

7th January 2026

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 13th January 2026 commencing at 7:00pm*** 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>Apologies for Absence To receive apologies for absence and note apologies not received</p>
2	<p>Declarations of Interest</p> <ul style="list-style-type: none"> • <i>Pecuniary Interests</i>: To receive Declarations of Pecuniary Interests as declared on the Register of Interests. • <i>Non-registerable Interests</i>: To receive Declarations of Non-registerable Interests. • <i>Dispensations</i>: The Clerk will consider and report on any requests for dispensation in line with the Council's Code of Conduct. • <i>Gifts & Hospitality</i>: To declare any gifts or hospitality in line with the Council's Code of Conduct.
3	<p>Public Participation 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>Planning Meeting Minutes To receive and resolve to adopt the minutes of the meeting held on Tuesday 9th December 2025 to allow the presiding Chairman to duly sign.</p>
5	<p>Planning Applications 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. (List below)</p>

6	<ol style="list-style-type: none"> 1. PA25/09676 - Non-Material Amendment in relation to Decision Notice PA21/12757 dated 7th December 2023 for Minor elevational changes to approved external finishes to all house types together with more involved elevational and plan form changes to the Dartmoor and Violet dwelling types. Parking & external material finishes also in relation to the Site Layout Plan. Location: Land West of Evergreen Cottages, Treverbyn Road, St Austell, Cornwall, PL25 4EW. 2. PA25/09291 - Construction and operation of a micro energy storage project. Location: St Austell Road, Treverbyn, Cornwall PL25 5FG. 3. PA25/09231 - Proposed shop area & storage extension refurbishment. Garage extension & refurbishment. Location: Penwithick Post Office and Stores, 17 Penwithick Road, Penwithick, St Austell. 4. PA25/09287 - Lawful Development Certificate for Existing use of former store/office to a single dwellinghouse. Location: Tate House Bowling Green Bugle St Austell. 5. PA25/09068 - Remove existing garage building and erect a detached dwelling. Change of use from being a vacant plot to a residential plot. Location: Land West of 37 Stannary Road, Stenalees, Cornwall 6. PA25/08980 – Detached Garage/Workshop with Gym/Games Room over replacing existing outbuildings. Location: Channel View, Scredda, St Austell, Cornwall. 7. PA25/07633 - Erection of new pavilion for outdoor and group activities. Location: Drummers Lodge Campsite, Drummers Hill, St Austell, PL26 8XR. 8. PA25/08337 - Cabling crossing land at Higher Biscovillack Farm to facilitate the approved Wheal Martyn wind turbine (PA21/07216). Location: Land at Higher Biscovillack Farm, Greensplat, St Austell, Cornwall. 9. 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 <p>Planning Decisions</p> <p>To note the following planning decisions from the Planning Department at Cornwall Council (at the time of publication).</p>
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	<p><i>Information not available at the time of publication. A verbal update regarding any planning decisions will be provided at the meeting</i></p>
7	<p>Planning Correspondence To receive details of, and consider, correspondence including reports of appeal cases received up to the time of the meeting</p>
8	<p>Any other Planning Items To receive, in writing, any other Planning items that are in requirement of being raised.</p>
9	<p>Confidential Matter(s) 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 interest because of the confidential nature of the business to be transacted</p> <p>END</p>