

TREVERBYN PARISH COUNCIL

PLANNING MEETING held on November 12th 2024

Rockhill Business Park commencing at 7.00pm.

Present: Cllr Mrs A Roberts (Chairman), Cllr Mrs A Double, Cllr Mrs J. Killacky, Cllr M Luke, Cllr K Pollard, Cllr M Shand and the Clerk D Stevens.

Apologies: Cllr L Allen, Cllr P Highland, Cllr B Hollis, Cllr G Hooper, Cllr Mrs M Rance-Matthews, Cllr G Tregidga, County Councillor P Guest. The Deputy Clerk D Hawken was attending CALC Annual General Meeting.

There were 5 members of the public present, two prospective new councillors and representatives for two of the planning applications.

Declaration of Interests: None

Public Participation: There was no public participation but representatives of Ecobos and their architects gave an informative and reassuring presentation on their intentions for Phase 2 and the future developments on the West Carclaze Garden Village site. Various questions from councillors were competently answered by Dorian Beresford. Chairman Mrs A Roberts extended thanks for the interesting presentation and stated she was reassured that the Council's comments were being taken into consideration.

Minutes of Planning Meeting held on October 29th 2024

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

The Council then went in committee and the Chairman before taking the lead on discussions of the various planning applications she informed those present that the meeting was being recorded.

Planning applications received for consideration.

PA242/02607 – Mr J Rash (Ecobos Ltd) Reserved Matters application for sub-phase (Areas D1 and D2) of phase 2 of the development comprising the development of 175 residential units, associated landscaping, and site infrastructure (details following outline consent PA14/12186 dated

21.09.2018) Location: development land at West Carclaze Garden Village, Carluddon, St Austell.

Councillors endorsed the earlier comments from the Chairman stating it was encouraging that previous concerns raised by the Council now seemed to be addressed and it was noted that Mr Beresford referred to the Council's plans on the devolution of play-areas and that the company might be able to assist in that scheme.

It was resolved to **SUPPORT** this application. Proposed: Cllr M Luke, seconded by Cllr Mrs A Double. All in favour.

PA24/08005 – Mr A Rattenbury. Replacement roof structure of the original mill building with 4 new dormers, repainting of all three buildings to match existing mill building. Location: Carbean Mill, Carbean, St Austell.

It was resolved to **SUPPORT** this application. Proposed: Cllr Mrs A Double, seconded: Cllr M Shand. All in favour.

PA24/07892 - Miss G Marsden. Application for a lawful development certificate for existing works comprising site clearance involving stripping back the area where part of the access track to a proposed wind turbine will be sited. Location: North West of Carthew Farm, at Wheal Martyn, Carthew, St Austell. It was resolved to **SUPPORT** this application. Proposed: Cllr M Shand , seconded Cllr Mrs A Double. All in favour.

PA24/07872 - Mrs S Haywood. Proposed dwelling within the garden of The Elms. Location: Land West of The Elms, Trethurgy, St Austell. After some debate it was resolved to **REFUSE** this application expressing major concerns at the access onto a busy narrow throughfare with extremely poor visual spray on a road that runs to the nearby entrance to the Eden Project with extremely poor visual splay. The position of the current septic tank would impede any new development and it was recommended that a water treatment plant be installed to aid the combat of issues in sewerage treatment in the Trethurgy area. Proposed: Cllr M Luke, seconded by Cllr Mrs A Double. All in favour.

*Council then came out of committee to listen to Mr T Davis who spoke about the history and aspirations of the Trust in respect of the application PA24/06413. Mr Davis was surprised when it was explained that the Council had received

comments from a neighbouring land-owner re boundaries shown on the application's location plan.

* Mr Davis was thanked for the information provided and Council returned to committee.

PA24/06413 - Mr T Davis (Treverbyn Community Trust). Retention of geotextile and stone 'compound' together with proposed surfacing of triangular piece of land to use as a parking area. Location: Land South West of Wesley Close, Stenalees, St Austell. It was resolved to **DEFER** this application to give time for the applicant to consult with the neighbouring land owner. Proposed by Cllr M Luke, seconded by Cllr M Shand. All in favour.

PA24/06769 - Mr A Jenner (Coastal Group). Erection of store, showroom and ancillary offices. Location: Land North East of 3 Bojea Industrial Estate, Global House, Bodmin Road, Trethowel, St Austell. There was considerable discussion on this application mainly relating to the contour of the land with no retaining walls and it's close proximity to the Sustrans Trail and Parish Footpath (Public Right of Way 1), the disposal of the evasive species and most concerning a considerable spring of water emanating out of the land destined for development. It was resolved to **DEFER** this application and invite the applicant to attend the next meeting (Nov 26th) to reply to many of the councillor's concerns. Proposed by Cllr Mrs A Double, seconded by Cllr M Shand. All in favour.

