

# **TREVERBYN PARISH COUNCIL**

## **PLANNING COMMITTEE MEETING held on November 11<sup>th</sup> 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 O Kimber (substitute), Cllr M Luke and Cllr M Shand.

**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 PM151/25 - Apologies:**

There were no apologies received.

The Clerk informed members, that Cllr Ms L Marshall, had in recent days, resigned from the Parish Council. He explained to all those present, that Cllr O Kimber, in his capacity as a substitute committee member, was formally present as a member of the committee.

### **Min PM152/25 - Declaration of Interests:**

None recorded.

### **Min PM153/25 - Public Participation:**

Four (4) members of the public spoke, in objecting to PA25/00977/PREAPP. All four public members commented on issues relating to access, sewerage, over-development, pollution, wildlife, water run-off, highways, lack of street lighting and a likelihood of Japanese knotweed potentially being on the proposed development site.

### **Min PM154/25 - Minutes of Planning Meeting held on the 28<sup>th</sup> 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 M Shand, Seconded by Cllr Mrs. A Double. All in favour.

### **Min PM155/25 - Planning applications received for consideration**

*Owing to the nine (9) members of the public being present for PA25/00977/PREAPP, it was **RESOLVED** to move this very application to the top of this agenda item for committee consideration.*

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

1. **PA25/00977/PREAPP** - Ultimate Pre application for proposed residential development (100% affordable Housing) and associated works. Location: Land to the East of Cargwyn, Cargwyn, Penwithick, Cornwall

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

#### Highway Safety and Access Concerns:

- 1) The proposed access for 100% affordable housing via the existing estate, that leads onto Penwithick Road (B3374), poses significant safety risks. This route may not have the visibility, geometric design, or capacity to absorb additional traffic safely. The preliminary application does not appear to include a thorough Road Safety Audit or detailed highways design drawings to reassure the Parish Council (or Cornwall Highways come to that) that entry/exit speeds, sightlines, and pedestrian safety will be adequately addressed.
- 2) If traffic were to increase significantly, Penwithick Road could become congested, particularly during peak times (morning and evening), raising the risk of collisions, near-misses, and pedestrian vehicle conflict. Without robust mitigation, the resulting traffic could have a detrimental impact on the local road network and neighbouring residents.

#### Cumulative Impact & Network Capacity

- 1) The Parish Council is concerned about cumulative traffic effects. While this scheme is “only” affordable housing, it still brings a substantial number of new dwellings. When combined with other local developments (either recently built, under construction, or planned), the incremental increase in vehicle movements could overwhelm Penwithick Road and junctions leading off it. The pre-application does not appear to present a junction capacity analysis or traffic modelling covering existing + future traffic scenarios, which is necessary to meaningfully assess the impact.

2) Without proper traffic modelling or a capacity study, the applicant cannot reliably demonstrate that there will not be a “significantly adverse impact” on the local road network.

3) The existing Cargwyn estate, and its current road network, does not seem capable of being under the burden of a substantial higher number of extra vehicles. An increase of 28 further dwellings would impact on the estate roads substantially.

#### Drainage and Surface Water Risk on Access

The design of the access must properly address surface water drainage, especially because additional impermeable surfaces (roads, driveways) will increase run-off. If not properly managed, there is a risk that water could run through Cargwyn and owing to the topography of the land, thus creating hazards and flooding on the proposed site (e.g., surface ponding, skidding risk).

#### Design Quality & Adoption Risk

1) The application must demonstrate that the access road and estate roads are designed to Cornwall Council’s highway adoption standards. This includes, but is not limited to, alignment, cross-section, pedestrian provision, and drainage. Cornwall’s adopted Design Guide and design standards (including “Streets for People”) should guide the street layout.

2) The Parish Council is particularly concerned that the access infrastructure may not be adoptable by the highway authority if it does not meet the necessary standards. Non-adopted roads could lead to long-term maintenance risks and burdens on residents or the community.

#### Lack of a Robust Travel Plan

1) As part of Policy 27 and good planning practice, a Travel Plan is needed to mitigate vehicle use, especially for a 100%-affordable housing development, which could benefit from active travel measures. The pre-application does not (so far) commit to a deliverable Travel Plan that promotes walking, cycling, and public transport, or clearly sets out modal shift targets.

2) Without a meaningful Travel Plan, the risk is that residents will rely heavily on private cars, exacerbating traffic, parking, and road safety issues.

#### Sustainability & Connectivity

1) The proposal should include safe pedestrian and cycle connections from the new development to existing local amenities (shops, services, public transport

stops) in Penwithick / Clay Country. At present, the pre-application does not show clearly how these connections will be provided; this undermines the sustainability credentials of the scheme.

2) Without good non-motorised connectivity, the development may fail to maximise accessibility, and this could further increase car dependency – contrary to policy aims.

