

Treverbyn Parish Council

Planning Committee Meeting

Tuesday 10th March 2026, 7.00pm

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

Present: Cllr Mrs. A Double (Vice-Chair), Cllr P Highland, Cllr Mrs. J Killacky, Cllr O Kimber, Cllr M Luke and Cllr M Shand.

Also in attendance: Mrs B Bassett, Administrator.

Members of the Public: Mr Montague (Architect) and 10 members of the public.

Min PM37/26 - Apologies:

There were apologies received from Cllr L Allen (Chairman) and Mr Darren Hawken, Parish Clerk.

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

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

Min PM38/26 - Declaration of Interests:

There were none recorded.

Min PM39/26 - Public Participation:

Mr Montague (Architect) discussed the details relating to applications PA26/00979 and PA26/00978 to be presented later in the meeting.

Several members of the public wished to express their views on planning applications PA26/00979 and PA26/00978. Those that spoke made several points and concerns over access, drainage, type of land (archaeological) and safety. There were several residents unhappy that they had not received correspondence from Cornwall Council for the planning application even though their property was on the border of the proposed development, it is understood that the planning application displayed on the telegraph pole was taken down.

Min PM40/26 - Minutes of Planning Meeting held on the 24th February 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 O Kimber, Seconded: Cllr M Luke. All in favour.

Min PM41/26 - Planning applications received for consideration

1. [PA26/00979](#) - Permission in Principle for the proposed demolition of the existing buildings and the erection of up to 1 dwelling (minimum of 1, maximum of 1). Location: Silvertrees, Rescorla, St Austell. Cornwall.

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

Reasons:

The proposed development is located on agricultural land outside the established residential curtilage and is not considered to represent infill or rounding off within the settlement. The site does not form a logical extension to the built form and would represent sporadic development in the countryside. As such, the proposal is considered contrary to Policies 1, 3 and 21 of the Cornwall Local Plan (2016), which seek to support sustainable development and protect the character of the countryside from inappropriate development.

Members also has concerns regarding the suitability of the existing access to serve additional residential development. The access is considered constrained and substandard, and the introduction of further vehicle movements associated with a new dwelling could raise highway safety concerns.

It is also noted that the site comprises agricultural land, and the Parish Council does not consider that residential development represents the best or most appropriate use of the land in this rural location.

Furthermore, members noted that a previous application relating to development on this site was refused in 2021, and it is not considered that the current proposal sufficiently addresses or overcomes the concerns previously identified.

For these reasons, the committee considers the site generally unsuitable for residential development and therefore objects to this application.

Proposed: Cllr O Kimber, Seconded: Cllr Mrs. J Killacky. All in Favour.

2. [PA26/00978](#) - Application for Permission in Principle for Proposed erection of up to 1 dwelling (minimum/maximum 1). Location: Land South East of 1 Rescorla, Rescorla, St Austell, Cornwall PL26 8YT

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

Reasons:

The proposed development is located on agricultural land outside the established residential curtilage and is not considered to represent infill or rounding off within the settlement. The site does not form a logical extension to the built form and would represent sporadic development in the countryside. As such, the proposal is considered contrary to Policies 1, 3 and 21 of the Cornwall Local Plan (2016), which seek to support sustainable development and protect the character of the countryside from inappropriate development.

Members also has concerns regarding the suitability of the existing access to serve additional residential development. The access is considered constrained and substandard, and the introduction of further vehicle movements associated with a new dwelling could raise highway safety concerns.

It is also noted that the site comprises agricultural land, and the Parish Council does not consider that residential development represents the best or most appropriate use of the land in this rural location.

Furthermore, members noted that a previous application relating to development on this site was refused in 2021, and it is not considered that the current proposal sufficiently addresses or overcomes the concerns previously identified.

For these reasons, the committee considers the site generally unsuitable for residential development and therefore objects to this application.

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

**Mr Montague and all members of the public left the meeting*

3. [PA26/01272](#) – Non-Material Amendment to Application No PA21/12757 dated 7th December 2023 for Variation of plot 48 house type from Carrick to Haldon. Revision of associated parking court (plots 42-47) to accommodate M4(2) & M4(3) spaces. Revision of ‘Tabletop’ between plots 18 & 20 to allow for level road access to parking spaces. Location: Land West of Evergreen Cottages, Treverbyn Road, St Austell, Cornwall PL25 4EW.

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

Proposed: Cllr O Kimber, Seconded: Cllr P Highland. All in Favour.

Min PM42/26 - Planning Decisions

There were three planning decision outcomes from Cornwall Council to note that were published on the agenda. In addition, two planning decisions were read out by the Administrator as having been published by Cornwall Council since the agenda was issued.

- **PA26/00267**- Submission of details to discharge Conditions 3 Contaminated Land Risk Assessment, 7 Drainage, 9 Habitat Management and Monitoring and 11 EV charging points in respect of Decision Notice PA24/06769 dated 14.08.2025. Location: 3 Bojea Industrial Estate Access to Bojea Industrial Estate, Trethewel, St Austell PL25 3RJ. The Parish Council were not consulted on the application. Cornwall Council Planning Department have since **GRANTED** the discharge of condition.
- **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. The Parish Council supported this application on the 10th February 2026. Cornwall Council Planning Department have since **GRANTED** the application, with advice given.

It was **RESOLVED** to **NOTE** the Planning Decisions that were presented on the agenda, and the subsequent decision notices that the Administrator orally presented.

Proposed by Cllr Mrs. J Killacky, Seconded: Cllr O Kimber. All in Favour.

Min PM43/26 - Planning Correspondence

Planning application for consideration at the next meeting, as at 10/03/2026:

[PA26/01196](#) – Convert the existing workshops/garage into an annexe to be ancillary to the main property. Location: Balmacara, Bowling Green, Bugle, St Austell.

Min PM44/26 – Any other Planning Business

None.

Min PM45/26 – Confidential Items.

There were no items raised.

Cllr O Kimber wished to thank the administrator and noted how well they had managed the meeting in the Clerk’s absence.

There being no further planning business to transact, the Chairman closed the meeting at 7.50pm.

..... (Chairman) (Date)