

TREVERBYN PARISH COUNCIL

PLANNING COMMITTEE MEETING held on November 25th 2025

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

Present: Cllr L Allen (Chairman), Cllr P Highland, Cllr B Hollis, Cllr O Kimber (substitute) and Cllr M Luke.

Also in attendance: The Clerk, Mr D Hawken.

Members of the Public: There were two (2) members of the public present.

Min PM160/25 - Apologies:

There were apologies received from Cllr Mrs. A Double and Cllr M Shand.

It was **RESOLVED** to accept the apologies and the reasons provided. Proposed: Cllr B Hollis, Seconded: Cllr M Luke. All in Favour.

Min PM161/25 - Declaration of Interests:

Cllr B Hollis registered a non-registerable interest in planning application PA25/08477

Min PM162/25 - Public Participation:

One member of the public spoke, in relation to planning application PA25/08477. The main point raised, was the water supply in the local vicinity with precise reference made to the historical supply to nearby properties.

Min PM163/25 - Minutes of Planning Meeting held on the 11th November 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 O Kimber, Seconded by Cllr M Luke. All in favour.

Min PM164/25 - Planning applications received for consideration

*Owing to the two (2) members of the public being present for PA25/08477, it was **RESOLVED** to move this very application to the top of this agenda item for committee consideration.*

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

**Cllr B Hollis, left the room*

- 1. PA25/08477** - 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.

After much discussion and debate, it was **RESOLVED** to **OBJECT** to the proposal for the following reasons:

1. Unsuitable Location for Residential Development

The site lies outside any defined settlement boundary and would constitute an unwarranted intrusion into open countryside. The proposal represents unsustainable, sporadic development which conflicts with the established pattern of the Parish and does not comply with local or national planning policies aimed at safeguarding rural character and preventing dispersed development.

2. Lack of Evidence to Justify an Affordable-Led Scheme

While the Parish Council supports genuinely evidenced affordable housing delivered in suitable locations, no Housing Needs Assessment or robust evidence has been provided to demonstrate a local requirement that would justify an affordable-led scheme at this site. The application does not demonstrate that this is the most appropriate or sustainable location to meet need, and therefore fails to meet the policy tests necessary for permission in principle.

3. Access Via Single-Track Unregistered Lane – Unacceptable and Unresolved
Access to the proposed development is shown to be taken from a single-track unregistered lane, which is already of limited width, poor alignment, and not constructed to accommodate increased traffic movements. The Parish Council considers this access wholly unsuitable for up to nine dwellings.

It was also noted that an earlier pre-application submission PA21/01060/PREAPP raised concerns regarding the acceptability of access via this same lane. Those concerns appear to remain unresolved in this application

No information has been submitted to demonstrate that:

- i) the lane is within the applicant's control,

- ii) the lane could be upgraded or widened to provide safe passing places, pedestrian or cyclist safety can be secured, or
- iii) the increased traffic movements could be safely accommodated.

Given the constrained nature of the lane and absence of mitigation measures, members consider that the proposed access represents an unacceptable highway safety risk and fails to comply with policies requiring safe and suitable access for all users.

4. Adverse Impact on Rural Character and Landscape

The site forms part of an undeveloped rural landscape that acts as an important buffer between scattered dwellings and the wider countryside. Development of up to nine dwellings would result in a harmful urbanising effect and a significant alteration to the character of this rural area.

5. Insufficient Information at Permission in Principle Stage

The submission lacks sufficient detail on drainage, flood risk, ecology, heritage impacts, infrastructure capacity, and landscape considerations. Given the characteristics of the site and potential scale of development, these issues are fundamental to determining whether the principle of development is acceptable. Without this information, the Parish Council cannot support the proposal.

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

** The two (2) members of the public left the meeting*

**Cllr B Hollis returned to the room*

- 2. 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

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

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

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

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

During a site visit conducted prior to the Planning Meeting, members observed that the works proposed within the application had already been carried out.

The Council wishes to formally record its support for the comments submitted by both the Public Rights of Way Team and the Ramblers Association.

Additionally, members emphasise that the outbuilding must remain permanently and physically attached to the host dwelling. It should not, now or in the future, be used or regarded as a separate, independent unit.

Proposed: Cllr M Luke, Seconded: Cllr L Allen. All in Favour

4. 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

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

However, Members request that the following observations are formally noted:

Retaining Wall:

Members consider that the construction of a retaining wall to the rear of the site would be beneficial from both a practical and safety perspective. The Parish Council therefore encourages the applicant and the Local Planning Authority to give due consideration to its inclusion.

Parking Allocation:

Members raise concerns regarding the proposed allocation of the four parking bays, all of which appear to be under the ownership of the new dwelling. As a result, there is a risk that the existing property (No. 84) may lose its two designated parking spaces in the event of a future sale or change of ownership. The Parish Council requests that this issue is reviewed to ensure the long-term protection of adequate parking provision for both properties.

