

8th October 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 14th October 2025 commencing at 7:00pm** 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	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 30th 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. PA25/07177 - Permission in principle for the proposed erection of 5 dwellings (minimum of 5, maximum of 5). Location: Land North of Windwhistle, Trethurgy, St Austell, PL26 8YG. 2. PA25/07125 - Loft conversion, partial conversion of garage to create self-contained annexe without compliance of Condition 2 of Decision Notice PA25/01595 dated 10.04.2025. Location: Enfield House, 1 Crescent Road, Bugle, St Austell, Cornwall, PL26 8PQ 3. PA25/05968 - Extension to existing dwelling to provide sufficient space for therapy area, carer's accommodation, therapy pool, wet room, office space, garage. Installation of accessible lift. External adaptations to provide level access for wheelchair use. Removal of outbuildings. Installation of car port. Location: 1 Horse Shoe Haven, Bowling Green, Bugle, St Austell, Cornwall PL26 8RN 4. PA25/06922 - External wall insulation and single storey extensions to existing dwelling comprising entrance hall, pantry, plant room, air source heat pump, living room and veranda; rebuilding of existing outbuilding to provide a car port with solar panels on roof; erection of outbuildings, beyond the curtilage of the dwelling, for incidental use to the enjoyment of the dwelling, including hardstanding and porous paving system; extension of the curtilage of the dwelling to include the outbuildings and amenity space adjoining the pond; erection of boundary fence, beyond the curtilage of the dwelling, along northern boundary of land owned by the applicant; erection of fencing and gates to screen outbuildings; proposed car parking alongside the driveway with landscaping and tree/shrub planting; new foul water drainage connection into existing combined sewer; new surface water drainage system; enhancements to biodiversity for habitats, hedgerows and watercourses. Location: Somerset House, Hallow, Bugle, St Austell. 5. PA25/07009 - Retrospective consent for vehicular access/exit and new parking/ turning area to existing dwelling. Location: Idaho Villa, Carbean, St Austell, Cornwall Planning Decisions To note the following planning decisions from the Planning Department at Cornwall Council (at the time of publication).
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7	• 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). The Parish Council supported the application on 30.09.25. Cornwall Council Planning Department have since APPROVED the application. • PA24/07666 - Full Planning for detached dwelling and garage following Outline Planning approval PA23/04119. Location: Land East of Way of The Winds, Carn Grey, St Austell, Cornwall, PL25 3TB. The Parish Council supported the application on 29.10.24. Cornwall Council Planning Department have since APPROVED the application. Planning Correspondence To receive details of, and consider, correspondence including reports of appeal cases received up to the time of the meeting, including the following: • EN23/01049 • APP/D0840/W/25/3371662 Any other Planning Items To receive, in writing, any other Planning items that are in requirement of being raised. 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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