

# Treverbyn Parish Council

## Planning Committee Meeting

Tuesday 26<sup>th</sup> May 2026, 6.00pm

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

**Present:** Cllr L Allen (Chair), Cllr P Highland, Cllr Mrs J Killacky, Cllr O Kimber, Cllr M Luke and Cllr M Shand.

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

**Members of the Public:** Three (3) present.

The Clerk opened the meeting by informing Committee members present that the first item of business would be to elect a Chairman.

### **Min PM64/26 – Election of Chairman**

It was proposed by Cllr O Kimber, Seconded by Cllr M Shand, that **Cllr L Allen** be elected Chairman of the Planning Committee for the 2026/2027 municipal year. All in Favour

*\*Cllr L Allen took over the Chairmanship of the meeting and duly chaired the remainder of the meeting*

### **Min PM65/26 – Election of Vice Chairman**

It was proposed by Cllr L Allen, Seconded by Cllr P Highland, that **Cllr Mrs. A Double** (in absentia) be elected Vice-Chairman of the Planning Committee for the 2026/2027 municipal year. All in Favour

### **Min PM66/26 - Apologies:**

Apologies received from Cllr Mrs A Double.

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

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

### **Min PM67/26 - Declaration of Interests:**

There were none recorded.

### **Min PM68/26 - Public Participation:**

Members of the public present, were in attendance to speak about PA26/02522. Several valid concerns were raised, which included matters appertaining to access, ownership, drainage, intrusion of neighbouring properties and lack of vehicular parking.

### **Min PM69/26 - Minutes of Planning Meeting held on the 12<sup>th</sup> May 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: Cllr M Luke, Seconded: Cllr O Kimber. All in favour.

### **Min PM70/26 - Planning applications received for consideration**

1. [PA26/02522](#) - Proposed erection of a self-build dwelling together with associated works. Location: Land North East of 3 Lower Molinnis, Lower Molinnis, Bugle, Cornwall.

Members **RESOLVED** to **OBJECT** for the following reasons:

#### **Scale, Massing and Overdevelopment**

The proposed development now constitutes a three-storey dwelling. Members considers that the increased height and scale represent an overdevelopment of the site and would result in a building that is out of keeping with the character and grain of surrounding development.

#### **Loss of Privacy and Overlooking**

The proposal raises significant concerns regarding overlooking and loss of privacy to neighbouring properties. The increased height and elevated positions of windows and external spaces have the potential to create direct views into adjoining residential properties and gardens, resulting in an unacceptable impact on neighbouring amenity.

#### **Parking and Highway Concerns**

Members remains concerned that the proposal does not adequately address parking provision and the likely increase in vehicle movements associated with the development. Given the constraints of the local road network and access

arrangements, insufficient parking could lead to overspill parking adjacent to the nearby play area and further highway safety concerns.

#### Impact on Local Services

Residents in the vicinity have reported existing water pressure issues. The Parish Council is concerned that the introduction of an additional dwelling of this scale may place further pressure on local infrastructure and utility services unless it can be clearly demonstrated that adequate capacity exists.

#### Drainage and Surface Water Management

There are ongoing concerns regarding drainage and surface water management within the locality. Members consider that insufficient information has been provided to demonstrate that the development will not exacerbate existing drainage problems or increase the risk of surface water flooding affecting neighbouring land and properties.

#### Lack of Adequate Amenity Space

The proposal appears to provide limited private amenity space relative to the size and scale of the dwelling. Members question whether the development offers an acceptable standard of residential amenity for future occupants and considers this indicative of an over-intensive form of development.

#### Access and Ownership Issues

Concerns remain regarding access to the site and the legal status of the entrance to the lane serving the development. In particular, questions have been raised regarding ownership rights and access arrangements affecting the entrance area, especially in relation to No. 4 Lower Molinnis. Members consider that these matters should be fully clarified before any planning permission is granted.

For the reasons outlined above, the Parish Council objects to application PA26/02522 and requests that the Local Planning Authority give full consideration to the concerns relating to residential amenity, infrastructure capacity, drainage, parking, access and land ownership before determining the application.

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

2. [PA26/03208](#) - Application for Permission in Principle for the construction of up to 2 dwellings (minimum of 1, maximum of 2). Location: 46 Rosevear Road, Bugle, St Austell, PL26 8PJ.

Members **RESOLVED** to **SUPPORT** the application

Proposed: Cllr M Shand, Seconded: Cllr P Highland. All in Favour

3. [PA26/02873](#) - Modify existing tower AY39 to support bespoke cross-arms and outriggers for down leads to sealing end platform. Tower to be raised to support modifications to a height of 27 metres. Location: Land North of Electricity Distribution Site, Bojea, St Austell, Cornwall

Members **RESOLVED** to **SUPPORT** the application

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

### **Min PM71/26 - Planning Decisions**

There were planning decision outcomes from Cornwall Council to note that were published on the agenda.

It was **RESOLVED** to **NOTE** the Planning Decisions that were presented on the agenda.

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

### **Min PM72/26 - Planning Correspondence**

Planning application for consideration at the next meeting, as at 26.05.2026:

1. [PA26/03519](#) - Permission in Principle for proposed demolition of the existing buildings and the erection of up to 5 dwellings (minimum of 4, maximum 5). Location: Silvertrees, Rescorla, St Austell, Cornwall, PL26 8YT.
2. [PA26/03518](#) - Permission in Principle for the proposed erection of up to 4 dwellings (minimum 3, maximum 4). Location: Land South East of 1 Rescorla, Rescorla, St Austell, Cornwall, PL26 8YT.

## Other Planning Correspondence

- a) The Clerk informed members, that an extraordinary meeting was called by Pentewan Valley Parish Council, regarding the proposed 325 dwellings near Tregorrick on Thursday 21<sup>st</sup> May. The Clerk of Pentewan Valley Parish Council circulated the information to all neighbouring Councils, informing them of this very meeting.
  
- b) The Clerk read correspondence from Alex Lawrey, Senior Development Officer, Planning Department, Cornwall Council. A five-day protocol notification had been received regarding the proposed development of eight dwellings at Mulberry Gardens (PA24/05849), following the Parish Council's objection to the application in 2025.

Following detailed discussion, it was formally **RESOLVED** to request that the application be determined by the Central Area Planning Committee, thereby selecting Option 3.

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

- c) The Clerk read correspondence from Samantha Hewitt, Principal Development Management Officer, Planning Department, Cornwall Council. Members received a full and comprehensive response advising that the application for the proposed development of 28 dwellings at Cargwyn, Penwithick would not be referred to the Central Area Planning Committee.

The correspondence explained that the application would be determined under delegated authority. Members noted that, although Cllr J Hanlon had initially sought referral of the application to the Central Area Planning Committee, the application could only be determined under delegated authority following his subsequent support for that course of action.

Following discussion, the following resolutions were proposed and carried:

- 1) That the Clerk draft a public statement for the residents of Penwithick, setting out the circumstances and decision in full.

Proposed: Cllr L Allen, Seconded: Cllr Mrs J Killacky. All in favour.

- 2) That the Clerk, on behalf of the Council, provide Ms Hewitt with a full and detailed response.

Proposed: Cllr O Kimber, Seconded: Cllr L Allen. All in favour.

**Min PM73/26 – Any other Planning Business**

There were no items raised.

**Min PM74/26 – Confidential Items.**

There were no items raised.

There being no further planning business to transact, the Chairman closed the meeting at 6:42pm.

..... (Chairman)      ..... (Date)