

TREVERBYN PARISH COUNCIL

PLANNING MEETING held on September 24th 2024

Parish Offices, Rockhill Business Park. 7:00pm

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

Apologies: Cllr L Allen, Cllr Mrs. A Double, Cllr Mrs. M Rance-Matthews, Cllr G Tregidga and Cornwall Councillor P Guest.

There was one member of the public present.

Declaration of Interests: None recorded.

Public Participation: The one member of the public present duly spoke regarding planning application: PA24/06770.

Minutes of Planning Meeting held on September 10th 2024

Minutes of this meeting held on the 10th September had been published, circulated and duly accepted. Proposed by Cllr Mrs. J Killacky, seconded by Cllr M Shand. All in favour.

Planning applications received for consideration.

1. PA24/06770 - Miss Trish Draper.

Demolition of existing garage and construction of a new three-bedroom dwelling with associated garden area and vehicular parking. Location: Land West of 53 Fore Street, Park Lane, Bugle, Cornwall.

After much debate and discussion, it was **RESOLVED** to **SUPPORT** the application. Councillors had some concerns that this was an unadopted footpath/road and if the parking spaces be sufficient? And therefore, not blocking the store premises of nearby furniture business.

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

2. PA24/06968 - Miss Rachel Hamilton.

Replacement Dwelling with the inclusion of the existing building with Prior Approval under Class Q (PA22/00641). Location: Land South East of Treverbyn Farm, Treverbyn Road, Stenalees, Cornwall.

After much discussion and debate, Cllr M Luke tabled a proposal to object to the application. His proposal to object failed to obtain a seconder. Cllr P Highland proposed to support the application, with Cllr Mrs. J Killacky seconding the proposal. When the vote was taken on supporting the application, Cllr M Luke objected and Cllr B Hollis and Cllr K Pollard abstained. Those in favour of supporting the application were therefore: Cllr Mrs. A Roberts, Cllr P Highland, Cllr G Hooper, Cllr Mrs. J Killacky and Cllr M Shand.

It was therefore **RESOLVED** to **SUPPORT** this planning application.

Council stated concerns that the design was not in keeping with the street scene. It is accepted that it is within walking distance of the village of Stenalees, however, the village has no community facilities and residents of this proposed site would be totally dependent on the use of motorised transportation generating on a daily basis, a further increase in traffic in an area around the Treverbyn Academy, Treverbyn Community Hall and St Peter's Church that already has severe congestion issues at defined times of day. Treverbyn Road is a narrow thoroughfare barely wide enough for two large vehicles to pass, with no pavements after the cemetery entrance. If possible, a condition needs to be stated that the public footpath (424/11/1) that runs through the site, needs to be kept available at all times. Question marks remain if adequate parking is going to be available on site, particularly when further vehicular demand is enhanced further with the future building of two further dwellings in close proximity - PA22/00488.

Planning Decisions

The Deputy Clerk relayed three planning decision for the attention of Councillors:

- **PA24/05533 – Mr and Mrs A Morton and J Fuller.** Proposed erection of mast attached to existing building. Location: Carthew Farm, Carthew, St Austell, Cornwall. PL26 8XQ. The Parish Council supported this

application on Tuesday 13th August. Cornwall Council Planning Department have since **APPROVED** the application.

- **PA24/03650 – Mr Mark Watkins.** 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, Cornwall. PL26 8YT. The Parish Council supported the application on Tuesday 13th August. Cornwall Council Planning Department have since **APPROVED** the application.

- **PA24/02553 – Mrs Mersedeh Proctor.** Construction of single-storey dwelling with car-parking for two cars. Location: Land South of 14 Caudledown Lane, Stenalees, Cornwall. PL26 8TG. The Parish Council supported this application on Tuesday 20th July. Cornwall Council Planning Department have since **APPROVED** the application.

Planning Correspondence.

Councillors were notified that as it stands to date, there are two planning applications for consideration at the next Planning Meeting to be held on 8th October.

1. **PA24/06648 – Mr Martin Winch.** Certificate of Lawful use to establish existing use of Development in respect of the occupation of a dwelling in breach of condition no 2 of planning permission C2/06/00708. Location: Little Field, Innis Moor, St Austell, Cornwall. PL26 8YH.
2. **PA24/06443 – Mr Greg Christie (Sprout Developments).** Garage conversion to a private residential dwelling. Location: 66A Fore Street, Bugle, St Austell, Cornwall.

The Deputy Clerk read to Councillors, correspondence received from a resident of Caudledown Lane, appertaining to a neighbours planning application (PA24/05719 - Land West Of 16 Caudledown Lane, Stenalees, Cornwall, PL26 8TG). The Parish Council received this correspondence merely as a 'copy' with the primary recipient being the Planning Department at Cornwall Council.

Emergency Items

There were no emergency items raised.

There being no further business, the Chairman closed the meeting at 7:40pm.

.....(Chairman) (Date)