to all Councillors. Subsequently, they were duly accepted as a true and accurate record.

Proposed by Cllr Mrs A Double, seconded by Cllr B Hollis. All in favour.

Min PM47/25 - Planning applications received for consideration

Contrary to the published agenda, Cllr Mrs. A Double proposed that planning application PA25/00947 be considered first, owing to the applicant being in attendance. All in Favour.

1. **PA25/00947**. 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, Cornwall. PL25 4EW.

The Clerk explained that following the deferring of this very application, the Highways department have since commented on the application citing a 'no objection' subject to a condition for the visibility splay as set out and an informative for the requirement of a streets works licence prior to the commencement of works. Equally, it was noted that St Austell Town Council were also consulted on the proposal and submitted a 'no objection' comment.

It was therefore **RESOLVED** to **SUPPORT** the application. Proposed: Cllr M Shand, Seconded: Cllr P Highland. All in Favour (Cllr Mrs. A Roberts abstained)

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

2. **PA25/01886**. Construction of 2 self-build dwellinghouses and associated works. Location: 'Roseland', Trethurgy, St Austell, Cornwall

The Clerk provided a potted history of an earlier application on this very site, that was duly withdrawn. It was widely noted and accepted that this very application had addressed several previous concerns raised, notably around tree retention, the historic importance of Roseland cottage, drainage and complications surrounding Parish Footpath 27. The Clerk continued to clarify matters appertaining to Footpath 27.

After much discussion it was **RESOLVED** to **SUPPORT** the application. Proposed: Cllr M Shand, Seconded: Cllr L Allen. All in Favour

Min PM48/25 - Planning Decisions

- **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. The Parish Council were requested as a consultee regarding this application; however, the application was determined on the 24th March, two days before the published consultee deadline date. Subsequently, the application was therefore not discussed as intended at the Planning Meeting on the 25th March. Cornwall Council Planning Department have **APPROVED** the application with conditions.

- **PA24/09488** – Erection of one self-build dwelling. Location: Land South West of No1, Bay View, Carclaze Road, St Austell, Cornwall. PL25 3TA. Following a 5-day protocol notification, the Parish Council chose to ‘Agree’ with the Planning Officer’s recommendation of approving the application. Cornwall Council Planning Department have now **APPROVED** the application.
- **PA24/09793** - Residential conversion of the building known as the Bee Bole Barn; external alterations to the Farmhouse; refurbishment of the swimming pool and its associated infrastructure; creation of vehicular access and parking areas; installation of foul drainage and surface water drainage systems; landscaping; and the installation of a ground-mounted solar PV system. Location: Carthew Farm, Carthew, St Austell, Cornwall. The Parish Council made ‘no comment’ regarding this application, owing to the applicant sitting on the Parish Neighbourhood Development Plan Committee as a member of the public. Cornwall Council Planning Department have since **APPROVED** the application with conditions.
- **PA24/09794** - Listed building consent for the residential conversion of the building known as the Bee Bole Barn; external alterations to the Farmhouse; refurbishment of the swimming pool and its associated infrastructure; creation of vehicular access and parking areas; installation of foul drainage and surface water drainage systems; landscaping; and the installation of a ground-mounted solar PV system. Location: Carthew Farm, Carthew, St Austell, Cornwall. The Parish Council made ‘no comment’ regarding this application, owing to the applicant sitting on the Parish Neighbourhood Development Plan

Committee as a member of the public. Cornwall Council Planning Department have since **APPROVED** the application with conditions.

- **PA25/00139/PREAPP** – Pre-application advice for a new dwelling. Location: Land North East of Chi Avallan, Hallaze Road, Penwithick, Cornwall. PL26 8YW. The Parish Council were not consulted on this application and Cornwall Council Planning Department have since closed the application, with advice given.

Min PM49/25 - Planning Correspondence

The Clerk informed Council that planning application **PA23/09532** (Anesco Ltd – Land off Menear Road, North of St Austell, PL25 3TD) would be determined at the Strategic Planning Committee diarised for Thursday 17th April. It was noted that Cllr M Luke would be present in his capacity as the Divisional Member, equally, Cllr Mrs A Double would be able to attend as a neighbouring Divisional Member. The Clerk sought clarification from the Planning Department earlier in the day and it was relayed to Councillors that the Parish Council could also send a representative. It was agreed that Cllr G Hooper be asked to represent the Parish Council in his capacity as the Chairman of Planning. It was recorded that in the event that Cllr G Hooper be unavailable, then Cllr L Allen and Cllr P Highland be called upon respectively to provide submissions.

The Clerk provided to Council, an email response that he had received from Mr Alex Lawry, appertaining to a letter he had submitted on behalf of the Parish Council, regarding the early determination of PA25/01621. (Please see information under Planning Decisions)

Min PM50/25 - Emergency Items.

Devolution

The Chairman and Clerk provided Council with an appraised report, following a Devolution site meeting that took place on Monday 24th March. Furthermore, correspondence received since, regarding various concerns that were raised during the site visits, were relayed to Council.

A391 North East Distribution Resurfacing Project

The Clerk provided Councillors with a briefing, regarding the imminent resurfacing plans. Concerns had been raised by residents in the locality regarding the proposed parking restrictions on labelled 'clearway zones', as well as proposed diversion routes. There was also clarity provided over the commencement date for the aforementioned works.

Local Maintenance Partnership

It was **RESOLVED** to continue with the Local Maintenance Partnership agreement for the following fiscal year (2025/2026)

Proposed: Cllr M Luke, Seconded: Cllr L Allen. All in Favour

Wesley Close

Cllr Mrs. A Double made enquiries about the ownership and responsibility, in relation to a piece of land at Wesley Close, Stenalees. **Action: Clerk to enquire and ascertain the requested details**

There being no further business, the Chairman closed the meeting at 8:04pm

.....(Chairman) (Date)