

TREVERBYN PARISH COUNCIL

PLANNING COMMITTEE MEETING held on October 28th 2025

Meeting Room, Parish Offices, Rockhill Business Park commencing at 6:00pm.

Present: Cllr L Allen (Chairman), Cllr Mrs. A Double, Cllr P Highland, Cllr B Hollis, Cllr M Luke (attended late) 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 eight (8) members of the public present.

Min PM142/25 - Apologies: Cllr Ms L Marshall.

Non-apology from Cllr M Luke.

It was **RESOLVED** to accept the apology and the reason provided, as well as to note the non-apology.

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

Min PM143/25 - Declaration of Interests:

One recorded – Cllr P Highland appertaining to planning application PA25/07464.

Min PM144/25 - Public Participation:

Three members of the public addressed the Council regarding planning application PA25/07464:

All three members of the public who spoke, raised concerns and their objections with the aforementioned planning application, as well as raise discrepancies with the wording and contents of the submitted documentation on the planning portal.

Min PM145/25 - Minutes of Planning Meeting held on the 14th October 2025

The minutes of the said meeting had been published and circulated to all Committee Members in advance of the meeting. 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 PM146/25 - Planning applications received for consideration

It was formally RESOLVED to bring forward on the agenda, planning application PA25/07464 owing to members of the public being present for this application in question.

Proposed: Cllr L Allen, Seconded: Cllr Mrs. A Double. All in Favour

**Cllr P Highland leaves the room*

1. **PA25/07464** - Proposed siting of holiday pod for tourism use. Location: Land South West of Trebegna, Lower Molinnis, Molinnis, Bugle, Cornwall, PL26 8QS.

After much debate and discussion, it was **RESOLVED** to **OBJECT** to the planning application. Proposed: Cllr Mrs. A Double, Seconded: Cllr L Allen.

1. Unsustainable Location

The proposed development is located in a remote rural area, outside defined settlement boundaries and away from local services and public transport. The site's location is not consistent with the principles of sustainable development, and no clear justification has been provided to demonstrate that a holiday pod in this location is appropriate. The proposal conflicts with the Cornwall Local Plan's objectives for rural development and the guidance for tourism accommodation in the open countryside.

2. Landscape and Visual Impact

The introduction of a holiday pod in this setting is likely to detract from the rural character and visual amenity of the area. The development could undermine the open countryside's tranquillity and scenic value. The application does not provide sufficient detail to show that the pod would integrate sensitively with the landscape.

3. Precedent for Incremental Development

Approval of a stand-alone tourism unit risks setting a precedent for further holiday pods in the vicinity and throughout the Parish. Such incremental tourism development could cumulatively alter the character of the countryside, which the Local Plan seeks to protect, and may encourage further applications in sensitive rural areas.

4. Highways, Access, and Safety

The proposed access to the site is a single-track public right of way (parish footpath 424/18) that currently provides access to a small number of residential properties. The Parish Council objects on the following grounds:

- The path is narrow and unsuitable for additional traffic generated by a holiday pod, including guest arrivals/departures, any service vehicles, and deliveries.
- Increased use could compromise safety for pedestrians, existing residents, and other users of the path.
- The route lacks sufficient passing places, visibility, and turning areas to safely accommodate commercial traffic associated with tourism use.

The council considers that the access is unsuitable for the proposed development, and this issue alone represents a significant reason for refusal.

5. Noise and Amenity Impact

Holiday accommodation introduces activity and movement that could result in noise disturbance, affecting neighbouring properties and the wider rural area. The application lacks details of mitigation measures to protect residential amenity and preserve the area's tranquillity.

6. Ecology and Protected Sites (Natural England Advice)

The Parish Council notes Natural England's advice that the proposed development may have harmful effects on terrestrial SSSIs, and on habitats underpinning SACs, SPAs, or Ramsar sites. The application provides insufficient ecological assessment to determine potential impacts on these nationally and internationally important sites. Without this information and robust mitigation measures, the proposal could be detrimental to protected species and habitats, contrary to the National Planning Policy Framework, Cornwall Local Plan policies on biodiversity, and Natural England guidance.

7. Occupancy and Safeguarding Against Permanent Use

If in the event this application is permitted, the pod should be restricted to holiday accommodation use only. The Council requests robust planning conditions to prevent its conversion into a permanent residence, or a place of

residence for the land owner, which could conflict with local housing needs and planning policy. Additionally, a record of all occupiers should be maintained and made available for inspection, to ensure that the unit is used strictly and solely for tourism purposes only.

Conclusion:

For the reasons outlined above; including unsustainable location, landscape impact, unsuitable access and highway safety, residential amenity concerns, and potential ecological harm, Treverbyn Parish Council objects to this application. Approval should not be granted unless and until all issues, particularly those relating to access, ecological impacts, and landscape integration, are satisfactorily addressed.

**All members of the public in attendance, left the room*

**Cllr P Highland returns to the room.*

**It was during this next planning application that Cllr M Luke arrived (6:26pm)*

2. **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.

It was **RESOLVED** to **SUPPORT** the application. Members noted, however, that parking provisions and indeed, access requirements should be carefully considered if the allotment is to be used by non-residents of the estate.

Proposed: Cllr Mrs. A Double, Seconded: Cllr L Allen. All in Favour (with one abstention - Cllr M Luke)

3. **PA25/07440** - Erection of new garage. Location: 2 Higher Bugle, Bugle, St Austell, Cornwall PL26 8PY

It was **RESOLVED** to **SUPPORT** this application.

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

4. **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

Since the agenda was published, the Clerk informed members that this application has been invalidated by the planning officer. However, it was relayed, that the application would be returning in due course, with the amendments requested.

Min PM147/25 - Planning Decisions

There were multiple planning decision outcomes from Cornwall Council to note that have been forthcoming from Cornwall Council since the publication of the agenda.

- **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. The Parish Council supported this application on 30.09.25. Cornwall Council Planning Department have since **APPROVED** the application.
- **PA25/06312** - Proposed extension to Annexe providing additional accommodation. Location: 1 Carn Grey, St Austell, Cornwall, PL25 3TB. The Parish Council supported this application on 30.09.25. Cornwall Council Planning Department have since **APPROVED** the application.

It was **RESOLVED** to note all planning decision notices that were orally presented by the Clerk.

Proposed: Cllr Mrs A Double, Seconded: Cllr B Hollis. All in Favour

Min PM148/25 - Planning Correspondence

Planning applications for consideration at the next meeting, as at 28.10.25:

There were no applications received at present, for the forthcoming meeting.

Min PM149/25 – Any other Planning Business

The Clerk read correspondence, relating to information received, regarding the erection of a fence on, and land adjacent to, Bugle Cricket Club.

The Clerk read correspondence to members, from Community Link Officer Mr R Gates, appertaining to planning enforcement, namely the request made by several councils to receive monthly enforcement updates on live enforcement cases.

Min PM150/25 – Confidential Items

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

- The Clerk provided members will an update on various enforcement case submissions to Cornwall Council, concerning to various locations in the Parish

There being no further planning business to transact, the Chairman closed the meeting at 6:48pm

..... (Chairman) (Date)