

TREVERBYN PARISH COUNCIL

PLANNING COMMITTEE MEETING held on July 8th 2025

Rockhill Business Park commencing at 7:00pm.

Present: Cllr L Allen (Chairman), Cllr Mrs. A Double, Cllr J Eyre, Cllr P Highland, Cllr B Hollis and Cllr M Luke

Also in attendance: The Clerk, Mr D Hawken.

Members of the Public: There was one member of the public present, a resident from Treverbyn Road, St Austell.

Min PM88/25 - Apologies: Ms L Marshall.

It was **RESOLVED** to formally accept the apology and the reason provided. Proposed: Cllr L Allen, Seconded: Cllr M Luke. All in Favour

Min PM89/25 - Declaration of Interests:

Cllr P Highland, appertaining to planning application PA25/04089

Min PM90/25 - Public Participation:

A resident from Treverbyn Road, St Austell attended and spoke regarding recent planning decisions affecting their site. They raised concerns about a refused application for residential development and outlined inconsistencies with nearby approved applications. The resident also highlighted the potential impact on an existing business and presented possible options for future development. They sought the Parish Council's views before deciding how to proceed.

Councillors noted the points raised but remained non-committal, as no formal planning application was under consideration. It was confirmed that the Council would consider any future application on its merits and without pre-determination.

**The member of the public in attendance, departed the meeting*

Min PM91/25 - Minutes of Planning Meeting held on 24th June 2025

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

Proposed by Cllr Mrs. A Double, Seconded by Cllr M Luke. All in favour.

Min PM92/25 - Planning applications received for consideration

- 1. PA25/04411** - Application for Permission in Principle for the construction of an affordable-led housing development of 4 dwellings (minimum 3, maximum 4). Location: Land Adjacent To 76 Bodmin Road, St Austell, Cornwall, PL25 5AG.

After much debate and discussion, it was **RESOLVED** to **OBJECT** based on the following reasons:

Suitability of the Site:

The proposed development site is currently greenfield land that plays a significant role in maintaining the visual character and openness of the local area. The loss of this undeveloped space would be detrimental to the visual amenity and community value. The application has not satisfactorily demonstrated that the site is appropriate for residential development, particularly when assessed against relevant local planning policies that protect green spaces and respect the existing settlement pattern. Additionally, the site's close proximity to the Sustrans Trails and the adjacent railway line raises concerns regarding noise, safety, visual and environmental impacts. The topography of the site, with its varying ground levels, further questions the feasibility and appropriateness of construction on this land. Finally, there have been instances in recent years of erosion along the Sustrans trail, with landslides observed near to the railway line.

Impact on Local Infrastructure

There is insufficient detail within the application addressing the impact of the development on local infrastructure. Bodmin Road already experiences significant traffic congestion during peak times as well as serious concerns regarding access. The introduction of additional dwellings is likely to increase vehicular movements, thereby exacerbating congestion and potentially increasing risks to pedestrian and driver safety. Concerns also remain regarding parking provisions, drainage arrangements, and the capacity of existing public services to accommodate further residents. However, it was acknowledged that these matters would be addressed in greater detail during the technical stage of a potential full application.

Scale and Density

Although the development comprises a relatively small number of dwellings, there is concern that the scale and density proposed may amount to overdevelopment of this relatively constrained site. The two dwellings

proposed in the existing garden area appear more acceptable; however, the two dwellings planned within the more wooded section near the railway line have caused considerable apprehension with the Parish Council. Careful consideration should be given to ensuring that any development is sympathetic to the surrounding neighbourhood, avoiding a cramped or intrusive appearance.

Conclusion

In light of the above concerns regarding site suitability, potential adverse impacts on local infrastructure, and the proposed scale and density of the development, the Parish Council respectfully objects to the current planning application. We hope that the planning authority gives full consideration to these matters and to seek amendments that better align with local policies and community interests.

Proposed: Cllr Mrs. A Double, Seconded: Cllr M Luke. All in Favour

**Cllr P Highland left the room*

2. **PA25/04089** - Permission in Principle for residential development (minimum 9 maximum 9). Location: Land North of Brooklands, Red Lane, Bugle, Cornwall PL26 8QP

Having considered the proposal against the criteria for Planning in Principle applications, it was **RESOLVED** to offer **NO OBJECTION** at this stage. This position is based solely on the limited scope of the application and does not preclude further scrutiny or comment on any future detailed proposals that may follow in the form of a full application.

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

**Cllr P Highland re-entered the room*

3. **PA25/04332** - Erection of agricultural building. Location: Land North West of Chuan Vista, Greensplat Road, Trenance Downs, St Austell, Cornwall PL25 5RH

It was **RESOLVED** to **SUPPORT** the application.

Proposed: Cllr B Hollis, Seconded: Cllr Mrs. A Double. All in Favour

4. **PA25/03876** - Construction of a rear dormer. Location: Four Winds, Carclaze Road, St Austell, Cornwall PL25 3TA

It was **RESOLVED** to **SUPPORT** the application

Proposed: Cllr M Luke, Seconded: Cllr J Eyre. All in Favour

5. **PA25/02608** - Change of use of land as additional garden and the retention of a garden room/store. Location: Tate House, Bowling Green, Bugle, St Austell, Cornwall PL26 8RN

It was **RESOLVED** to **SUPPORT** the application

Proposed: Cllr Mrs. A Double. Seconded: Cllr M Luke. All in Favour

6. **Planning Inspectorate – BC0310001**. Cornish Lithium scoping application

It was **RESOLVED** to formally respond to the consultation request stating that the Parish Council is supportive of the scoping application, provided that all heritage and environmental considerations are thoroughly addressed.

Proposed: Cllr M Luke, Seconded: Cllr Mrs. A Double. All in Favour

Min PM93/25 - Planning Decisions

There was one planning decision outcome from Cornwall Council to relay to members. That being:

- **PA25/03668** – Application for Permission in Principle for the construction of up to 1 bungalow (minimum of 1, maximum of 1). Location: 61 Phernyssick Road, St Austell, Cornwall. PL25 3TU. The Parish Council supported this application on the 10th June 2025. Cornwall Council Planning Department have since **GRANTED** the application.

Min PM94/25 - Planning Correspondence

Correspondence in the form of an email from a resident of Trethurgy was read aloud to all members of the Planning Committee. The contents were carefully considered and discussed. It was **RESOLVED** that the Parish Council would submit its own formal representation to the Cornwall Council Planning

Department in order to follow up on the resident's concerns regarding a possible enforcement breach.

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

It was noted that, at the time of the meeting, there were currently no planning applications scheduled for consideration at the next Planning meeting

Min PM95/25 – Any other Planning Business

There were no further items of Planning Business to transact

Min PM96/25 – Confidential Items

No confidential items of business were raised.

There being no further business, the Chairman closed the meeting at 7:47pm

.....(Chairman) (Date)