

TREVERBYN PARISH COUNCIL

PLANNING MEETING held on May 28th 2024

at Rockhill Business Park commencing at 7.00pm.

Present: Cllr Mrs A Roberts (Chairman), Cllr L Allen, Cllr P Highland, Cllr B Hollis, Cllr G Hooper, Cllr Mrs J. Killacky, Cllr M Luke, Cllr Mrs M Rance-Matthews, Cllr K Pollard, Cllr M Shand, Cllr K Stephens, D Stevens (Clerk) and D Hawken (Deputy Clerk)

Apologies: Cllr Mrs A Double, Cllr G Tregidga and Cornwall Councillor P Guest.

There were no members of the public present.

Declaration of Interests: Cllr G Hooper explained his reasons for declaring an interest in planning application PA24/03112.

Public Participation:

With no members of the public present there were no requirements to hold this agenda item.

Minutes of Planning Meeting held on May 14th 2024

Minutes of this meeting had been published and circulated and were accepted. Proposed by Cllr M Shand, seconded by Cllr Mrs J Killacky. All in favour.

The Chairman Cllr Mrs A Roberts then asked Cllr G Hooper to chair the Planning meeting, but with the first application being PA24/03112 he left the room and the Clerk presented the first application.

Planning applications received for consideration.

1. **PA24/03112 Mrs Lisa Cooper** – Certificate of lawfulness for existing use for residential purposes, two twin lodges and four mobile homes (breach of planning permission PA13/06654 at Bluebarrows Caravan Park, Clays Walks, Stenalees. The

history of this protracted application was provided and after much discussion it was **RESOLVED** to **OBJECT** to the application. Proposed by Cllr M Luke, seconded by Cllr L Allen. All in favour. (One abstention GH)

Comments: The site having been purchased at auction from Imerys in 2013 with a number of covenants attached including a stipulation that it remained as agricultural land. A Conditional Planning Permission for the stationing of three gypsy static caravans and three touring pitches was

given to an application PA13/06654 which included Condition 3 stating 'that any caravans positioned on the site shall be capable of being towed on the public highway, in accordance with the relevant Highway Act legislation, without division into separate parts' and Condition 6 'The temporary permission is approved for a period of **Five** years from the date of the decision notice. The static caravans, any touring caravans and all the associated residential paraphernalia, are to be removed and the land restored to its former condition on expiration of the permission.' The principal reason being to enable the Local Planning Authority to retain control over the development, with regard to the potential future workings of the mineral resource close to the site. In line with the Policy S1 and C7 of the Cornwall Minerals Local Plan. The area borders our Parish Footpath 9, plus a recently developed industrial access road to supply the new nearby ventures of North Goonbarrow Aggregates and British Lithium sites. Furthermore, it is most disturbing to note that the proposed site has now been rebranded to the name of Bluebarrows Caravan Park.

There has been a continuous breach of planning and an obvious reluctance to adhere to these conditions with photographic evidence available showing that the number of static caravans from 2016 showing none on site; in September 2023 shows two occupied caravans, a further caravan on site plus one unconnected caravan increased to the current situation. It appears that until receipt of a recent Enforcement notice EN23/00050 there had been no attempt to obtain a lawful development.

Cllr G Hooper returned to the meeting room and continued to chair the Planning meeting.

2. **PA24/03423 Mrs J Burton** – Extension to the rear of the property at 30 Fore Street, Bugle, St Austell
It was **RESOLVED** to **SUPPORT** with concerns that the right of way remains for number 32, comments from South West Water are recognised and that sufficient parking is available. Proposed by Cllr M Shand, seconded by Cllr M Luke. All in favour.
3. **PA24/03441 Mr and Mrs C McQuillen Wright** – Extension over existing garage to provide accommodation for a full-time carer at Chi A Gres, Trethurgy, St Austell

It was **RESOLVED** to **SUPPORT** this application. Proposed by Cllr L Allen, seconded by Cllr M Luke. All in favour.

4. **PA24/01295 Mr Paul Bearham, SouthWest Community Builds** - Extend the current Bowling Green and erect a new club house plus associated works at Stenalees Bowls Club Pavilion, Treverbyn Road, Stenalees, St Austell

Correspondence was read from a representative of the Bowls club.

It was **RESOLVED** to **SUPPORT** the application. Proposed by Cllr M Luke, seconded by Cllr M Shand. All in favour.

5. **PA24/03591 Vanessa Swanton** – Amenments to PA19/08672 for the renovation and extension of former cottages to provide a dwelling, conversion of outbuilding to form an annexe, construction of garage and associated landscaping works without compliance with Condition 2 of decision notice PA22/00668 dated 23.03.2022 at Hill House, Trenance Downs, St Austell

It was **RESOLVED** to **SUPPORT** this application. Proposed by Cllr M Luke, seconded by Cllr L Allen. All in favour.

Planning Decisions.

No recent decisions have been received.

Planning Correspondence.

- Notification of alleged breach of planning at 4 Rosevear Terrace, Bugle.
- Notification of planning application PA24/03725 National Grid Electricity Distribution – installation of new mast and ancillary works at Mount Stamper Road, Scredda, St Austell.
- Correspondence on disposal of the Old Carclaze Infant School.

Emergency Items.

There were no emergency items for discussion.

Meeting closed at 7.45pm

.....(Chairman) (Date)