Treverbyn Parish Council

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Parish Offices
Rockhill Business Park
Higher Bugle, St Austell
Cornwall, PL26 8RA
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21st October 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 27th October 2026*** *commencing at* ***5:45pm*** 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** • *Pecuniary Interests*: To receive Declarations of Pecuniary Interests as declared on the Register of Interests. • *Non-registerable Interests*: To receive Declarations of Non-registerable Interests. • *Dispensations*: The Clerk will consider and report on any requests for dispensation in line with the Council's Code of Conduct. • *Gifts & Hospitality*: 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 29th September 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)**

	1. **PA26/06233** - Proposed residential development of 24 dwellings. Location: Land North of 75 Treverbyn Road, Treverbyn Road, St Austell, Cornwall, PL25 4EW. 2. **PA26/06839** - Application for Permission in Principle for the construction of up to 9 dwellings (minimum of 9, maximum of 9). Location: Land South East of Blue Anchor, Scredda, St Austell, PL26 8XP. 3. **PA26/06107** - External alterations to the existing restaurant building to provide additional hotel bedrooms, reconfigured restaurant, single-storey entrance lobby extension, and all associated works. Location: The Carclaze, Carclaze, St Austell, Cornwall, PL25 4EJ. 4. **PA26/06795** - Construction of an accessible bridge providing level access from the existing parking bay to the first-floor level, together with the widening of an existing window opening and installation of a new lintel to form a principal entrance doorway, and all associated external works and internal entrance alterations. Location: 86 Bodmin Road, St Austell, Cornwall, PL25 5AG. 5. **PA26/06046** - Proposed development of four open market dwellings comprising two 3-bedroom semi-detached houses, one 3-bedroom detached house with detached single garage, and one 4-bedroom detached house with a detached double garage. Location: Land North West of The Treehouse, Carbean, St Austell, Cornwall, PL26 8XH. 6. **PA26/07200** - Non material amendment in relation to decision notice PA21/12757 dated 07/12/2023 to allow removal of window mid bars and precast concrete sills, introduction of raised brick plinth to all render units. Location: Land West of Evergreen Cottages, Treverbyn Road, St Austell, Cornwall.
6	**Planning Decisions** To note the following planning decisions from the Planning Department at Cornwall Council (at the time of publication). • **PA26/5750** – Submission of details to discharge condition number 10 (BNG), 11 (HMMP), 14 CEMP) and 15 (LEMP) in respect of Decision Notice PA26/00146 dated 24/06/26. The Parish Council were not consulted on this application.

	Cornwall Council Planning Department have since **DISCHARGED** the conditions. • **PA26/02665** – Application for Permission in principle for a proposed residential development of up to 9 dwellings (minimum of 5, maximum of 9). Location: Land on corner of Drummers Hill/Treverbyn Road, St Austell. The Parish Council SUPPORTED this application on the 12th May. Cornwall Council have since stated that the applicant has **WITHDRAWN** the application. • **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. The Parish Council made no comment owing to the applicant being the landlord of the Parish Offices. Cornwall Council have since stated that the applicant has **WITHDRAWN** the application. • **PA26/06261 -** Application for Permission in Principle for the construction of up to 1 dwelling (minimum of 1, maximum of 1). Location: Field Of Dreams, Road from Kerrow Lane to Rescorla, Rescorla, St Austell, Cornwall, PL26 8YT. The Parish Council offered NO OBJECTION to the application on the 29th September. Cornwall Council Planning Department have since, **GRANTED** the application. • **PA26/06209 -** Application for Permission in Principle for the construction of up to 7 dwellings (minimum of 7, maximum of 7). Location: Land at Bunny Road, Stenalees, PL26 8SR. The Parish Council offered NO OBJECTION to the application on the 29th September. Cornwall Council Planning Department have since **GRANTED** the application. • **PA26/05125 -** Dropped kerbs to access the Telephone Exchange in Bugle. Location: The Telephone Exchange, 18 Higher Bugle, Bugle, Cornwall, PL26 8PY. The Parish Council SUPPORTED the application on the 8th September. Cornwall Council Planning Department have since **APPROVED** the application.

	• **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. The Parish Council SUPPORTED the application on the 8th September. 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.
	END