

## **TREVERBYN PARISH COUNCIL**

**PLANNING MEETING held on October 8<sup>th</sup> 2024**

**Parish Offices, Rockhill Business Park. 7:00pm**

*Prior to the commencement of the Planning Meeting, a presentation was given to Council from representatives of the 'White River Valley Project'*

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

**Apologies:** Cllr B Hollis

There were two members of the public present, one of which, was observing the meeting after expressing an interest in the Councillor co-option vacancy advertised.

**Declaration of Interests:** None recorded.

**Public Participation:** One member of the public present, raised concerns over the speeding of vehicles on Roche Road, Bugle. Various changes in speed limits were causing uncertainty, particularly the new stretch of road with the new 20mph limit. Cornwall Councillor P Guest duly responded to some of the issues raised.

### **Minutes of Planning Meeting held on September 24<sup>th</sup> 2024**

Minutes of this meeting held on the 24<sup>th</sup> September had been published, circulated and duly accepted. Proposed by Cllr M Shand, seconded by Cllr Mrs. M Rance-Matthews. All in favour.

### **Planning applications received for consideration.**

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.

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

Proposed: Cllr Mrs. A Double, Seconded: Cllr L Allen. All in Favour

2. **PA24/06443 – Mr Greg Christie (Sprout Developments)**. Garage conversion to a private residential dwelling. Location: 66A Fore Street, Bugle, St Austell, Cornwall.

It was **RESOLVED** to **OBJECT** to this application based on the following comments:

- 1) Limited and restricted living space
- 2) Lack of amenity space
- 3) Overbearing effect on neighbouring property
- 4) Parking referred to in the Design and Access Statement is Parish Council owned and is currently used to full capacity
- 5) No referral to drainage and percolation test
- 6) Access for vehicles on to the busy B3374 would be adjacent to 4-way traffics on extremely busy junction.

Proposed: Cllr M Luke, Seconded: Cllr G Tregidga. All in Favour

3. **PA24/06811 – Imerys Minerals Ltd.** Reserved Matters application for two dwellings and associated works (details following Outline Consent PA21/06235 dated 01.09.2021). Location: Land South West of Bugle Scout Hut, Bugle, Cornwall. PL26 8PZ

It was **RESOLVED** to **SUPPORT** this application, with the following comments submitted:

The Parish Council wish to emphasise their consultee statement made on planning application PA21/06235, that being... 'Support with a condition that the single-track access lane is upgraded prior to any development and maintained to a recognised, suitable standard'.

Therefore, the Parish Council would like to see Condition 4 of the granted Outline Consent decision, dated 1st September 2021, upheld.

Proposed: Cllr L Allen, Seconded: Cllr M Luke. All in Favour

### **Planning Decisions**

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

- 1) **PA24/01560 – Mr A Rattenbury**. Change of use to general offices, warehouse and saddlery. Location: Carbean Mill, Carbean, St Austell, Cornwall. PL26 8XG. The Parish Council supported this application on 09.04.24. Cornwall Council Planning Department have since **APPROVED** the application.
  
- 2) **PA24/06186 – Mrs Gooderham**. New window and door to south elevation and new window to north elevation. Location: 8 Fore Street, Bugle, St Austell, Cornwall. PL26 8PE. The Parish Council supported this application on 27.08.24. Cornwall Council Planning Department have since **APPROVED** the application.
  
- 3) **PA24/05432 – Mrs M Bunt**. Certificate of Lawfulness for existing use of caravan as a permanent dwelling. Location: The Cravan, Bojea Farm, Bojea, St Austell, Cornwall. PL25 5RU. The Parish Council supported this application on 27.08.24. Cornwall Council Planning Department have since stated that the application has been **WITHDRAWN**.

### **Planning Correspondence.**

Councillors were notified of a planning application that has recently been published, however, the Parish Council have not been requested as a consultee.

**PA24/07501 – Mr I Horton**. Submission of details to discharge conditions 6,7,8, and 9 of decision notice PA24/01843 dated 18.07.24.

## Emergency Items

### Devolution

The Clerk provided Councillors with an in-depth appraisal on recent conversations and correspondence with both Nicola Wilcocks and Roger Gates, regarding the proposed devolution of Cornwall Council assets to the Parish Council. It was announced that a further two assets (namely Larcombe Road and Hallane Road play areas) be added to the list of 'first phase' priorities, making a total of six assets in the initial package. Conversations would continue. It was noted that the play areas of Trethowel and Treverbyn Park would be the first two at the top of the priority list.

### White River Valley Project

It was agreed that the Parish Council play an active part in this project following recent invitations to be part of the steering group. Representatives would be attending meetings and feeding back such progress to the Council.

### Diarising of Finance and General Purposes / Staffing Meeting

Agreed date: **Tuesday 15<sup>th</sup> October at 6:00pm**

### Diarising of Neighbourhood Development Plan Meeting

Agreed date: **Wednesday 23<sup>rd</sup> October at 6:30pm**

There being no further business, the Chairman closed the meeting at 8:15pm.

.....(Chairman) ..... (Date)