Proposed: Cllr L Allen, Seconded: Cllr M Luke. All in Favour.

- 5. PA25/05785** - 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.

After careful consideration and a revisiting of the proposals, The Parish Council **RESOLVED** to **OBJECT** to the current application on the grounds that it fails to address the fundamental concerns previously identified by the Planning Inspector in dismissing the earlier appeal for development on this site.

The area now proposed for development is approximately twice the size of the land previously refused. Despite this significant expansion, the submission makes no reference to the recent appeal decision, nor does it indicate how the applicant has sought to address, mitigate, or overcome the Inspector's stated concerns. This omission is a serious deficiency in the application and undermines any claim that the current proposal represents an improved or more acceptable form of development.

In the dismissed appeal, the Inspector was clear that "the impact of the proposed building extension, together with the reasonably extensive areas of hardstanding for parking and external storage and quite wide entrance and access drive suitable for HGV traffic, would be such that this part of the site would have quite an intensive and stark industrial appearance." The Inspector concluded that the development "would not be a sensitive or sympathetic

addition to this presently largely undeveloped land adjoining the edge of the settlement,” and that the proposed landscaping “would not provide any meaningful amelioration to offset the harm from the imposition that the industrial-like development of the site would have on the immediate area.”

The present proposal not only fails to address these concerns but exacerbates them by enlarging the development area significantly. The scale, form, and character of the proposed works would inevitably impose an even greater industrial presence upon what remains a largely undeveloped and visually sensitive edge-of-settlement landscape. The Inspector’s concerns regarding visual harm, landscape impact, and lack of effective mitigation remain wholly applicable, and are arguably intensified, under the current scheme.

Given the absence of any explanation as to how the Inspector’s findings have been considered or resolved, and in light of the increased scale of the proposal, the Parish Council considers that the fundamental issues that led to the previous refusal remain unaddressed. The development therefore continues to represent an unacceptable encroachment and would result in significant adverse landscape and visual impacts, contrary to well-established planning principles and the Inspector’s clear conclusions.

Proposed: Cllr M Luke, Seconded: Cllr O Kimber. All in Favour (with one objection – Cllr B Hollis)

6. PA25/08700 - 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.

The Clerk informed members that upon the advice of the Planning Officer, it was recommended that this application be deferred, pending further details being requested of the application.

It was therefore **RESOLVED** to **DEFER** until the next meeting.

Proposed: Cllr O Kimber, Seconded: Cllr B Hollis. All in Favour.

Min PM165/25 - Planning Decisions

There were three planning decisions from Cornwall Council to note that were published on the accompanying agenda.

It was **RESOLVED** to note the planning decisions that were stated on the agenda.

Proposed: Cllr O Kimber, Seconded: Cllr L Allen. All in Favour

Min PM166/25 - Planning Correspondence

Planning applications for consideration at the next meeting, as at 25.11.25:

- 1. PA25/07216** - Change of use of land for the siting of 63 holiday caravans to form an extension to an existing holiday park.
Location: Manor Park Caravan Park, Resugga Green, Lane, Penwithick, PL26 8YP.
- 2. PA25/08317** - Installation of 3 shepherd's huts for overnight guest use, permeable surfaces, a parking & turning area, secure bicycle storage and recycling/refuse storage. Also intended is minor landscaping of the site, planting of native species trees, hedgerows, shrubbery and meadow grass with wildflowers throughout the site. Location: Land North of Rescorla, Rescorla, St Austell, Cornwall, PL26 8YT.
- 3. PA25/08596** - Retrospective change of use of holiday let to residential accommodation with no operational development. Location: The Longstore, Restineas Cottage, Garker, St Austell, Cornwall, PL26 8YA.

Other Planning Correspondence

The Clerk confirmed that he had circulated Cornwall Council Call for Sites correspondence.

The Clerk confirmed to members that he had submitted objection comments to the Inspectorate, appertaining to the Menear Farm Solar application.

The Clerk read correspondence from Mr Paul Banks, regarding PA25/07177. It confirmed in writing that the decision to support the pre-application at Land North of Windwhistle, Trethurgy was determined by the case officer and the divisional member, Cllr J Hanlon and that the Parish Council's decision to 'call-

in' the application to be determined by the Central Area Planning Committee, was overturned and subsequently, declined.

Min PM167/25 – Any other Planning Business

Cllr O Kimber suggested that the formation of a Call for Sites sub-committee be considered. The feeling towards this proposal was positive and it was agreed to discuss this further at the next meeting.

Min PM168/25 – Confidential Items

There were no items tabled.

There being no further planning business to transact, the Chairman closed the meeting at 7:05pm

..... (Chairman) (Date)