

TREVERBYN PARISH COUNCIL

PLANNING COMMITTEE MEETING held on August 12th 2025

Rockhill Business Park commencing at 7:00pm.

Present: Cllr L Allen (Chairman), Cllr Mrs. A Double, Cllr M Luke and Cllr M Shand (Substitute)

Also in attendance: The Clerk, Mr D Hawken.

Members of the Public: There was one member of the public present, a resident from Trethurgy appertaining to planning application PA25/05610. The resident was also the applicant of the said application.

Min PM97/25 - Apologies: Cllr J Eyre, Cllr P Highland, Cllr B Hollis and Ms L Marshall.

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

Min PM98/25 - Declaration of Interests:

Cllr Mrs A. Double appertaining to PA25/05814

Min PM99/25 - Public Participation:

The applicant of application PA25/05610 spoke to members regarding the application, highlighting key points of note for their consideration in due course.

Min PM100/25 - Minutes of Planning Meeting held on 8th July 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 PM101/25 - Planning applications received for consideration

1. **PA25/05610** - Permission in Principle for the erection of a single dwelling and associated works (minimum of 1, maximum of 1). Location: Land West of the Old Sunday School, Trethurgy, St Austell, PL26 8YE.

After debate and discussion, it was **RESOLVED** to **SUPPORT** the application. Proposed: Cllr Mrs. A Double, Seconded: Cllr M Luke. All in Favour

**The member of the public left the meeting*

2. **PA25/05179** - Works to Tree, covered by a Tree Preservation Order (TPO) - T2 - Ash - Fell. Location: 'Tuhinga', Trethurgy, St Austell, Cornwall, PL26 8YF.

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

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

3. **PA25/05160** - Construction of new 3 bed house within the garden of 5a Higher Bugle and the widening of the current dropped kerb to create off road parking. Location: 5A Higher Bugle, Bugle, St Austell, Cornwall, PL26 8PY.

After much debate and discussion, it was **RESOLVED** to **SUPPORT** the application. Proposed: Cllr M Luke, Seconded: Cllr Mrs. A Double. All in Favour.

**Cllr Mrs. A Double left the room prior to the next application being discussed.*

4. **PA25/05814** - Non-Material Amendment in relation to decision PA23/02072 dated 18.05.2023, namely 1) Minor path and fence change to north - internal to the site. Slight change in levels due to tie in level at boundary. 2) Change of 'Amenity Grass' to 'Wildflower Grass' around swales to east and addition of trees. 3) Perimeter fence 3.0m High Weldmesh Fence changed to 1.2m High Round Top Picket Fence on northeast corner. 4) Perimeter fence 3.0m High Weldmesh Fence changed to 1.2m High Round Top Picket Fence on western boundary. 5) Pedestrian gate relocated south of vehicle gate (northwest corner). 6) Perimeter fence moved inboard of red line (southeast corner). 7) Kernow Learning Trust wish to setup a yurt on the soft landscaping. Location: Sky Primary and Eden Project Nursery, Sky Way, Carluddon, St Austell, Cornwall, PL26 8ZR.

Much debate took place, particularly regarding points 3 and 4 stated above. It was **RESOLVED** to **DEFER** the application to the 26th August, pending further information and explanations from the planning officer. **Action: Clerk to contact Mr P Banks.**

Proposed: Cllr M Luke, Seconded: Cllr M Shand. All in Favour

**Cllr Mrs. A Double returned to the room*

5. **PA25/05279** - Provision of 2 additional mobile homes on the existing private gypsy site with associated works. Location: Land East of the Paddock, Hallaze Road, Penwithick, Cornwall, PL26 8YW.

After much debate and discussion, it was **RESOLVED** to **OBJECT** to the application, citing the reasons provided below.

1. Cumulative Harm to the Countryside

In the Inspector's decision on appeal APP/D0840/W/22/3303252 (PA21/08697), it was accepted that the development would cause harm to the natural character and appearance of the countryside, even though the degree of harm was limited in that case. The Inspector specifically noted that the site forms part of the wider countryside to the east of Penwithick, is visually well-separated from the adjoining site, and that residential development here would be an "incongruous encroachment into the countryside".

The present application, by increasing the number of units on the existing site, would intensify that incongruous presence, further eroding the undeveloped character of the area and causing cumulative harm contrary to Policies 2, 12 and 23 of the Cornwall Local Plan.

2. Overdevelopment and Site Intensification

The Inspector's concerns in 2023 included the risk of a greater impact on the landscape than envisaged, particularly if larger units or future ancillary buildings were added. This risk is heightened by incremental intensification. Adding further units to the existing permission will increase built form, activity, and domestic paraphernalia on the site, potentially exacerbating visual impact from Hallaze Road and the Public Right of Way.

3. Dominance and Settlement Balance

While the Inspector found that the original four pitches would not dominate the nearest settled community, that conclusion was reached on the basis of the scale proposed at that time. Any further expansion risks tipping the balance by increasing the proportion of non-traditional residential development in this small rural locality. This is particularly relevant given the existing concentration of Gypsy and Traveller pitches in the Hallaze/Penwithick area.

