

TREVERBYN PARISH COUNCIL

PLANNING COMMITTEE MEETING held on May, 27th 2025

Rockhill Business Park commencing at 6.00pm.

Present: Cllr L Allen, Cllr Mrs. A Double, Cllr P Highland, Cllr B Hollis, Cllr Ms. L Marshall.

Also in attendance: Cllr M Shand and The Clerk, Mr D Hawken.

Members of the Public: There was one member of the public present, appertaining to planning application: PA25/03328

The Clerk opened the meeting by informing Committee members present that the first item of business would be to elect a Chairman

Min PM59/25 – Election of Chairman

It was proposed by Cllr Mrs. A Double, Seconded by Cllr P Highland that Cllr L Allen be elected Chairman of the Planning Committee for the 2025/2026 municipal year. All in Favour

**Cllr L Allen took over the Chairmanship of the meeting and duly chaired the remainder of the meeting*

Min PM60/25 – Election of Vice-Chairman

It was proposed by Cllr L Allen, Seconded by Cllr B Hollis that Cllr Mrs. A Double be elected Vice-Chairman of the Planning Committee for the 2025/2026 municipal year. All in Favour

Min PM61/25 - Apologies: Cllr J Eyre and Cllr M Luke

It was **RESOLVED** to formally accept the apologies and the reasons provided. Proposed: Cllr Mrs. A Double, Seconded: Cllr P Highland. All in Favour

Min PM62/25 - Declaration of Interests:

None recorded

Min PM63/25 - Public Participation:

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

Min PM64/25 - Minutes of Planning Meeting held on April 29th 2025

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

Proposed by Cllr Mrs. A Double, Seconded by Cllr P Highland. All in favour.

Min PM65/25 - Planning applications received for consideration

It was **RESOLVED** that planning application PA25/03328 be brought forward for consideration as the first application, in view of the member of the public present in relation to that application. Proposed: Cllr Mrs. A Double, Seconded: Cllr B Hollis. All in Favour.

1. **PA25/03328** - Application for Permission in Principle for construction of a single, detached residential dwelling (minimum 1, maximum 1). Location: Lantern Cottage, Rescorla, St Austell, Cornwall, PL26 8YT.

It was **RESOLVED** to **SUPPORT** the application. Proposed: Cllr Mrs. A Double, Seconded: Cllr P Highland. All in Favour.

2. **PA25/01376** - Certificate of lawfulness for confirmation of lawful layout of residential caravan site. Location: Manor Park Caravan Park, Resugga Green Lane, Penwithick, Cornwall PL26 8YP.

Purely based on the application for a lawful layout of residential caravan site, it was **RESOLVED** to **SUPPORT** the application. Proposed: Cllr P Highland, Seconded: Cllr B Hollis. All in Favour.

It is though, unclear whether the applicant has legal ownership of the section of Resugga Green Lane outlined in red on the submitted plans. It is widely understood that the applicant only holds a right of way over this section, and that this right is limited to access for service vehicles.

Additionally, the red-line boundary on this application appears to differ significantly from that shown in previous applications relating to the same site. This inconsistency warrants clarification to ensure transparency and accuracy in the planning process.

3. **PA24/05849** - Construction of 8 detached dwellings and associated works. Location: Land at site of former Trethurgy Reservoir, Mulberry Gardens, St Austell, Cornwall, PL25 3FZ

It was **RESOLVED** to **OBJECT** to the proposed development of eight detached dwellings at Mulberry Gardens on the grounds of overdevelopment, inadequate infrastructure capacity, negative impact on residential amenity, increased traffic and highway risks and ecological harm. The proposal is inconsistent with both national planning policy and the adopted Cornwall Local Plan.

1. Overdevelopment and Incongruous Scale

The proposed development represents a significant over-intensification of the site. Mulberry Gardens is a well-established residential enclave characterised by low-density housing and generous garden plots. Introducing eight detached properties in a relatively constrained space would fundamentally alter the spatial character of the area.

The proposed layout fails to reflect the prevailing pattern of development and would result in an overly cramped and visually discordant arrangement, eroding the area's character and setting a damaging precedent for future infill development.

This contradicts Policy 12 (Design) of the Cornwall Local Plan, which states that development should "respect and enhance the character of the site and its surroundings."

2. Highways and Access Concerns

Access to the site is limited and involves narrow estate roads that are already under pressure. The cumulative impact of construction traffic, followed by the permanent increase in vehicular movements from eight new homes, would significantly compromise highway safety.

3. Strain on Local Infrastructure

The local area is already experiencing strain on public services and infrastructure. This includes:

Over-subscribed primary and secondary schools.

GP surgeries operating at or near capacity.

Pressures on wastewater and surface drainage systems, particularly during periods of heavy rainfall.

4. Ecological and Environmental Concerns

The site of the old reservoir, is likely to contain habitats supporting local wildlife, including birds, pollinators, and potentially protected species. The application lacks a full ecological survey or any plan for biodiversity net gain, despite this being a statutory requirement under the Environment Act 2021 as of January 2024.

5. Impact on Residential Amenity

The introduction of eight new dwellings, potentially with two storeys and close proximity to existing boundaries, will result in:

Overlooking and loss of privacy to neighbouring properties.

Increased noise and disturbance during and after construction.

Potential overshadowing of existing gardens and living areas.

This directly contravenes Policy 13 (Development Standards) of the Cornwall Local Plan, which protects existing residents from undue loss of amenity.