### Conclusion

While the Parish Council is supportive of affordable housing in principle, we have serious reservations about the access strategy and highway safety implications of this proposal in its current form. Unless the mitigation measures above are addressed in a revised proposal or in future planning application(s), we believe that the risks (to highway safety, flood risk, sustainability, and long-term maintenance) are too high.

Therefore, we object (at this pre-application stage) to the proposals as currently presented, and urge Cornwall Council planning officers to require substantial further work before any formal planning application is submitted

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

*\*The nine (9) members of the public left the meeting*

2. **PA25/08062** – Loft conversion, replacement garage and creation of self-contained annexe (part retrospective). Resubmission of the consented application, under reference PA25/01595. Location: Enfield House, 1 Crescent Road, Bugle, St Austell.

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

Proposed: Cllr M Shand, Seconded: Cllr O Kimber. All in Favour.

3. **PA25/08001** – Conversion of garage to annexe. Location: Treverbyn Farm, Treverbyn Road, Stenalees, St Austell.

The Planning Committee Chairman, Cllr B Hollis and the Clerk, undertook a site visit to the above planning application location prior to the meeting. At face value, it looked as though the proposals contained within the application have already been carried out. The Clerk endeavoured to contact the assigned

planning officer to no avail. Members felt uneasy about commenting on a planning application when all, or part, of the proposals had already taken place. It was therefore **RESOLVED** to **DEFER** the consideration of this application until the Clerk was able to contact the planning officer.

Proposed: Cllr M Shand, Seconded: Cllr O Kimber. All in Favour

Of equal note, the Clerk was able to speak to an alternative planning officer regarding this application prior to this meeting. The advice provided was relayed to members and upon the receipt of this information, it was **RESOLVED** to write an email to this planning officer, stating disappointment in the advice provided.

Proposed: Cllr O Kimber, Seconded: Cllr Mrs. A Double. All in Favour.

### **Min PM156/25 - Planning Decisions**

There was one planning decision outcome from Cornwall Council to note that have been forthcoming from Cornwall Council since the publication of the agenda.

- **PA25/08327** – Submission of details to discharge Condition 4 in respect of Decision Notice PA19/09225 dated 31.07.2020. The Parish Council were not consulted on this application. Cornwall Council Planning Department have since **DISCHARGED** the condition.

It was **RESOLVED** to note the one planning decision notice that was stated on the agenda, and the one orally presented by the Clerk.

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

### **Min PM157/25 - Planning Correspondence**

Planning applications for consideration at the next meeting, as at 11.11.25:

- **PA25/06922** – 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

- **PA25/06847** – 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.

### Other Planning Correspondence

The Clerk relayed to members, notification that PA23/09532 (construction of a solar PV and battery storage farm at land off Menear Farm) has been appealed by the applicant and subsequently, now referred to the Planning Inspectorate. After much discussion, it was **RESOLVED** to submit Parish Council previous objection comments, to also include the representations orally submitted at the Central Area Planning Committee. **Action: Clerk**  
Proposed: Cllr L Allen, Seconded: Cllr Mrs. A Double. All in Favour

The Clerk informed Members that, following a five-day protocol notification in relation to PA25/07177 (PiP for five dwellings, Land North of Windwhistle, Trethurgy), the majority decision of this Planning Committee was to 'call in' the application for determination by the Central Area Planning Committee. The Case Officer, Mr Paul Banks, therefore indicated his will to support the application.

Correspondence was then received confirming that the Divisional Member for Penwithick and Boscoppa, Cornwall Councillor Jamie Hanlon, did not support the application being referred to the Central Area Planning Committee. As a result, in accordance with planning protocol, the Parish Council was unable to take the matter further and the application therefore has been approved by the Case Officer, and Cllr Hanlon.

Members **RESOLVED** to request that the Clerk write to the Divisional Member, expressing their disappointment that he did not support the Parish Council, nor the many members of the public who have voiced concerns regarding the proposals.

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

The Clerk confirmed that he had circulated 'Planning News for Local Councils and Agents', to members of the Planning Committee, via email.

The Clerk confirmed to members that a survey, regarding a newly erected fence in the Parish, is going to be carried out on Thursday 20<sup>th</sup> November.

#### **Min PM158/25 – Any other Planning Business**

Owing to Cllr Louise Marshall's resignation from the Council, The Clerk confirmed that a replacement member appointment to this committee, will be carried out at the next Full Council Meeting.

Cllr O Kimber made reference to some land that is for sale, with planning in principle permission, at the top of Treverbyn Road, St Austell.

#### **Min PM159/25 – Confidential Items**

There were no items tabled.

There being no further planning business to transact, the Chairman closed the meeting at 7:00pm

..... (Chairman) ..... (Date)