

Treverbyn Parish Council

Planning Committee Meeting

Tuesday 8th September, 7.00pm

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

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

Also in attendance: The Clerk, Mr D Hawken.

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

Min PM110/26 – Apologies

Apologies received from Cllr Mrs. A Double and Cllr M Luke. It was also noted that no apology was received from Cllr P Highland.

It was **RESOLVED** to accept the reasons given and the non-apology.

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

Min PM111/26 - Declaration of Interests:

There were none recorded.

Min PM112/26 - Public Participation

There were no members of the public present.

Min PM113/26 - Minutes of Planning Meeting held on the 11th August 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 O Kimber, Seconded: Cllr Mrs. J Killacky. All in Favour.

Min PM114/26 - Planning applications

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.

Members **RESOLVED** to offer **NO OBJECTION** the application.

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

2. [PA26/05125](#) - Dropped kerbs to access the Telephone Exchange in Bugle.
Location: The Telephone Exchange, 18 Higher Bugle, Bugle, Cornwall, PL26 8PY.

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

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

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.

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

In reaching this decision, Members referred to the comments previously submitted in respect of PA25/06847 (Outline Planning) and request that these are taken into consideration where relevant.

Whilst supporting the application, Members would ask the Local Planning Authority to give careful consideration to the following matters:

Boundary treatment and highway safety: Appropriate and clearly defined boundary enclosures should be provided, together with adequate visibility splays and safe and suitable access to the site.

Stability of the rear garden: Members remain concerned regarding the stability of the rear garden, particularly where the site borders the adjoining public footpath. The Council would wish to be satisfied that appropriate measures are in place to ensure the stability and safety of this boundary.

Overlooking and residential amenity: Concern was raised regarding the potential for overlooking into the rear of No. 84. Members request that the relationship between the proposed dwelling and No. 84 is carefully considered to ensure that an acceptable level of privacy and residential amenity is maintained.

Parking provision/ownership: Please see comments made previously under PA25/06847.

Accordingly, the Parish Council **SUPPORTS** the application, subject to satisfactory consideration of the above matters and the relevant comments previously made in relation to PA25/06847.

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

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.

Members **RESOLVED** to make **NO COMMENT** on this planning application.

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

The applicant owns Rockhill Business Park, where the Parish Council Offices are situated, and is the landlord of the Council's Offices and Meeting Room. In light of these circumstances, the Committee resolved that it would be appropriate not to submit a consultee comment on the application.

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.

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

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

It was further agreed, that the Clerk write a letter, appertaining to the recent noise levels, when drilling on site has been undertaken.

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.

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

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

Min PM115/26 - Planning Decisions

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

- [PA26/05029](#) - Prior approval for conversion of an existing agricultural building, and reasonably necessary building operations, to form 1no. dwellinghouse. Location: Treverbyn Barn, Land North East of Treverbyn Cottages, Treverbyn Road, Stenalees Cornwall PL26 8TN.

It was **RESOLVED** to **NOTE** the three (3) Planning Decisions that were presented on the agenda and the one orally relayed by the Clerk.

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

Min PM116/26 - Planning Correspondence

Following correspondence from Classic Builders with regard to street names for the new development at Treverbyn Road, members discussed a number of options.

It was **RESOLVED** that the following road names were put forward to Classic Builders for consideration (in preference order)

Wheal Veor

Park an Garow

Gwel an Porth Road

Rowett Court

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

The Clerk had shared details of planning committee reform and new member and local Council protocols. An information video has been provided with members being invited to take part in a survey to be submitted by 17th September 2026.

The Clerk had contacted National Grid regarding recent contractual work which appears to have been undertaken in Ruddlemoor. Confirmation was duly received that this was to upgrade the existing transformer. The land in question was south of Lilac Cottage where there has been recent planning activity

Min PM117/26 – Any other Planning Items

None.

Min PM118/26 – Confidential Items

There were no items tabled.

There being no further planning business to transact, the Chairman closed the meeting at 8.02pm.

..... (Chairman) (Date)