Treverbyn Parish Council

Planning Committee Meeting
Tuesday 27th October 2026, 5.45pm
Meeting Room, Parish Offices, Rockhill Business Park, Higher Bugle.

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

Also in attendance: The Clerk, Mr D Hawken and the Administrator Mrs B Bassett.

Members of the Public: Four (4) present. Mr Simon Jones and Mr Roger Skinner relating to Application PA26/06233, Cornwall Councillor Jamie Hanlon and Cllr G Tregidga.

Min PM127/26 - Apologies

Apologies received from Cllr Mrs. J Killacky.

It was **RESOLVED** to accept the apology and the reason given.

Proposed: Cllr Mrs. A Double, Seconded: Cllr M Shand. All in Favour.

Min PM128/26 - Declaration of Interests:

There were none recorded.

Min PM129/26 - Public Participation

Mr Simon Jones, architect for PA26/06233, talked through the application and the relevant changes that had been made on behalf of the applicant.

Min PM130/26 - Minutes of the Planning Meeting held on 29th September 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 Luke, Seconded: Cllr P Highland. All in Favour.

Min PM131/26 - Planning applications

1. **PA26/06233** – Proposed residential development of 24 dwellings. Location: Land North of 75 Treverbyn Road, Treverbyn Road, St Austell Cornwall PL25 4EW.

Members considered the application and discussed the Council's previously submitted objections and comments to Cornwall Council.

The Council's earlier representations had referred to the Planning Inspectorate's appeal decision of November 2025, which identified concerns regarding encroachment into the countryside, conflict with Policy 3 of the Cornwall Local Plan, harm to the rural landscape character and the visual impact of residential development in this location.

The Council's previous comments had also highlighted concerns regarding the gradual erosion of the green gap between St Austell and Scredda, the suitability of the site for residential development, highway and pedestrian safety, surface water drainage, landscaping and the impact on the nearby public footpath. It had further been noted that, whilst the revised proposal for 24 dwellings across the enlarged site might address some of the earlier concerns relating to development density and affordable housing, this did not, in itself, overcome the fundamental concerns identified by the Planning Inspector regarding the suitability of the location and the potential harm to the surrounding landscape.

Following considerable debate and discussion, Cllr Mrs A Double proposed that the Council **SUPPORT** the application. The proposal was seconded by Cllr P Highland.

An amendment was subsequently proposed by Cllr L Allen, seconded by Cllr M Luke, that the Council **OBJECT** to the application, reiterating its previously submitted objections and comments. Cllr M Shand also supported the amendment.

The amendment was carried by **3 votes to 2,** with Cllr O Kimber abstaining.
Members therefore **RESOLVED,** by majority vote, to **OBJECT** to the application, reaffirming the Council's previously submitted objections and comments in full.

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.

Members **RESOLVED** to offer **NO OBJECTION** to the application.
Proposed: Cllr O Kimber, Seconded: Cllr P Highland. All in favour.

3. **PA26/06107** – External alternations 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.

Members **RESOLVED** to **SUPPORT** to the application.
Proposed: Cllr M Luke, Seconded: Cllr M Shand. All in favour.

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.

Members **RESOLVED** to **SUPPORT** to the application.
Proposed: Cllr M Shand, Seconded: Cllr Mrs. A Double. All in favour.

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.

Members discussed the application and felt that the principal and overriding concern is the formal objection raised by the Health and Safety Executive (HSE), which has expressly advised against the granting of planning permission on public safety grounds. In its consultation response dated 12th October 2026 (reference HSL-261012131412-379), the HSE confirms that the proposed development falls within the consultation distance of at least one major hazard site and/or major accident hazard pipeline.

The HSE's assessment concludes:
"The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case."

Members considered this to be a significant and compelling material planning consideration which must be afforded substantial weight in determining the application. The proposal would introduce four additional permanent residential dwellings into an area where the HSE has identified sufficient risk to warrant advising against development. They were particularly concerned about the potential exposure of future residents to a major accident hazard and considers that public safety must take precedence. It was further noted that the HSE has expressly confirmed that it will provide support should Cornwall Council refuse planning permission on safety grounds. Members also drew attention to the HSE's requirement that, should Cornwall Council be minded to grant permission contrary to its advice, the HSE must be notified in advance and allowed 21 days to consider whether to request that the application be called in for determination by the Secretary of State. Members considered that the HSE's unequivocal advice against development provides clear and substantial grounds for refusal.

Members requested that Cornwall Council gives full weight to the HSE's findings and does not grant planning permission contrary to the advice without compelling technical evidence and justification.

Members **RESOLVED** to **OBJECT** to the application.
Proposed: Cllr Mrs. A Double, Seconded: Cllr L Allen. All in Favour.

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.

Members **RESOLVED** to **SUPPORT** the application.
Proposed: Cllr M Shand, Seconded: Cllr M Luke. All in favour.

**Two members of the public left the meeting following the decision of the applications.*

Min PM132/26 - Planning Decisions

There were seven planning decision outcomes from Cornwall Council to note that were published on the agenda.

It was **RESOLVED** to **NOTE** the seven (7) Planning Decisions on the agenda. There were no others that were orally relayed by the Clerk.

Proposed by Cllr Mrs. A Double, Seconded: Cllr M Luke. All in Favour.

Min PM133/26 - Planning Correspondence

The Clerk had received a five-day protocol relating to **PA25/07216** – Change of use of land for the siting of 63 holiday caravans to form an extension to an existing holiday park. Location: Manor Park Caravan Park, Resugga Green Lane, Penwithick PL26 8YP.

After much discussion, it was formally **RESOLVED** to pursue **OPTION THREE** under the five-day protocol and request that the planning application is determined by the Central Area Planning Committee.

Proposed: Cllr P Highland, Seconded: Cllr M Luke. All in Favour.

The Clerk had been copied into correspondence from a resident of Cargwyn, Penwithick, who has written to the local MP and Planning Department at Cornwall Council, in relation to the Cargwyn application, PA26/00146, to which the Parish Council had objected to. **ACTION: Clerk to forward to members.**

Min PM134/26 – Any other Planning Items

None.

Min PM135/26 – Confidential Items

There were no items tabled.

There being no further planning business to transact, the Chairman closed the meeting at 6.28pm.

…… (Chairman) …….. (Date)