

TREVERBYN PARISH COUNCIL

PLANNING COMMITTEE MEETING held on October 14th 2025

Meeting Room, Parish Offices, Rockhill Business Park commencing at 7:00pm.

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

Also in attendance: The Clerk, Mr D Hawken and the Administrator, Mrs B Bassett

Members of the Public: There were nine (9) members of the public present.

Min PM133/25 - Apologies: Cllr P Highland

It was **RESOLVED** to accept the apology and the reason provided.

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

Min PM134/25 - Declaration of Interests:

None recorded.

Min PM135/25 - Public Participation:

Three members of the public addressed the Council:

1. The architect for planning application PA25/07177 spoke in support of the proposals.
2. A member of the public raised objections to planning application PA25/07177.
3. The applicant spoke in support of a live planning appeal currently under consideration by the Planning Inspectorate (APP/D0840/W/25/3371662).

The Clerk also read four (4) signed letters, submitted by members of the public objecting to planning application PA25/07177 who were unable to attend.

Min PM136/25 - Minutes of Planning Meeting held on the 30th September 2025

The minutes of the said meeting had been published and circulated to all Committee Members in advance of the meeting. Some corrections were duly raised by members and subsequently noted by the Clerk. Pending these minor

amendments to be actioned by the Clerk, 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 PM137/25 - Planning applications received for consideration

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.

Much debate and discussion took place regarding this application. The Clerk reminded members of the matters that can and cannot be considered under a “planning in principle” application. Members discussed the proposals and noted concerns that the development would represent an incursion into the countryside and that previous issues regarding the loss of agricultural land, impact on the character, landscape, and appearance of the area remained unresolved.

RESOLVED: The Parish Council **OBJECTS** to the application, drawing upon previous submissions. Proposed: Cllr M Luke, Seconded: Cllr M Shand. All in Favour

Seven (7) members of the public left the meeting.

*Agenda Item – Change of Order. Owing to the applicant being present regarding a live appeal currently under consideration by the Planning Inspectorate (APP/D0840/W/25/3371662), with comments requested by the Parish Council, it was **RESOLVED** to move this item of business up the agenda. Proposed: Cllr L Allen, Seconded: Cllr Mrs. A Double. All in Favour.*

After much debate and discussion, it was Proposed by Cllr Mrs. A Double to offer no objection regarding the proposals of the applicant. Cllr B Hollis seconded the proposal.

An amendment was tabled to continue with the Parish Council objections. Proposed: Cllr M Luke, Seconded: Cllr M Shand. The amendment yielded four (4) votes and was therefore carried.

It was therefore **RESOLVED** to submit previous objections compiled by the Parish Council to the Inspectorate regarding this very application.

Two (2) further members of the public left the meeting.

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.

The Clerk informed members that upon the undertaking of a site visit by the Chairman of Planning and the Clerk, it was duly noticed that previously approved planning application for this site, had not be adhered to and thus, the advice provided by the Clerk was to defer the discussions of this very application until correspondence was held with the Planning Officer.

It was **RESOLVED** to **DEFER** this application. Proposed: Cllr Mrs. A Double, Seconded: Cllr M Luke. All in Favour

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.

After discussion, it was **RESOLVED** to **SUPPORT** the application. Proposed: Cllr M Luke, Seconded: Cllr M Shand. All in Support, except one objection (Cllr M Luke)

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.

After much discussion, it was **RESOLVED** to **SUPPORT** the application. However, the Parish Council requests that the comments submitted by the Environment Agency are fully endorsed and taken into account in the determination of this application. Proposed: Cllr B Hollis, Seconded: Cllr Mrs. A Double. All in Support.

5. **PA25/07009** - Retrospective consent for vehicular access/exit and new parking/ turning area to existing dwelling. Location: Idaho Villa, Carbean, St Austell, Cornwall

After much discussion, it was **RESOLVED** to **SUPPORT** the application. However, the Planning Committee members wish it to be noted that the submission of retrospective planning applications is a matter of concern and not viewed favourably.

Proposed: Cllr B Hollis, Seconded: Cllr M Shand. All in Favour (with two abstentions (Cllr M Luke and Cllr Mrs. A Double)

Min PM138/25 - Planning Decisions

There were multiple planning decision outcomes from Cornwall Council to note that were already published on the accompanying agenda, in addition to the following decisions that have been forthcoming from Cornwall Council since the publication of the agenda.

- **PA25/06639** – Submission of details to discharge condition 10 in relation to Decision notice PA22/09195 dated 09.06.2023. Location: Corridor of Land between Stenalees and Victoria Cornwall, St Austell to A30 Link Road, Roche, Cornwall. Cornwall Council have discharged the condition. The Parish Council were not consulted on this application. Previous applications to discharge conditions regarding the Link Road have been forthcoming to the Parish Council and it was **RESOLVED** that The Clerk write to the Planning Officer to ascertain why the Parish Council has been overlooked as a Consultee on this very occasion. Proposed: Cllr M Luke, Seconded: Cllr Mrs. A Double. All in Favour.

- **PA23/06343** – Submission of details to discharge condition No 21 in respect of decision notice PA21/10964 dated 14.07.22. Location: Goonbarrow China Clay Works, Higher Bugle, Bugle, St Austell, Cornwall. The Parish Council supported this application on the 30.09.25. Cornwall Council Planning Department have since **APPROVED** the application.

It was **RESOLVED** to note all planning decision notices stated on the agenda, including the further applications listed above that were orally presented by the Clerk.

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

Min PM139/25 - Planning Correspondence

Planning applications for consideration at the next meeting, as at 14.10.25:

- **PA25/07780** - Non material amendment in relation to decision notice PA19/09225 dated 31/07/2020 to change the location of the proposed Community Allotments and Orchard. Location: Development Land at Carclaze, Carclaze Road, St Austell.
- **PA25/07464** - Proposed siting of holiday pod for tourism use. Location: Land South West of Trebegna, Lower Molinnis, Molinnis, Bugle, Cornwall, PL26 8QS.

EN23/01049

The Clerk read notification regarding a planning enforcement case at Ruddlemoor. Details of the enforcement appeal that has duly been lodged with the Inspectorate, were relayed in full, to members. After much discussion, it was **RESOLVED** to fully support the findings of Cornwall Council Enforcement Department and to formally write to the Inspectorate with this stance of backing the comments compiled in the report, in full.

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

Min PM140/25 – Any other Planning Business

The Clerk relayed to members, the formal submission to Cornwall Council regarding a 5-day protocol decision, that being planning application PA25/05279 – Land East of the Paddock, Hallaze, Penwithick. Confirmation was relayed that the decision was an ‘Agree to Disagree’ submission by the Parish Council.

The Clerk read correspondence received from Drummers Lodge Scout Campsite, regarding an update on their submitted planning application.

The Clerk has held communication with a Planning Officer, assigned to a Pre-app ascertaining to a large-scale development proposed at Penwithick. The application is now live on the portal; however, the Parish Council have not been requested as a consultee. Subsequently, the Clerk wrote to the planning officer, and received confirmation that further to our formal request, the Planning Department will now consider requesting the Parish Council as a Consultee at the beginning of November.

Min PM141/25 – Confidential Items

Council then went into closed Committee. There were no member of the public or press to exclude from this part of the meeting.

- A committee member present, raised a possible enforcement breach within the Parish and it was duly **RESOLVED** to contact the Enforcement department of Cornwall Council to formally request that this possible breach be looked into further.

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

There being no further planning business to transact, the Chairman closed the meeting at 8:17pm

.....(Chairman) (Date)