

# Treverbyn Parish Council

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

19<sup>th</sup> November 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 25<sup>th</sup> November 2025 commencing at 6:00pm** 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	<p><b>Apologies for Absence</b> To receive apologies for absence and note apologies not received</p>
2	<p><b>Declarations of Interest</b></p> <ul style="list-style-type: none"> <li>• <i>Pecuniary Interests</i>: To receive Declarations of Pecuniary Interests as declared on the Register of Interests.</li> <li>• <i>Non-registerable Interests</i>: To receive Declarations of Non-registerable Interests.</li> <li>• <i>Dispensations</i>: The Clerk will consider and report on any requests for dispensation in line with the Council's Code of Conduct.</li> <li>• <i>Gifts &amp; Hospitality</i>: To declare any gifts or hospitality in line with the Council's Code of Conduct.</li> </ul>
3	<p><b>Public Participation</b> 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.</p>
4	<p><b>Planning Meeting Minutes</b> To receive and resolve to adopt the minutes of the meeting held on Tuesday 11<sup>th</sup> November 2025 to allow the presiding Chairman to duly sign.</p>
5	<p><b>Planning Applications</b> 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. <b>(List below)</b></p>

6	<ol style="list-style-type: none"> <li>1. <a href="#">PA25/06922</a> – External wall insulation and single storey extensions to existing dwelling; proposed car parking alongside the driveway with landscaping and tree/shrub planting; new foul water drainage connection; new surface water drainage system; enhancements to biodiversity. Retrospective permission for rebuilding of existing outbuilding to provide a car port with solar panels on roof; erection of fencing and gates to screen outbuildings; 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 and driveway to the house. Location: Somerset House, Hallow, Bugle, St Austell, Cornwall. PL26 8QH</li> <li>2. <a href="#">PA25/08001</a> – Conversion of garage to annexe. Location: Treverbyn Farm, Treverbyn Road, Stenalees, St Austell.</li> <li>3. <a href="#">PA25/06847</a> – Outline planning permission with some matters reserved for 3 bed, 5-person Bungalow. Location: Land North East of 84 Stannary Road, Stannary Road, Stenalees, Cornwall</li> <li>4. <a href="#">PA25/05785</a> - Change of existing land use to Class E(g) and B8, ancillary to the existing commercial site. Location: Factory Unit Rear of 75 Treverbyn Road, St Austell, Cornwall, PL25 4EW.</li> <li>5. <a href="#">PA25/08477</a> - Permission in principle for a minimum of 1 dwelling and a maximum of 9 dwellings on an affordable led development. Location: Land South East of Blue Anchor, Scredda, St Austell, Cornwall.</li> <li>6. <a href="#">PA25/08700</a> - Non-Material Amendment to Condition 1 on Decision Notice PA22/02607 dated 25th March 2025 to vary Plots: 38, 58-67, and 88-96. Location: West Carclaze Garden Village, Carluddon, St Austell, Cornwall, PL26 8XW.</li> </ol> <p><b>Planning Decisions</b> To note the following planning decisions from the Planning Department at Cornwall Council (at the time of publication).</p>
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	<ul style="list-style-type: none"> <li>• <b>PA25/03915</b> - Proposed house with carport. Location: Land South of Palma House, Bojea, St Austell, Cornwall, PL25 5GJ. The Parish Council <b>OBJECTED</b> to this application on the 30<sup>th</sup> September 2025. Cornwall Council Planning Department have since informed the Parish Council that the application has been <b>WITHDRAWN</b>.</li> <li>• <b>PA25/07177</b> - 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. The Parish Council <b>OBJECTED</b> to this application on the 14<sup>th</sup> October 2025. Cornwall Council Planning Department provided the Parish Council with a 5-day protocol notification. The Members of the Planning Committee subsequently agreed to 'call in' the application so that it be determined by the Central Area Planning Committee. This was not supported by the divisional member, Cllr Jamie Hanlon and thus, the application was subsequently determined without going to Committee. The Case Officer and Divisional Member decided to <b>APPROVE</b> the planning application.</li> <li>• <b>PA25/05326</b> - Development of 2 self/custom build dwellings. Location: Land West of Bass Terrace, Treverbyn Road, St Austell Cornwall PL25 4ET. The Parish Council <b>SUPPORTED</b> this application on the 30<sup>th</sup> September 2025. Cornwall Council Planning Department have since informed the Parish Council that this application is <b>APPROVED</b>.</li> </ul>
7	<b>Planning Correspondence</b> To receive details of, and consider, correspondence including reports of appeal cases received up to the time of the meeting
8	<b>Any other Planning Items</b> To receive, in writing, any other Planning items that are in requirement of being raised.
9	<b>Confidential Matter(s)</b> 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

	<p>interest because of the confidential nature of the business to be transacted</p> <p>END</p>
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