

Treverbyn Parish Council

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Parish Offices
Rockhill Business Park
Higher Bugle, St Austell
Cornwall, PL26 8RA
Tel: 01726 851001

24th 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 30th September 2025 commencing at 5:30pm** 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	Apologies for Absence To receive apologies for absence and note apologies not received
2	Declarations of Interest 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	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
4	Planning Meeting Minutes To receive and resolve to adopt the minutes of the meeting held on Tuesday 9th September 2025 to allow the presiding Chairman to duly sign
5	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)

6	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. PA25/04648 - Proposed conversion and extension of former school to provide 8 dwellings, plus associated works. Location: Former Carclaze School, Carclaze Road, St Austell, Cornwall, PL25 3AG. 3. PA25/06312 - Proposed extension to Annexe providing additional accommodation. Location: 1 Carn Grey, St Austell, Cornwall, PL25 3TB. 4. PA25/06783 - Non-material amendment in relation to decision notice PA22/09195 dated 08/06/2023, namely 1) Revise and enhance landscape elements. 2) Revise habitat management and monitoring actions outlined within the LEMP. 3) Updates to the Landscaping Scheme. Location: Corridor of Land Between Stenalees and Victoria, Cornwall (St Austell to A30 Link Road) 5. PA25/05326 - Development of 2 self/custom build dwellings. Location: Land West of Bass Terrace, Treverbyn Road, St Austell, Cornwall, PL25 4ET. 6. PA25/06523 - Listed Building Consent to infill 1 no. existing window opening with natural stone and lime mortar. Location: Carthew Farm, Carthew, St Austell, Cornwall, PL26 8XQ. 7. PA25/03915 - Proposed house with carport. Location: Land South of Palma House, Bojea, St Austell, Cornwall PL25 5GJ. 8. PA23/06343 - Submission of details to discharge condition no. 21 in respect of decision notice no. PA21/10964 dated 14/07/2022. Location: Goonbarrow China Clay Works, Higher Bugle, Bugle, St Austell, Cornwall, PL26 8SZ Planning Decisions To note the following planning decisions from the Planning Department at Cornwall Council (at the time of publication). • PA25/05464 - Demolish porch to front, add drop kerb to form off road parking. Second storey extension to rear over
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	existing extension. Location: 25 Higher Bugle, Bugle, St Austell, Cornwall, PL26 8PY. The Parish Council supported this application on 12.08.25. Cornwall Council Planning Department have since APPROVED the application. • PA25/05693 - Two storey extension. Location: Little Grey Cottage, Trethurgy, St Austell, Cornwall, PL26 8YD. The Parish Council supported this application on 26.08.25. Cornwall Council Planning Department have since APPROVED the application. • PA25/05160 - Construction of new 3 bed house within 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. The Parish Council supported the application on 12.08.25. Cornwall Council Planning Department have since APPROVED the application. • PA25/04870 - Submission of details to discharge condition 4 of decision notice PA21/12295 dated 28.08.2022. Location: Land Adj Former Clay Dries, Bodmin Road, Trethowel, St Austell, Cornwall, PL26 8XE. The Parish Council were not consulted on this application. Cornwall Council have DISCHARGED the condition. • 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. The Parish Council supported this application on 08.07.25. Cornwall Council Planning Department have since APPROVED the application.
7	Planning Correspondence To receive details of, and consider, correspondence including reports of appeal cases received up to the time of the meeting.
8	Any other Planning Items To receive, in writing, any other Planning items that are in requirement of being raised.
9	Confidential Matter(s) 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 END
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