

Treverbyn Parish Council

Planning Committee Meeting

Tuesday 10th February 2026, 7.00pm

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, Cllr M Shand and Cllr P Highland.

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

Members of the Public: Dean Robson (Clean Earth), Jo Harley (Coastline Housing) and 14 members of the public.

Min PM19/26 - Apologies:

There were apologies received from Cllr O Kimber.

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

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

Min PM20/26 - Declaration of Interests:

There were none recorded

Min PM21/26 - Public Participation:

Dean Robson from Clean Earth talked through the single wind turbine proposal at Higher Biscovillack Farm, discussing the benefits and income generated.

Jo Harley from Coastline Housing discussed the 28 dwelling affordable housing development proposed at Cargwyn. This would be a mix of 1,2 and 3 bed roomed houses for rent. All applicants would have to meet the section 106 agreement with a local connection.

Several members of the public wish to express their views on the proposed development at Cargwyn with concerns over access, drainage, condition of current road and parking.

Min PM22/26 - Minutes of Planning Meeting held on the 27th 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 M Shand, Seconded: Cllr Mrs. A Double. All in favour.

Min PM23/26 - Planning applications received for consideration

*Due to the members of the public present, it was **RESOLVED** to bring planning application four on the agenda forward to be discussed.*

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

1. [PA26/00146](#) – Construction of 28 dwellings and associated works.
Location: Land to the east of Cargwyn, Cargwyn, Penwithick, Cornwall.

After much debate amongst Councillors, it was **RESOLVED** to **OBJECT** to the application on the following grounds:

The Council carefully reviewed the submitted full planning application, having previously commented in detail at the pre-application stage. While the Council notes that some drainage-related concerns appear to have been addressed, the application still raises fundamental and unresolved highway and access issues.

Highway Safety and Access – Principal Objection:

The primary and overriding concern of the Council remains the proposed access via the existing Cargwyn estate onto Penwithick Road (B3374).

Cargwyn, as it currently exists, cannot safely or realistically accommodate an additional 28 dwellings. The estate roads are already narrow, constrained, and not designed to support a significant increase in vehicular movements. Introducing construction traffic, service vehicles, delivery vehicles, and the daily comings and goings of residents associated with 28 additional homes would place an unacceptable burden on an estate road network that is already operating at its practical limit.

The Council strongly disputes the assumption that this access arrangement is suitable, safe, or sustainable.

Lack of Transparency and Missing Highways Evidence:

The Council is extremely concerned that no formal Highways Authority report is available to view on the planning portal in support of this application.

Councillors understand that discussions or meetings may have taken place between Highways officers and MBA Consulting, however:

- No written highways assessment, response, or approval from Cornwall Highways has been published
- There is no Road Safety Audit, no independently verified junction analysis, and no formal highways position statement available for scrutiny
- The Parish Council, local residents, and decision-makers are being asked to rely solely on the applicant's consultant's interpretation of those discussions

In addition, the Council is concerned that, in the absence of any published highways response, it is unclear whether a physical site visit by the Highway Authority has taken place at all, or whether the assessment has been limited to a desktop-based review. Given the very constrained nature of the Cargwyn estate roads, their narrow widths, limited visibility, on-street parking pressures, and the interaction between vehicles and pedestrians, the Council considers that a site inspection would be essential to fully understand the real-world conditions. Without confirmation that such a visit has occurred, the Council has little confidence that the practical, day-to-day realities of access, manoeuvring, emergency vehicle access, and pedestrian safety have been properly assessed.

This lack of transparency and evidence is unacceptable for a development of this scale and significance.

Estate Road Constraints and Safety Implications:

The existing Cargwyn estate road network:

- Is substandard in width
- High volume of parked cars 24/7
- Has limited passing opportunities
- Is already heavily used by residents, service vehicles, and emergency access
- Offers restricted visibility and limited pedestrian protection

An increase of 28 dwellings will inevitably result in a substantial uplift in vehicle movements, which the estate roads are simply not capable of accommodating safely. This creates an increased risk of conflict between vehicles, pedestrians, and cyclists, particularly vulnerable users. The Council considers this impact to

be severe and harmful, not minor or marginal.

Cumulative Impact and Network Capacity:

The Parish Council remains concerned about cumulative traffic impacts, particularly when this proposal is viewed alongside other development in the wider area.

Despite the scale of the proposal, the application still fails to provide:

- Robust traffic modelling
- Junction capacity assessments
- A clear analysis of “existing plus future” traffic conditions

Without this evidence, the applicant has not demonstrated that the development would avoid a significantly adverse impact on the local highway network, as required by planning policy.

Councillors also note a report submitted by the Fire Service. This report in itself, raises serious concerns and should be fully noted.

Drainage– Partial Progress Acknowledged:

The Parish Council acknowledges that some drainage concerns have been addressed, but significant issues remain regarding the proposed development site at the bottom of the Cargwyn estate. The land’s topography naturally channels surface water downhill, and without a robust drainage strategy, there is a risk of ponding, flooding, and waterlogging on the site itself, which could affect the safety, habitability, and long-term maintenance of the 28 dwellings. The Parish Council expects a comprehensive, site-specific drainage scheme to be provided that demonstrates the development will effectively manage surface water, prevent flooding, and protect both the new homes and neighbouring properties.

Design Standards and Adoption Risk:

The Parish Council remains concerned that it has not been clearly demonstrated that:

- The access road and estate roads meet Cornwall Council highway adoption standards
- The layout complies fully with “Streets for People” principles
- Long-term maintenance responsibilities are clearly secured

Failure to meet adoptable standards could leave residents exposed to long-term maintenance and safety risks.

