

TREVERBYN PARISH COUNCIL

PLANNING COMMITTEE MEETING held on January 13th 2026

**Meeting Room, Parish Offices, Rockhill Business Park commencing
at 7:00pm.**

Present: Cllr L Allen (Chairman), Cllr Mrs. A Double (Vice-Chair), Cllr B Hollis, Cllr O Kimber, Cllr M Luke and Cllr M Shand.

Also in attendance: The Clerk, Mr D Hawken

Members of the Public: There were no members of the public present.

Min PM01/26 - Apologies:

There was an apology received from Cllr P Highland.

It was **RESOLVED** to accept the apology and the reason provided.

Proposed: Cllr M Shand, Seconded: Cllr M Luke. All in Favour.

Min PM02/26 - Declaration of Interests:

There were none recorded

Min PM03/26 - Public Participation:

With no members of the public present, there was no requirement to hold this agenda item

Min PM04/26 - Minutes of Planning Meeting held on the 9th December 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 PM05/26 - Planning applications received for consideration

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.

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

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

2. **PA25/09291** - Construction and operation of a micro energy storage project. Location: St Austell Road, Treverbyn, Cornwall PL25 5FG.

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

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

3. **PA25/09231** - Proposed shop area & storage extension refurbishment. Garage extension & refurbishment. Location: Penwithick Post Office and Stores, 17 Penwithick Road, Penwithick, St Austell.

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

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

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.

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

Proposed: Cllr M Luke, Seconded: Cllr L Allen. Cllr M Shand voted to support the proposal, thus yielding three (3 votes).

Cllr Mrs. A Double and Cllr B Hollis objected. Cllr O Kimber abstained.

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.

It was **RESOLVED** to **OBJECT** to the application with the following reasons:

Drainage and Flood Risk:

The council notes that there is a known history of flooding on this site. The proposed development does not provide sufficient detail to demonstrate how surface water will be effectively managed or how flood risk will be mitigated. The introduction of additional hardstanding and built form is likely to exacerbate surface water runoff, increasing the risk of flooding both on site and to neighbouring properties. In the absence of a detailed and robust sustainable drainage strategy, the council considers the proposal to be unacceptable. It is highly advisable that the flooding history of this site is investigated.

Access and Highways Safety:

The proposed access would be taken solely from the newly formed Bunny's Road. The council has significant concerns regarding this arrangement, as it would create a single point of access onto a new road which is itself in close proximity to Stannary Road. Many councillors feel that there is insufficient distance between the proposed access point and Stannary Road, which could result in conflict between vehicles entering and exiting the site and traffic using Stannary Road. This proximity is considered likely to create highway safety issues, particularly given the existing traffic movements and limited visibility in places.

Highways and Traffic Impact:

The introduction of an additional dwelling will inevitably increase vehicle movements, including during the construction phase. The council is not satisfied that the application adequately demonstrates that the proposed access arrangement meets Cornwall Council Highways standards or that it can operate safely without detriment to the highway network or pedestrian safety.

Conclusion:

The Parish Council objects to this application due to the documented history of flooding on the site, the lack of adequate drainage and flood mitigation measures, and serious concerns regarding access and highway safety arising from the proposed sole access onto Bunny's Road and its close proximity to

Stannary Road. The council considers that these issues must be fully resolved before any planning permission could be contemplated.

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

6. [**PA25/08980**](#) – Detached Garage/Workshop with Gym/Games Room over replacing existing outbuildings. Location: Channel View, Scredha, St Austell, Cornwall.

It was **RESOLVED** to **SUPPORT** the application alongside the following comment:

The Committee requests that any approval makes clear that the garage/workshop and gym/games room are ancillary to, and for the private use of, the occupiers of the host dwelling (Channel View) only.

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

7. [**PA25/07633**](#) - Erection of new pavilion for outdoor and group activities. Location: Drummers Lodge Campsite, Drummers Hill, St Austell, PL26 8XR.

It was **RESOLVED** to **DEFER** this application on the advice of the case officer. Further details have been requested from the applicant.

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

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.

It was **RESOLVED** to **SUPPORT** the application. The committee wished to fully endorse the comments already submitted by the Ramblers and the Public Rights of Way team, and would ultimately advise that their comments are taken on board.

