

TREVERBYN PARISH COUNCIL

PLANNING COMMITTEE MEETING held on September 30th 2025

Meeting Room, Rockhill Business Park commencing at 5:30pm.

Present: Cllr L Allen (Chairman), Cllr Mrs. A Double, Cllr P Highland, Cllr B Hollis, Cllr Ms L Marshall and Cllr M Shand (Substitute)

Also in attendance: The Clerk, Mr D Hawken

Members of the Public: There was three members of the public present, two of which were appertaining to planning Application PA25/05785, and one appertaining to application PA25/05326.

Min PM124/25 - Apologies: None received.

It was noted that there were no apologies received from Cllr M Luke.

Min PM125/25 - Declaration of Interests:

None recorded.

Min PM126/25 - Public Participation:

Mr Skinner, the applicant of application PA25/05785, spoke in favour of the application. He also provided some historical context on previous applications associated with the site.

Lucy Harman, the architect associated with planning application PA25/05326, spoke to members in support of her client's submission.

Min PM127/25 - Minutes of Planning Meeting held on the 9th September 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 B Hollis. All in favour.

Min PM128/25 - Planning applications received for consideration

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.

After much discussion and debate, it was **RESOLVED** to **SUPPORT** the application. Proposed by Cllr Mrs. A Double, seconded by Cllr P Highland. A vote was recorded as 3 in support, 2 abstentions and 1 objection.

An amendment was tabled to object by Cllr L Allen, seconded by Cllr M Shand but yielded no further votes.

Owing to the architect being present for planning application PA25/05326, it was RESOLVED to the relevant planning application up the agenda. Proposed: Cllr Mrs. A Double, Seconded: Cllr M Shand. All in Favour

2. **PA25/05326** - Development of 2 self/custom build dwellings. Location: Land West of Bass Terrace, Treverbyn Road, St Austell, Cornwall, PL25 4ET.

It was **RESOLVED** to **SUPPORT** the application. Mention was made to historical surface water issues in the area and a subsequent need for adequate drainage. Proposed: Cllr Mrs. A Double, Seconded: Cllr P Highland. All in Favour (one abstention – Cllr M Shand)

3. **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.

After much debate, it was **RESOLVED** to **SUPPORT** the application. It was noted that the retention of the façade was considered very much a red line and it must be retained. Equally, the heritage aspect of the proposals should be carefully considered and adhered to. Proposed: Cllr Mrs. A Double, Seconded: Cllr L Allen. All in Favour

4. **PA25/06312** - Proposed extension to Annexe providing additional accommodation. Location: 1 Carn Grey, St Austell, Cornwall, PL25 3TB.

It was **RESOLVED** to **SUPPORT** the application. Reference was made to a comment from a member of the public appertaining to a shared septic tank. It

was agreed to make reference to this to the planning officer. Proposed: Cllr Mrs A Double, Seconded: Cllr L Allen. All in Favour.

5. **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)

It was **RESOLVED** to **SUPPORT** the application. Proposed: Cllr Mrs. A Double, Seconded: Cllr L Allen. All in Favour.

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.

It was **RESOLVED** to **SUPPORT** the application, with full compliance of the Heritage Officer recommendations. Proposed: Cllr P Highland, Seconded: Cllr B Hollis. All in Favour.

7. **PA25/03915** - Proposed house with carport. Location: Land South of Palma House, Bojea, St Austell, Cornwall PL25 5GJ.

It was **RESOLVED** to **OBJECT** to the application, based on the following reasons.

1. Affordable Housing Compliance

The proposal seeks the addition of a fifth dwelling to the existing development. The Parish Council is concerned that this addition would cause the overall development to exceed 1000 square metres, thereby triggering the requirement for an affordable housing contribution under current Cornwall Council planning policy. The application does not appear to address this obligation. Granting permission without compliance would be contrary to planning policy and could set a concerning precedent.

2. Overdevelopment and Heritage Impact

This site has a lengthy history of applications, dating back to the original PA14/02783 application for seven 5-bedroom dwellings, which was

refused. Many previous comments by the Parish Council remain relevant, including concerns about overdevelopment and harm to the area, previously described in 2014 as causing “harm to an area of great historical value.” The new proposal remains disproportionate to the site and incompatible with the character of the existing street scene.

3. Environmental and Contamination Concerns

The land was formerly part of the china clay industry and must be regarded as potentially contaminated. The topography for this additional proposed dwelling is unsuitable for the suggested drainage system, and the proposed soakaways may not cope with additional surface water. Since the original development, run-off has created flooding issues for nearby properties and on the adjacent dangerous corner of the B3274, as endorsed by comments from South West Water.

4. Traffic and Access

The proposal would increase vehicular movements on an already dangerous access onto the busy B3274. The Parish Council has received multiple complaints from existing residents reporting near-misses at the site access.

5. Impact on Adjacent Infrastructure and Amenity

The development encroaches on areas outside the footprint approved in PA18/07505. This latest proposal directly backs onto the neighbouring public Sustrans Trail in extreme proximity, raising concerns about its stability. There are also concerns regarding the limited amount of amenity space provided for the new dwelling.

Conclusion:

Given these concerns - including overdevelopment, heritage impact, environmental risks, traffic and access hazards, and non-compliance with affordable housing obligations - Treverbyn Parish Council urges Cornwall Council to refuse this application unless all issues are fully addressed in line with planning policy

Proposed: Cllr M Shand, Seconded: Cllr B Hollis. All in Favour.

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

It was **RESOLVED** to **SUPPORT** the application. Proposed: Cllr Mrs. A Double,
Seconded: Cllr Ms L Marshall. All in Favour.

Min PM129/25 - Planning Decisions

There were multiple planning decision outcomes from Cornwall Council to note that were already published on the accompanying agenda.

It was **RESOLVED** to note all planning decision notices stated on the agenda.
Proposed: Cllr Mrs A Double, Seconded: Cllr L Allen. All in Favour

Min PM130/25 - Planning Correspondence

Planning applications for consideration at the next meeting:

- **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
- **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.

Min PM131/25 – Any other Planning Business

The Clerk reported that the recent public consultation regarding the proposed development at Cargwyn, Penwithick had now taken place.

The Clerk reported on a live Enforcement case in the vicinity of Bugle.

The Clerk reported on a potential breach of building regulations in the hamlet of Ruddlemoor.

The Clerk explained the circumstances as to why the Parish Council had not received notification from Cornwall Council regarding a planning appeal that

has been lodged with the Inspectorate. Cornwall Council had used an incorrect email address (spelling error of Treverbyn). The result, is that an extension of time has been granted so that the matter can be discussed at the next Planning Meeting.

Min PM132/25 – Confidential Items

No confidential items of business were raised.

There being no further planning business to transact, the Chairman closed the meeting at 6:29pm

.....(Chairman) (Date)