

TREVERBYN PARISH COUNCIL

PLANNING MEETING held on July 30th 2024

Rockhill Business Park commencing at 7.00pm.

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

Apologies: Cllr L Allen, Cllr K Stephens and Cornwall Councillor P Guest.

There was one member of the public present.

Declaration of Interests: Cllr G Hooper on application: PA24/02553

Public Participation: There was no public participation.

Minutes of Planning Meeting held on July 9th 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 duly asked Cllr G Hooper to chair the Planning meeting.

Planning applications received for consideration.

1. **PA24/04807 – Mr Dominic Penhall.** Proposed new Site access/egress to existing E(g)/ B8 industrial warehouse building and formation of new vehicular turning area. Location: Factory unit rear of 75 Treverbyn Road, St Austell.

After much debate and discussion, it was **RESOLVED** to **OBJECT** the application. Until recently this site has not been in regular industrial use since the 1960's. Treverbyn Road is considered the main thoroughfare to St Austell with constant use by vehicles serving Poltair School, Cornwall College and St Austell Brewery hence concerns are raised at the increased impact on highway safety. The access would be totally inappropriate for use by Heavy Goods Vehicles as turning left would necessitate a manoeuvre of crossing the centre of the road. We urge that consultation and a site visit is undertaken with the Highways Department. This site is within the St Austell Critical Drainage Area and potential contamination in drainage of run-off water from the site will undoubtedly provide further

potential risk of flooding to nearby lower-level properties. This access application will require the removal of an Ancient Cornish stone hedge, together with the previous removal of a substantial number of trees that has transformed the concept of a green field approach bordered by a well-used Parish footpath and an existing public footpath on Treverbyn Road to an industrial eye-sore. Proposed: Cllr M Shand, seconded: Cllr Mrs A Double. All in Favour

2. **PA24/04999 – Mr & Mrs S Smith.** Garage conversion with first floor extension over. Location: 41 Pentrevah Road, Penwithick, St Austell.

It was **RESOLVED** to **SUPPORT** the application

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

3. **PA24/04201 – Mr Geoff Coombe.** Proposed studio extension and store replacing a timber shed. Location: 2 Oak View, Rosevean, Bugle, St Austell.

After much debate and discussion, it was **RESOLVED** to **SUPPORT** the application with a reservation that the recommendations from South West Water are adhered to.

Proposed: Cllr M Luke, seconded: Cllr Mrs J Killacky. All in Favour

4. **PA24/05025 – GPH Carpentry.** Erection of a replacement previously demolished single dwelling. Location: 1 Red Lane, Bugle St Austell.

It was **RESOLVED** to **OBJECT** the application. Councillors would prefer that the property layout faced on to the new sites and that the access for this new application enters via the new service road for the site thus preventing a further entrance on to the narrow public footpath that is Red Lane. Since the wooden fencing placed and shrubs have been installed on the new site the Parish Council have received numerous complaints of restricted visual splay and near-misses with vehicles trying to enter the very busy A391 from Red Lane. The Parish Council urge that consultation and a site visit is undertaken with Highways Department. Also, that the ancient Cornish stone hedge and a missing Cornwall Council dog waste bin is returned to its former state.

Proposed: Cllr Mrs A Roberts, seconded: Cllr M Luke. One abstention (AD).

Cllr G Hooper had declared an interest on the next application and left the room. The Clerk took over and read correspondence from the applicant and gave details of previous history before discussions commenced

5. **PA24/02553 – Mrs Mercedes Proctor.** Construction of single-storey dwelling with parking for 2 cars. Location: Land South of 14 Caudledown Lane, Stenalees, St Austell.

The Clerk read correspondence from the applicant and there followed considerable discussion that included at one stage Council coming out of committee to clarify a point with the applicant who was present. It was **RESOLVED** to **SUPPORT** the application with concerns expressed about the removal of the boundary wall, no access point shown on the documents and insufficient turning space provided. As with all applications in this area Councillors expressed their on-going concerns about the access from Caudledown Lane on to the very busy, fast Stannary Road.

Proposed: Cllr Mrs A Double, seconded: Cllr B Hollis. 3 abstentions (AR, MRM and ML).

Cllr G Hooper returned to the room.

6. **PA24/05475 – Mr Jonathan Knights.** Works to tree covered by a Tree Preservation Order (TPO) Ash located between a small oak and another ash tree – tree to be felled. Location: The Mill, Carthew, St Austell.

The Clerk explained that this application had now been withdrawn and superseded by an exception notice PA24/00894 agreed with the Tree Officer.

Planning Decisions

- **PA24/01295 – Stenalees Bowls Club.** Extend the current bowling green and erect a new club house plus associated works. Location: Treverbryn Road, Stenalees, St Austell. Cornwall PL26 8SS. The Parish Council supported the application on 28.05.24. Cornwall Council Planning Department have since **APPROVED** the application.
- **PA24/03591 – Vanessa Swanson.** Location: 30 Fore Street, Bugle, St Austell, Cornwall. PL26 8PE. Amendments to PA19/08672 for the renovation and extension of former cottages to provide a dwelling, conversion of outbuilding to form an annexe, construction of a garage and associated landscaping works without compliance with Condition 2 of Decision notice PA22/00668 dated 23.03.2022. Location: Hill House, Trenance Downs, St Austell. The Parish Council supported the application on 28.05.24. Cornwall Council Planning Department have since **APPROVED** the application

- **PA24/03687 – Sky Primary and Eden Project Nursery.** Installation of a Yurt on a temporary site at Cherry Zone car park adjacent to the temporary school buildings in the current staff car park to facilitate the nursery provision for children aged 3 and 4 years of age. Location: Sky Primary and Eden Project Nursery, Carne Cross, St Blazey, Cornwall. PL24 2SX The Parish Council supported this application on 25.06.24. Cornwall Council Planning Department have since **APPROVED** the application.
- **PA24/01843 – Mr Orchard.** Demolition of out-buildings and construction of two detached dwellings. Location: Land at rear of Medacote Lodge, Bowling Green, Bugle, Cornwall. PL26 8QP. The Parish Council objected to this application on 09.04.24 then agreed to disagree with the Planning Officer’s recommendations. Cornwall Council Planning Department have since **APPROVED** the application.

Planning applications for consideration at the next meeting:

1. **PA24/05533 - Mr and Mrs A Morton and J Fuller.** Proposed erection of mast attached to existing building. Location: Carthew Farm, Carthew, St Austell.
2. **PA24/03650 Mr Mark Watkins Sign Making** – Certificate of lawfulness for existing use: Change of use from residential care home back to domestic dwelling for family use. No machinery required. No works to be carried out and therefore no hours required. Location: Lowenva, Rescorla, St Austell.

Planning Correspondence.

The Deputy Clerk mentioned that the application mentioned at the last Planning meeting PA24/02807 Mr J Wood for the construction of 8 detached dwellings and the re-siting of 2 dwellings that already have planning consent with associated works has been temporarily **WITHDRAWN**.

Emergency Items.

There being no further business, the Chairman closed the meeting at 7.52 pm

.....(Chairman) (Date)