*Council again came out of committee to listen to the next applicant Mr T Jenkin give a brief outline on his application PA24/08199 and it was established that although it was mainly for family use it would need to be considered as a business application.

* Mr Jenkin was thanked and Council returned to committee.

PA24/08199 - Mr and Mrs T Jenkin. - Position a shepherd's hut on a site North of Kerrow Lodge for family and friends (also holiday let when vacant). Location: Kerrow Lodge, Kerrow Moor, Bugle, St Austell. It was resolved to **SUPPORT** the application. Proposed by Cllr M Shand, seconded by Cllr Mrs A Double. All in favour.

Planning Decisions

PA24/06811 Imerys Minerals Ltd – Reserved matters application for 2 x dwellings and associated works (details following Outline Consent PA21/06235 dated 01.09.2021) on land South West of Bugle Scout Hut, Bugle. This application which the Parish Council supported on October 8th has been **APPROVED** with the conditions agreed in 2021,

PA24/08517 Priti Bhaleroo – The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 – BT intends to install fixed line broadband electronic communications apparatus at Street Record, Innis Moor, Penwithick. Status- **DECIDED**. Parish Council not consulted.

Planning Correspondence.

On November 4th consultation was requested on a 5- day protocol on application **PA24/06770 Miss Trish Draper**. Demolition of existing garage and construction of a new three -bedroom dwelling with associated garden area and vehicular parking on land West of 53 Fore Street, Park Lane, Bugle. The Parish Council had unanimously resolved to **SUPPORT** the application on September 25th 2024 . Only limited members of Council had responded to the request and there was no option but to accept the Planning Officer's recommendations to refuse the application.

Notification of an Informal Hearing to be held on December 3rd at New County Hall, Truro at 10.00am by the Planning Inspectorate on an appeal by Mr A L Cooper, Mrs R Buckland, Mr L Cooper, Mrs L Cooper re 2 Bluebarrows Caravan Park, Clay Walk, Stenalees. The Deputy Clerk will be attending as an observer.

Emergency Items.

Following attendance at a recent CALC presentation on next year's County Budget figures the Clerk had circulated to those present for councillor's consideration a detailed analyst of figures relevant to the Finance & General Purposes committee's recommendation and a final decision on the Annual Precept which will be an agenda item at the Council meeting to be held on November 26th.

The Clerk stated that the Deputy Clerk had received no responses from councillors to his e-mail sent on November 4th on how to vote on the consultation item relating to remote attendance and proxy voting that was to be discussed at the CALC Annual General Meeting.

It was also brought to the attention of councillors of correspondence received from The Habitat Restoration Company concerning the maintenance work at Ruddlemoor Green. It was established that a site visit would be necessary before continuing with this project.

An application for Section 137 Grant had been received from Stenalees Methodist Church for a replacement kitchen at the premises. It was felt that the application would be more suitable for consideration by the Treverbyn Parish Community Fund.

Notification of a public consultation on the White River Project to be held at St Austell Arts Centre on November 14th between 16.00 – 19.00.

Notification from Network Rail that the level crossing on Molinnis Road will be closed from 3.00pm on Saturday November 23rd until Monday November 25th at 6.00am.

It was announced that Cllr G Tregidga had requested that councillors be informed of a Public meeting had been arranged to listen to residents concerns of speeding traffic in the village on Sunday November 17th at 7.00pm at Bugle Village Hall.

Councillors were invited to visit Bugle School on Monday November 25th (There was no indication from members present to attend). Also an invitation has been extended from the School to Carol Singing and the switching on of the Xmas lights on Monday December 2nd at 4.30pm

Road closure: A391 North East distributor road, St Austell. Nov 19 -23 (19.00 – 06.00)

Extension of road closure B3274 between Stannary Road, Stenalees and Carthew, Carbean until November 15th (24 hours).

Chairman Mrs A Roberts thanked those who had attended the Remembrance Service on Sunday November 10th, the Clerk for his organisation of the event and requested letters of thanks be sent to the Clergy and musician. (The Clerk confirmed that this had already been done). She continued that it is normal practice to make a donation to the Community Hall for their assistance in

providing light refreshments following the service. It was agreed that this be an agenda item at the next meeting.

Cllr M Shand referred to the width of the footpath along Stannary Road below the Council's salt bin is very narrow and needs maintenance work. Cllr M Luke stated that the matter had been raised with Cormac at a recent meeting and it is part of the company's work schedule.

There being no further business, the Chairman closed the meeting at 8.46 p.m

.....(Chairman) (Date)