



Treverbyn Parish Council

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Parish Offices
Rockhill Business Park
Higher Bugle, St Austell
Cornwall, PL26 8RA
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3rd September 2025

To Members of the Treverbyn Parish Council Planning Committee

Dear Councillor,

You are hereby summoned to attend a **Planning Meeting** of Treverbyn Parish Council to be held at the Parish Offices, Rockhill Business Park, Higher Bugle, PL26 8RA on **Tuesday 9th September 2025 commencing at 6:00pm** for the purpose of transacting the business stated in the agenda below.

Given under my hand,

D. R. Hawken

Mr Darren R. Hawken
(Clerk and Responsible Finance Officer)

Note: Members of the Press & Public are invited to attend under the Public Bodies (Admission to Meetings) Act 1960.

Under the Openness of Local Government Bodies Regulations 2014, any members of the public or press are allowed to take photographs, film and audio record the proceedings and report on all public sections of the meeting.

Under the Local Government Act (LGA) 1972 Sch 12 10(2)(b), the Council is unable to make any decision on matters not listed within the agenda.

Under the Local Government Act (LGA) 1972 s101, supported by Regina V Secretary of State for the Environment ex parte London Borough of Hillingdon 1986 case law, no one councillor can make a decision on behalf of the Council.

1	<p>Apologies for Absence To receive apologies for absence and note apologies not received</p>
2	<p>Declarations of Interest</p> <ol style="list-style-type: none"> 1. <i>Pecuniary Interests</i>: To receive Declarations of Pecuniary Interests as declared on the Register of Interests. 2. <i>Non-registerable Interests</i>: To receive Declarations of Non-registerable Interests. 3. <i>Dispensations</i>: The Clerk will consider and report on any requests for dispensation in line with the Council's Code of Conduct. 4. <i>Gifts & Hospitality</i>: To declare any gifts or hospitality in line with the Council's Code of Conduct.
3	<p>Public Participation To hear from members of the public who wish to make representations, answer questions and give evidence in respect of the business on the agenda. A question shall not require a response at the meeting nor start a debate on the question. The chairman of the meeting may direct that a written or oral response be given</p>
4	<p>Planning Meeting Minutes To receive and resolve to adopt the minutes of the meeting held on Tuesday 26th August 2025 to allow the presiding Chairman to duly sign</p>
5	<p>Planning Applications To note details of Affordable Housing s.106 Modifications; To note details of applications for Lawful Development Certificates received (not a consultation); To note details of applications to determine if prior approval is required (not a consultation); To receive details of any pre-application advice cases and make comment if deemed necessary; To receive details of any non-material amendment applications and make comment if deemed necessary; and To consider any planning applications received up to the date of the agenda. (List below)</p>

6	<ol style="list-style-type: none"> 1. PA25/05785 - Change of use of existing land to E(g)/B8 industrial/warehouse building that is extension of existing E(g)/B8 industrial/warehouse building land. Location: Factory Unit Rear of 75 Treverbyn Road, St Austell, Cornwall, PL25 4EW. 2. PA25/04801 - New Dwelling and Garage. Location: Land North of 42 Roche Road, Bugle, St Austell, Cornwall, PL26 8PP 3. PA25/05896 - Installation of cabling to connect the consented Wheal Martyn wind turbine (PA21/07216) to consented substation (PA23/04004). Location: Land Adjacent to Greensplat Road, Land at Wheal Martyn, St Austell <p>Planning Decisions</p> <p>To note the following planning decisions from the Planning Department at Cornwall Council (at the time of publication).</p> <ul style="list-style-type: none"> • PA25/05158 - Submission of details to discharge BNG condition as set out in any additional information in relation to decision notice PA24/09684 dated 01/05/2025. Location: Meadow View, Carthew Farm, Carthew, St Austell PL26 8XQ. The Parish Council were not consulted on this planning application. Cornwall Council have DISCHARGED the condition. • 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. The Parish Council
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	<p>supported this application on 26.08.25. Cornwall Council Planning Dept have since GRANTED the application.</p> <ul style="list-style-type: none"> • 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. The Parish Council supported this application on 12.08.25. Cornwall Council have since GRANTED the application • PA25/05060 - Submission of details to discharge conditions 3, 4, 5, 6, 7, 8 and 11 of decision notice PA25/00947 dated 23.04.2025. Location: Factory Unit Rear Of 75 Treverbyn Road St Austell Cornwall PL25 4EW. The Parish Council were not consulted on this application. Cornwall Council have since DISCHARGED the conditions.
7	<p>Planning Correspondence</p> <p>To receive details of, and consider, correspondence including reports of appeal cases received up to the time of the meeting.</p>
8	<p>Any other Planning Items</p> <p>To receive, in writing, any other Planning items that are in requirement of being raised.</p>
9	<p>Confidential Matter(s)</p> <p>To resolve that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting, and that the live streaming and any recording cease, during the consideration of the following item(s) of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted</p> <p>END</p>