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

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

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

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

Min PM06/26 - Planning Decisions

There were no planning decisions from Cornwall Council to note that were published on the accompanying agenda, as they were not available at the time of publication. However, there were multiple planning decisions for the Clerk to orally relay.

- **PA25/07464** – Proposed siting of holiday pod for tourism use. Location: Land South West of Trebegna, Lower Molinnis, Bugle. The Parish Council objected to this application on 28.10.25. Cornwall Council planning department have since **REFUSED** the application.
- **PA25/08596** – Retrospective change of use of holiday let to residential accommodation with no operational development. Location: The Longstore, Restineas Cottage, Garker, St Austell. PL26 8YA. The Parish Council supported this application on 09.12.25. Cornwall Council Planning Department have since **APPROVED** the application.
- **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. The Parish Council supported this application on 11.11.25. Cornwall Council Planning Department have since **APPROVED** the application.
- **PA25/08001** – Conversion of garage to annexe. Location: Treverbyn Farm, Treverbyn Road, Stenalees, St Austell. The Parish Council supported this application on 25.11.25. Cornwall Council Planning Department have since **APPROVED** the application.

- **PA25/07440** – Erection of new garage. Location: 2 Higher Bugle, St Austell, Cornwall. PL26 8PY. The Parish Council supported the application on 28.10.25. Cornwall Council Planning Department have since **APPROVED** the application.
- **PA25/07009** - Retrospective consent for vehicular access/exit and new parking/ turning area to existing dwelling. Location: Idaho Villa, Carbean, St Austell, Cornwall. The Parish Council supported this application on 14.10.25. Cornwall Council Planning Department have since **APPROVED** the application.
- **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. The Parish Council supported the application on 25.11.25. Cornwall Council Planning Department have since **APPROVED** the application.
- **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. The Parish Council objected to the application on 25.11.25. Cornwall Council Planning Department have since **REFUSED** the application.

It was **RESOLVED** to note the planning decisions that were orally presented by the Clerk.

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

Min PM07/26 - Planning Correspondence

Planning applications for consideration at the next meeting, as at 13.01.26:

1. **PA26/00111** – Non-material amendment in relation to decision notice PA24/07666 dated 30/09/2025 to raise the proposed floor level (and all others related, first floor and roof ridge) by 450mm. Location: Way of the Winds, Carn Grey, St Austell, PL25 3TB.

2. **PA25/09541** – Submission made under Part 17 Class M & Class B of the Town and Country Planning (General Permitted Development) for (England) Order 2015 i.e. The removal of material of any description from a mineral-working deposit other than a stockpile and installation of plant on land used as a mine at Hensbarrow Tip. Location: Hensbarrow Tip, Gunheath Quarry, Carbean, St Austell, Cornwall, PL26 8XH

Other Planning Correspondence

The Clerk relayed to members, that an Ultimate Planning Performance Agreement planning application for 24 residential dwellings at Land North of 75 Treverbyn Road, has been submitted to Cornwall Council. It was relayed that the Parish Council has *not* been asked as a consultee on this application, at this stage.

The Clerk relayed a statement that had been agreed and drafted, which was subsequently posted on the Trethurgy and Friends Facebook page. The statement related to planning application PA25/07177 (Permission in Principle for five dwellings on land north of Windwhistle, Trethurgy). The land in question is now on the market.

It was **RESOLVED** to write to the estate agents acting on behalf of the applicant, highlighting inaccuracies in the wording of the sales description.

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

The Clerk relayed that the reported drainpipe, that was impacting onto the highway in Ruddlemoor, had now been removed.

The Clerk read correspondence from the Clerk of St Austell Town Council, Mr David Pooley, regarding Call for Sites correspondence. The Clerk duly replied.

The Clerk relayed to members, information regarding a Cornwall Local Plan event for the public, taking place at Bugle Village Hall on Wednesday 21st January between 11am and 2pm.

Finally, the Clerk read to members, a letter that had been written and sent to Mr R. Skinner on behalf of the Planning Committee (as resolved at the previous meeting), signed by the Chairman Cllr L Allen, and the Clerk, Mr D R Hawken.

Min PM08/26 – Any other Planning Business

There were no items raised

Min PM09/26 – Confidential Items

There were no items raised.

There being no further planning business to transact, the Chairman closed the meeting at 7:55pm

..... (Chairman) (Date)