Conclusion:

While the Parish Council continues to support the principle of affordable housing, this support cannot override serious and unresolved highway safety concerns.

- The access via Cargwyn is fundamentally unsuitable
- The estate road network cannot cope with 28 additional dwellings
- There is no formal Highways Authority report available for scrutiny
- It is unclear whether a site inspection by Highways has taken place
- The Parish Council is being asked to rely solely on the applicant's consultant
- The risks to highway safety, residents, and pedestrians are unacceptably high

Accordingly, it was **RESOLVED** to **OBJECT** to this planning application and urges Cornwall Council to refuse permission unless and until these substantial highway and access issues are fully, transparently, and independently resolved.

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

Further to the resolution passed above, Cllr J Hanlon was asked that in the event of a 5-day protocol notification being forthcoming on this very application, would he be prepared to support the application being considered and duly determined by the Central Area Planning Committee. Cllr J Hanlon replied: "Yes"

**The 14 members of the public left the meeting*

**Jo Harley also left the meeting*

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

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

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

**Dean Robson left the meeting*

3. [PA26/00383](#) - Certificate of Lawfulness for an Existing Use of the whole site (Singlerose Depot, Singlerose Road, St Austell PL26 8TD) as continuation/confirmation of both Use Classes B2 and B8. Location: Singlerose Depot, Singlerose Road, Stenalees, St Austell.

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

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

4. [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 **SUPPORT** the application.

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

Members recognise the significant community value of the Drummers Lodge site and the important role it plays in providing structured activities, skills development and recreational opportunities for young people within the Parish and surrounding area. The provision of a purpose-built pavilion would represent a meaningful investment in local youth infrastructure and help secure the long-term sustainability of scouting activities in the community.

The Council's support is given on the clear understanding that the building is to be used primarily for Scout-related activities and wider recreational community use. It must not be used for any form of permanent residential accommodation.

Members acknowledge and support that the pavilion has the potential to be hired out to external community groups or private parties on an occasional basis to generate income to assist with the ongoing maintenance and viability of the facility. Such ancillary use is considered reasonable and beneficial, provided it remains secondary to, and does not prejudice, its primary function as a Scout and recreational facility.

The Parish Council further requests that, in the event that the Scout Group were to cease operating from the site or relocate elsewhere, the building should not automatically be considered suitable for alternative uses. Any future proposal for change of use should be subject to a fresh planning application and full assessment, to ensure that the site does not incrementally shift away

from its intended community and recreational purpose.

Subject to appropriate planning conditions to secure its use for Scout and recreational purposes only, the Parish Council supports this application fully.

**Cllr Mrs. A Double left the meeting at 7:53pm.*

Min PM24/26 - Planning Decisions

There were five planning decisions for the Clerk to orally relay from Cornwall Council to note that were published since the agenda.

- **PA25/09291**– Construction and operation of a micro energy storage project. Location: Land West of St Austell Business Park, Carclaze, St Austell Cornwall PL25 4FD. The Parish Council supported this application on 13.01.26. Cornwall Council planning department have since **APPROVED** the application.
- **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 with conditions.
- **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. The Parish Council supported this application on 27.01.26. Cornwall Council Planning Department have since **APPROVED** the application with conditions.
- **PA25/01306/PREAPP** – Pre application advice for proposed demolition of existing property and the construction of two new residential dwellings. Location: 19 Charles Street, Bugle, St Austell Cornwall PL26 8PS. The Parish Council were not consulted and the application was closed by Cornwall Council on 30.12.25.
- **PA25/09231** – Proposed shop area and storage extension refurbishment. Garage extension and refurbishment. Location: Penwithick Post Office

and Stores, 17 Penwithick Road, Penwithick, St Austell Cornwall PL26 8UQ. The Parish Council supported the application on 13.01.26. Cornwall Council Planning Department have since **APPROVED** the application with conditions.

It was **RESOLVED** to **NOTE** the Planning Decisions above that the Clerk orally presented.

Proposed by Cllr Mr L Allen, Seconded: Mr B Hollis. All in Favour.

Min PM25/26 - Planning Correspondence

Planning application for consideration at the next meeting, as at 10/02/2026:

PA26/00697 – Proposed installation of a new 33kV overhead line (OHL) less than 2km in length on land between Bodmin Road and Greensplat Road, St Austell, (PL26 8XY), to facilitate the grid connection of consented wind turbines. The development comprises the construction of a new 33kV overhead distribution line, supported by a series of wood poles ranging in height from approximately 9m to 14.5m. The alignment has been designed to utilise land that is primarily characterised by previous industrial uses, including quarrying and mining activities, thereby minimising landscape and environmental effects where possible. The proposed OHL will connect the consented renewable energy generators to local distribution network and will follow a route selected to avoid visual impact, ecological and heritage constraints and respond appropriately to the sites established post-industrial character. Location: Goonvean Works, Greensplat, St Austell Cornwall PL26 8XY.

Other Planning Correspondence

Planning Application 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 Stannary Road Stenalees Cornwall PL26 8SW. Following a 5-day protocol notification on this very application, and a response provided regarding the issues raised previously, it was **RESOLVED** to 'Agree' (Option 1) with the Planning Officer, Mr T Smith

The Clerk had emailed members with the Planning News for Local Councils newsletter.

Cornwall Council had sent around details regarding Neighbourhood Priorities Statements that will soon be formally launched to help Parish Councils.

Min PM26/26 – Any other Planning Business

There were no items raised.

Min PM27/26 – Confidential Items.

There were no items raised.

There being no further planning business to transact, the Chairman closed the meeting at 8.02pm.

..... (Chairman) (Date)