6. Drainage and Flood Risk

There is no clear evidence that the site has been assessed for surface water drainage capacity or that it incorporates sustainable drainage systems

NPPF Paragraph 167 requires that development must not increase flood risk elsewhere and should incorporate appropriate SuDS, especially on greenfield or previously undeveloped sites.

Proposed: Cllr P Highland, Seconded, Cllr Mrs. A Double. All in Favour

4. **PA25/03133** - Application for Permission in Principle for proposed erection of up to 8 dwellings on the site (minimum 7, maximum 8). Location: Land North East of Little Hallaze, Carbis Moor, St Austell, Cornwall, PL26 8YJ.

It was **RESOLVED** to **OBJECT** to the above application for Permission in Principle for residential development on this site. This objection is based on material planning considerations, including the principle of unsustainable development, landscape harm, infrastructure concerns, and conflict with the Cornwall Local Plan and relevant neighbourhood planning policies.

1. Unsustainable Location and Lack of Infrastructure

The proposed site is situated in an isolated rural location without access to basic services and facilities. Carbis Moor and the surrounding hamlets have no meaningful public transport provision, no shops, no schools, and no community infrastructure. Residents would be entirely dependent on private vehicles, contrary to Policy 27 (Transport and Accessibility) of the Cornwall Local Plan, which seeks to reduce reliance on car travel and promote sustainable communities.

The site fails to meet the sustainability objectives laid out in the National Planning Policy Framework (NPPF), particularly paragraphs 8 and 79, which stress that housing in rural areas should enhance or maintain the vitality of rural communities and be located where it will support existing services.

2. Harm to Landscape and Rural Character

The site lies in open countryside and forms part of the rural setting of Carbis Moor. The erection of 7'8 dwellings would result in a significant intrusion into an undeveloped greenfield area. Such development would be visually prominent and materially harmful to the character and appearance of the landscape, conflicting with Policy 23 (Natural Environment) and Policy 12 (Design) of the Cornwall Local Plan.

There is no clear natural or built boundary to contain the development, leading to a risk of ribbon or sprawl development in an otherwise dispersed and tranquil rural area. The proposal would significantly alter the rural character of the area and set a dangerous precedent for further speculative development on similar sites.

3. Conflict with Local Plan

The application fails to comply with the spatial strategy outlined in Policy 3 (Role and Function of Places) of the Cornwall Local Plan, which focuses growth on main towns and sustainable villages. Carbis Moor is not a named settlement in the Local Plan and is not identified as a suitable location for infill or rounding off.

Additionally, the site does not fall within any settlement boundary and cannot reasonably be considered infill or rounding off under Policy 7 (Housing in the Countryside). Permission in Principle should not be used as a means to circumvent policies that exist to protect rural areas from inappropriate development.

4. Highways and Access Concerns

The proposed development would introduce additional traffic movements on narrow, unclassified rural roads not designed to accommodate increased vehicle use. These lanes lack footways, lighting, and passing places, raising concerns for highway safety for both pedestrians and vehicles. This is inconsistent with the aims of Policy 27 regarding safe and accessible transport networks.

5. Lack of Justification for Housing Need in This Location

No evidence has been submitted to demonstrate that there is a genuine local housing need in Carbis Moor or the immediate surrounding area that would justify such a development. Without a robust housing needs assessment, the application appears speculative and driven by landowner interest rather than community benefit.

Lastly, the objection submitted by the Wildlife Trust was noted.

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

Min PM66/25 - Planning Decisions

- **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. Cornwall. The Parish Council supported this application. Cornwall Council Planning Dept has since, **APPROVED** the application.

- **PA25/01455** – Proposed conversion of existing building to dwelling and associated works. Location: 3 Treverbyn Cottages, Treverbyn Road, Stenalees, St Austell. PL26 8TL. The Parish Council supported this application. Cornwall Council Planning Dept has since, **APPROVED** the application.
- **PA25/01545** – Retention of static caravan (retrospective) for residential use. Location: Land East of Treverbyn Farm, Treverbyn Road, Stenalees, Cornwall. PL26 8TL. The Parish Council supported the application. Cornwall Council Planning Dept have since **APPROVED** the application.
- **PA25/01886** – Construction of 2 self-build dwellinghouses and associated works. Location: Roseland, Trethurgy, St Austell. PL26 8YE. The Parish Council supported the application. Cornwall Council Planning Dept have since **APPROVED** the application.
- **PA25/01952** – Amend the occupancy of Avalon House to allow open market occupation. Location: Avalon House, Resugga Green Lane, Penwithick, St Austell. PL26 8YP. The Parish Council supported the application. Cornwall Council Planning Dept have since **APPROVED** the application.

Min PM67/25 - Planning Correspondence

Members were reminded of an email recently circulated regarding various Planning training opportunities.

The Clerk relayed to members, correspondence received that day from Mr Paul Webber, the Neighbourhood Development Plan consultant. Clerk to liaise with Cllr M Shand on next steps.

The Clerk relayed planning correspondence from a resident of Treverbyn Road, St Austell. It was agreed to seek clarification from the Planning Department of Cornwall Council as to how to proceed with the request submitted. Further advice and clarity from the Clerk of St Austell Town Council was deemed beneficial.

Min PM68/25 – Any other Planning Business

There were no items of business raised under this agenda item.

The one member of the public present at the meeting, left the room.

Min PM69/25 – Confidential Items

The committee then went into closed session to discuss the following item of business, which had been raised by a committee member

**Ongoing enforcement case within the Parish*

There being no further business, the Chairman closed the meeting at 6:43pm

.....(Chairman) (Date)