4. Policy Conflict

The Inspector previously found conflict with the overarching countryside protection policies, despite granting permission due to the specific balance of needs and harm at that time. This new proposal does not present new evidence of unmet need of such scale that it would outweigh the increased harm from site intensification. The Council's Gypsy and Traveller Accommodation Assessment (GTAA) remains outdated, and there is no robust evidence before the Parish Council that additional pitches at this location are the only way to meet any shortfall.

5. Precedent for Further Expansion

Approval of additional units beyond those allowed at appeal would set a precedent for incremental site expansion, undermining the careful balance struck by the Inspector in 2023 and weakening the Council's ability to resist further applications that would cumulatively transform the rural character of this part of Treverbyn parish.

6. Breach of Deliberate Appeal Limit

In granting the 2023 appeal (APP/D0840/W/22/3303252), the Planning Inspector imposed an explicit condition limiting the site to four pitches. This was not arbitrary — it was a deliberate safeguard, recognising that any further expansion risked tipping the balance between the identified need and the harm to the rural landscape. The current application seeks to breach that clear ceiling less than two years later. To allow it would not only intensify the adverse visual impact already acknowledged by the Inspector, but also undermine the authority of the appeal decision and the integrity of the planning process itself.

Conclusion

For the reasons above, the Parish Council considers that the proposal would cause unacceptable cumulative harm to the countryside, intensify development beyond what was carefully considered at appeal, and conflict with Policies 2, 12 and 23 of the Cornwall Local Plan, as well as the landscape protection aims of the NPPF.

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

6. **PA25/05464** - Demolish porch to front, add drop kerb to form off road parking. Second storey extension to rear over existing extension.
Location: 25 Higher Bugle, Bugle, St Austell, Cornwall, PL26 8PY.

After debate and discussion, it was **RESOLVED** to **SUPPORT** the application.
Proposed: Cllr Mrs. A Double, Seconded: Cllr M Shand. All in Favour

Min PM102/25 - Planning Decisions

There were multiple planning decision outcomes from Cornwall Council to relay to members, in addition to those already published on the accompanying agenda. Those being:

- **PA25/04089** – Permission in Principle for residential development (Minimum 9, Maximum 9). Location: Land North of Brooklands, Red Lane, Bugle. PL26 8QP. The Parish Council supported this application on 08.07.25. Cornwall Council Planning Department have since **APPROVED** the application.
- **PA25/04170** – Application for a Lawful Development Certificate for existing use of land as garden ancillary to host dwellinghouse of Hillhay. Location: Hillhay, Trethurgy, PL26 8YE. The Parish Council supported this application on 24.06.25. Cornwall Council Planning Department have since **APPROVED** the application.
- **PA25/04585** – Submission of details to discharge condition 4 of decision notice PA23/01411 dated 26.05.2023. Location: Land West of 3 and 5 Higher Bugle, Bugle, PL26 8PY. The Parish Council were not consulted on this application. Cornwall Council Planning Department have **GRANTED** the discharge of conditions.
- **PA25/05436** – Submission of details to discharge condition 6 of decision notice PA24/09794 dated 01.04.2025. Location: Carthew Farm, Carthew, PL26 8XQ. The Parish Council were not consulted on this application. Cornwall Council Planning Department have **GRANTED** the discharge of condition.

Min PM103/25 - Planning Correspondence

Planning applications for consideration at the next diarised Planning Meeting:

1. PA25/05693 – Two storey extension. Location: Little Grey Cottage, Trethurgy, St Austell.

Other correspondence

- i. The Clerk relayed to members, correspondence from Jo Harley, Senior Development Manager of Coastline. A request has been made to speak to the Planning Committee regarding a potential new affordable housing scheme in Penwithick. It was duly agreed to invite Ms Harley to speak for 10 minutes at the next Planning Committee Meeting.
- ii. The Clerk relayed to members, information appertaining to PA24/06769 – Proposed showroom at Bojea Industrial Estate. Correspondence has been duly relayed that the proposed showroom is to be slightly reduced in size and moreover, slightly manoeuvred away from Parish Footpath 1.
- iii. The Clerk informed Committee members of a Planning Enforcement outcome of a case within the Parish. This long and protracted case, dating back to August 2023 has now concluded with a firm resolution.
- iv. The Clerk informed members that following a 5-day protocol notification on PA24/05849 (Land at site of the former Trethurgy Reservoir), the decision was to ‘agree to disagree’ with the planning Officer on this occasion.
- v. The Clerk reminded members of recently circulated correspondence, that being ‘Planning News – Summer 2025’ via email.

Min PM104/25 – Any other Planning Business

There were no further items of Planning Business to transact

Min PM105/25 – Confidential Items

No confidential items of business were raised.

There being no further business to transact, the Chairman closed the meeting at 7:55pm

.....(Chairman) (Date)