

Treverbyn Parish Council

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Parish Offices
Rockhill Business Park
Higher Bugle, St Austell
Cornwall, PL26 8RA
Tel: 01726 851001

2nd September 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 8th September 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 11th August 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. PA26/04963 - Application for modification of a Section 106 agreement in relation to Decision Notice PA22/04846 to increase potential sale price of the properties. Location: Land at Wheal Rose, Roche Road, Bugle, PL26 8PP. 2. PA26/05125 - Dropped kerbs to access the Telephone Exchange in Bugle. Location: The Telephone Exchange, 18 Higher Bugle, Bugle, Cornwall, PL26 8PY 3. PA26/05540 - Reserved Matters application following Outline approval PA25/06847 dated 23rd December 2025 for a 3-bed dwelling (access, appearance, landscaping, layout and scale). Location: Land North East of 84 Stannary Road, Stannary Road, Stenalees, Cornwall, PL26 8SS 4. PA26/05524 - Proposed construction of three dwellings with associated works on land at Rockhill Business Park, plots 16, 17 and 18 of the existing housing development. Location: Land North East of Rockhill Business Park, Higher Bugle, Bugle, Cornwall, PL26 8RA. 5. PA26/05364 - Reserved Matters application for access, appearance, landscaping, layout and scale in relation to outline approval dated 22/11/2013 for Outline planning application for power plant and ancillary infrastructure, office, storage, water supply connection, electricity and heating connection to the Eden Project Energy Centre, landscape and habitat strategy and ancillary infrastructure with variation of conditions 1 and 8 of decision notice PA21/10297 dated 22.12.2021. Location: Eden Geothermal Ltd, Carne Cross, St Blazey, Par, Cornwall, PL24 2SX 6. PA26/05632 - Extend the existing affordable housing site to the south providing an additional sixteen units (four 4-beds, eight 2-beds and four 3-bed units) with variation of condition 2 in relation to decision notice PA22/04846 dated 26.06.2024. Location: Wheal Rose, Roche Road, Bugle, Cornwall. Planning Decisions To note the following planning decisions from the Planning Department at Cornwall Council (at the time of publication).
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	• PA26/05003 - Submission of details to discharge Condition number 3 (Archaeology, parts B, C and D) in respect of Decision Notice PA24/09793 dated 01/04/25. Location: Carthew Farm, Carthew, St Austell, Cornwall, PL26 8XQ. The Parish Council were not consulted on this application. Cornwall Council Planning Department have since DISCHARGED the condition. • PA26/05004 - Works to trees subject to a Tree Preservation Order - T1 Beech - Reduce height by 3 metres to leave 23 metres in height. Reduce radial crown spread by 2.5m, principally on the western aspect. Location: Bluebell Cottage, Carthew, St Austell, Cornwall, PL26 8XG. The Parish Council SUPPORTED this application on 28.07.26. Cornwall Council Planning Department have since APPROVED the application. • PA26/04593 - Removal of existing single storey extension and replaced with two storey side extension. Location: Channel View, Scredda, St Austell, Cornwall, PL26 8XW. The Parish Council SUPPORTED this application on 28.07.26. Cornwall Council Planning Department have since APPROVED the application.
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

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