

Treverbyn Parish Council

Planning Committee Meeting

Tuesday 27th January 2026, 6.00pm

Meeting Room, Parish Offices, Rockhill Business Park, Higher Bugle

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

Also in attendance: The Clerk, Mr D Hawken and Mrs B Bassett, Administrator.

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

Min PM10/26 - Apologies:

There were apologies received from Cllr P Highland and Cllr O Kimber.

It was **RESOLVED** to accept the apologies and the reasons provided.

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

Min PM11/26 - Declaration of Interests:

There were none recorded

Min PM12/26 - Public Participation:

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

Min PM13/26 - Minutes of Planning Meeting held on the 13th January 2026.

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

Min PM14/26 - Planning applications received for consideration

1. [PA26/00111](#) - Non-Material Amendment in relation to Decision Notice PA24/07666 dated 30th December 2025 to raise the proposed floor level (and all others related, first floor and roof ridge_ by 450mm. Location: Ways of the Winds, Carn Grey, St Austell, PL25 3TB.

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

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

2. [PA25/09541](#) - Submissions 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.

It was **RESOLVED** to **SUPPORT** the application, subject to a full Noise and Dust Impact Assessment being undertaken.

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

3. [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 **OBJECT** to the application, solely on the grounds that insufficient information had been provided to enable the Council to make an informed consultee decision, for example the absence of a Design and Access Statement.

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

Min PM15/26 - Planning Decisions

There was one planning decision from Cornwall Council to note that was published on the accompanying agenda, as well as multiple planning decisions for the Clerk to orally relay:

- **PA25/08980** – Detached garage/workshop with gym/games room over replacing existing outbuilding. Location: Channel View, Scredda, St Austell, Cornwall, PL26 8XW. The Parish Council supported this application on 13.01.26. Cornwall Council planning department have since **APPROVED** the application.
- **PA25/09676** – Non-Material Amendment in relation to Decision Notice PA21/12757 dated 7th December 2026 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. The Parish Council supported this application on 13.01.26. Cornwall Council Planning Department have since **APPROVED** the application.
- **PA25/09287** – Lawful Development Certificate for Existing use of former/store/office to a single dwellinghouse. Location: Tate House, Bowling Green, Bugle, St Austell Cornwall PL26 8RN. The Parish Council supported this application on 13.01.26. Cornwall Council Planning Department have since **GRANTED** the application.
- **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. The Parish Council objected to this application on 09.12.25. Cornwall Council Planning Department have since **REFUSED** the application.
- **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 Parish Council supported the application on 13.01.26. Cornwall Council Planning Department have since **APPROVED** the application

It was **RESOLVED** to **NOTE** the Planning Decision on the agenda and the decision notices above that the Clerk orally presented.

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

Cllr Mrs. A Double commented on how important the follow up decisions are for the committee to know from Cornwall Council. Cllr L Allen wished to thank the Clerk for all his hard work and in building good relationships with the Planning Officers and the Planning Department.

Further to the Clerk's email to Alex Lawrey on 24th January regarding planning application PA26/0027, a verbal apology was received from the Planning Officer concerning the early determination of the application at Land at Higher Goonamarth Farm, St Austell. The consultee letter received was dated 16th January, and Mr Lawrey determined the application on 19th January. Consequently, the 14-day consultation period stated in the letter was not observed.

Min PM16/26 - Planning Correspondence

Planning applications for consideration at the next meeting, as at 27.01.26:

1. [PA25/09581](#) – Single wind turbine along with associated works, equipment and necessary infrastructure including access track, crane pad, construction compound and underground cabling. Location: Land at Higher Biscovillack Farm, Greensplat, St Austell Cornwall.

Email correspondence has been received from Stacey Hobbs, Cleanearth Energy who would like the opportunity to speak at the Planning meeting when the above application will be considered.

Other Planning Correspondence

An applicant whose planning application was refused has requested the opportunity to meet with Councillors to explore alternative sites prior to submitting a new application. Councillors L. Allen, B. Hollis, and Mrs. A. Double have indicated their willingness to attend. A Wednesday afternoon was suggested.

Action: Clerk to liaise with all parties and arrange a suitable date and time.

Cornwall Local Plan Events – the Clerk and Administrator attended the event in Bugle on 21st January 2026.

The Clerk advised members that a briefing on national planning changes and consultations from Government will take place on Teams on Tuesday 24th February from 4.00 – 5.15pm if anyone would like to attend. No need to book.

The Clerk relayed to members, an email reply had been received from Lillicrap & Chilcott, following correspondence submitted in relation to the wording of some land for sale, within the Parish, in particular reference to planning.

The Clerk relayed correspondence from Mr J Elvins of Imerys, regarding the sale of some land in the hamlet of Ruddlemoor, adjacent to the Clay Trail. The subject matter came about owing to the erection of a fence.

PA25/09068

The Clerk informed Members that a telephone call had been received from Tom Smith regarding application PA25/09068: Removal of the existing garage building and erection of a detached dwelling, together with a change of use from a vacant plot to a residential plot, on land west of 37 Stannary Road, Stenalees, Cornwall.

The Planning Officer has since received further information addressing access, drainage, and historical flooding concerns raised in the Parish Council's objection dated 13 January. The Case Officer is now minded to support the application, and a five-day protocol notification is expected imminently. The Clerk read the additional information to Members.

It was subsequently **RESOLVED** that the Parish Council now agrees with the Planning Officer's recommendation to approve the application, subject to the proposed drainage works being undertaken.

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

Min PM17/26 – Any other Planning Business

There were no items raised

Min PM18/26 – Confidential Items

There were no items raised.

There being no further planning business to transact, the Chairman closed the meeting at 6.40pm

..... (Chairman) (Date)