

8th July 2026

To Members of the Treverbyn Parish Council Planning Committee

Dear Councillor,

You are hereby summoned to attend a **Planning Meeting** of Treverbyn Parish Council to be held at the Parish Offices, Rockhill Business Park, Higher Bugle, PL26 8RA on **Tuesday 14th July 2026 commencing at 7:00pm** for the purpose of transacting the business stated in the agenda below.

Given under my hand,

D. R. Hawken

Mr Darren R. Hawken
(Clerk and Responsible Finance Officer)

Note: Members of the Press & Public are invited to attend under the Public Bodies (Admission to Meetings) Act 1960.

Under the Openness of Local Government Bodies Regulations 2014, any members of the public or press are allowed to take photographs, film and audio record the proceedings and report on all public sections of the meeting.

Under the Local Government Act (LGA) 1972 Sch 12 10(2)(b), the Council is unable to make any decision on matters not listed within the agenda.

Under the Local Government Act (LGA) 1972 s101, supported by Regina V Secretary of State for the Environment ex parte London Borough of Hillingdon 1986 case law, no one councillor can make a decision on behalf of the Council.

1	Apologies for Absence To receive apologies for absence and note apologies not received
2	Declarations of Interest • <i>Pecuniary Interests</i>: To receive Declarations of Pecuniary Interests as declared on the Register of Interests. • <i>Non-registerable Interests</i>: To receive Declarations of Non-registerable Interests. • <i>Dispensations</i>: The Clerk will consider and report on any requests for dispensation in line with the Council's Code of Conduct. • <i>Gifts & Hospitality</i>: To declare any gifts or hospitality in line with the Council's Code of Conduct.
3	Public Participation To hear from members of the public who wish to make representations, answer questions and give evidence in respect of the business on the agenda. A question shall not require a response at the meeting nor start a debate on the question. The chairman of the meeting may direct that a written or oral response be given.
4	Planning Meeting Minutes To receive and resolve to adopt the minutes of the meeting held on Tuesday 9th June 2026 to allow the presiding Chairman to duly sign.
5	Planning Applications To note details of Affordable Housing s.106 Modifications; To note details of applications for Lawful Development Certificates received (not a consultation); To note details of applications to determine if prior approval is required (not a consultation); To receive details of any pre-application advice cases and make comment if deemed necessary; To receive details of any non-material amendment applications and make comment if deemed necessary; and To consider any planning applications received up to the date of the agenda. (List below)

6	1. PA26/04198 - Non-material amendment in relation to decision notice PA22/02607 dated 25.03.2025 to change some of the house types of some of the plots in Area D, plots: 97-109, 113-120 and 122-124. Location: West Carclaze Garden Village Carluddon St Austell Cornwall PL26 8XW 2. PA26/04443 - Non-material amendment in relation to decision notice PA24/07666 dated 30/09/2025 (as amended by non-material amendment PA26/00111) for the relocation of the external porch, internal layout alterations and creation of accommodation above the garage. Location: Land East of 'Way of The Winds', Carn Grey, St Austell, Cornwall, PL25 3TB Planning Decisions To note the following planning decisions from the Planning Department at Cornwall Council (at the time of publication). • 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. The Parish Council supported this planning application on 26.05.26. Cornwall Council Planning Department have since, GRANTED the application • 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, PL25 5RU. The Parish Council supported the application on 26.05.26. Cornwall Council Planning Department has since raised NO OBJECTION to the application. • PA24/05849 – Construction of eight detached dwellings and associated works on land at the site of the former Trethurgy Reservoir, Mulberry Gardens, St Austell, Cornwall, PL25 3FZ. The Parish Council objected to this application on two occasions. Following the issuing of a five-day protocol notification, the Parish Council formally requested that the application be determined by Cornwall Council's Central
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	Area Planning Committee. The request was not supported by the divisional member, Cllr J. Hanlon. Consequently, the application was GRANTED under delegated authority by the case officer, Alex Lawrey, in consultation with Cllr J. Hanlon, rather than being referred to the Central Area Planning Committee. • PA26/03518 – Permission in Principle for the proposed erection of up to four dwellings (minimum three, maximum four). Location: Land south-east of 1 Rescorla, Rescorla, St Austell, Cornwall, PL26 8YT. The Parish Council objected to this application on 9th June 2026. Following the five-day protocol notification, the Parish Council requested that the application be determined by the Central Area Planning Committee. The case officer subsequently informed the Clerk verbally that the divisional member, Cllr J. Hanlon, has indicated his support for the application. As a result, the application will be GRANTED under delegated authority rather than being referred to the Central Area Planning Committee. • PA26/03519 – Permission in Principle for the proposed demolition of the existing buildings and the erection of up to five dwellings (minimum four, maximum five). Location: Silvertrees, Rescorla, St Austell, Cornwall, PL26 8YT. The Parish Council objected to this application on 9th June 2026. Following the five-day protocol notification, the Parish Council requested that the application be determined by the Central Area Planning Committee. The case officer subsequently informed the Clerk verbally that the divisional member, Cllr J. Hanlon, has indicated his support for the application. As a result, the application will be GRANTED under delegated authority rather than being referred to the Central Area Planning Committee.
7	Planning Correspondence To receive details of, and consider, correspondence including reports of appeal cases received up to the time of the meeting.
8	Any other Planning Items To receive, in writing, any other Planning items that are in requirement of being raised.

9	Confidential Matter(s) To resolve that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting, and that the live streaming and any recording cease, during the consideration of the following item(s) of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted END
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