

Treverbyn Parish Council

Planning Committee Meeting

Tuesday 11th August, 7.00pm

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

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

Also in attendance: The Clerk, Mr D Hawken.

Members of the Public: No members of the public present.

Min PM101/26 - Apologies

None received.

Min PM102/26 - Declaration of Interests:

There were none recorded.

Min PM103/26 - Public Participation

There were no members of the public present.

Min PM104/26 - Minutes of Planning Meeting held on the 28th July 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 Shand, Seconded: Cllr M Luke. All in Favour.

Min PM105/26 - Planning application

1. [PA26/04987](#) - Proposed demolition of the existing building and the erection of two self-build dwellings together with the provision of on-site parking. Location: Bugle Scout Hut Bugle Cornwall PL26 8PZ.

Members **RESOLVED** to **SUPPORT** the application, in principle.

However, Members raised significant concerns regarding land contamination, particularly the quantities of arsenic identified within the ground and recorded in the submitted Contaminated Land Report. Members consider it essential that Cornwall Council Planning Department and relevant consultees are fully

satisfied that these contamination risks can be appropriately and safely remediated prior to development, with suitable mitigation and remediation measures secured through the planning process where necessary.

Members also request that, as part of the proposed development, the entirety of Netley Lane from its junction with the B3278 is resurfaced. Given the likely impact of construction traffic and the additional use associated with the development, Members consider the resurfacing to be an important improvement and would wish to see this considered and, where possible, secured as part of any planning permission granted.

Accordingly, members support the application, subject to the satisfactory resolution of the contaminated land concerns and appropriate provision being made for the resurfacing of Netley Lane from the B3278.

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

Min PM106/26 - Planning Decisions

Two Planning Decisions had been received from Cornwall Council since the agenda had been published.

- **PA26/01574** – Submission of details to discharge condition 3 Landscaping in relation to Decision notice PA22/02607 dated 25/03/2025. The Parish Council were not consulted and Cornwall Council have since approved the application.
- **PA26/04645** – Submission of details to discharge Condition 3 – Drainage in respect of Decision Notice PA26/00146 dated 24.06.2026. Land to the East of Cargwyn Penwithick.

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

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

Min PM107/26 - Planning Correspondence

Classic Builders have contacted the Parish Council requesting suggestions for street names for the new development on Treverbyn Road, St Austell. The Clerk has circulated the correspondence to all Members by email.

ACTION: Add to the Planning Committee agenda for 8 September to agree a final decision on the three preferred street name options.

Clean Earth Energy have provided confirmation regarding the location of the turbine at Wheal Martyn. In recent weeks, residents have contacted the Parish Council raising concerns about its location; however, confirmation has now been received that the turbine has been erected in the correct location and in accordance with the relevant consent.

ACTION: The Clerk circulated the confirmation to all Members by email.

The Clerk provided details of the identified housing need within Treverbryn Parish, following recent comments made by Cornwall Councillor Peter La Broy regarding affordable housing development.

ACTION: The Clerk to seek further clarification and supporting information regarding the figures presented.

The Clerk informed Members that confirmation had been received that an appeal has been submitted against Cornwall Council's decision to refuse a Certificate of Lawfulness in relation to planning application PA26/01981.

ACTION: It was agreed that the Clerk would contact the relevant Development Officer at Cornwall Council for further information before making any representations on behalf of the Parish Council.

The Clerk has circulated the recent Planning News for Local Council and Agents from Cornwall Council.

The Clerk to Pentewan Valley Parish Council has notified neighbouring Parish Clerks that the Neighbourhood Development Plan has now entered the Regulation 16 consultation stage, which runs from 29 July to 10 September 2026.

Planning application for consideration at the next meeting, as at 11th August 2026:

- [**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. Land At Wheal Rose, Roche Road Bugle PL26 8PP.

Min PM108/26 – Any other Planning Items

None.

Min PM109/26 – Confidential Items

There were no items tabled.

There being no further planning business to transact, the Chairman closed the meeting at 7.25pm.

..... (Chairman) (Date)