

TREVERBYN PARISH COUNCIL

PLANNING MEETING held on December 10th 2024

Rockhill Business Park commencing at 7.00pm.

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

Apologies: Cllr P Highland and Cllr M Luke

There were 2 members of the public present, both prospective new councillors.

Declaration of Interests: None.

Public Participation: None.

Minutes of Planning Meeting held on November 26th 2024

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

The Council then went into committee and the Chairman before requesting Cllr G Hooper to take the lead on discussions of the various planning applications she informed those present that the meeting was being recorded.

Planning applications received for consideration.

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. The Clerk gave councillors a brief update on conversations held with the Planning Officer and the alternative suggestions offered to the applicant. There was considerable discussion on this application mainly relating to the disposal of water predominately emanating from a spring of water continually spilling on to the land, the contour of the land with no retaining walls and the close proximity to the Sustrans Trail and Parish Footpath (Public Right of Way 1), intrusion into a green space, countryside area, the disposal of the evasive species.

*At this stage (7.12pm) Cllr A Double indicated reasons that she needed to declare an interest in this application.

It was resolved to again **OBJECT** to this application. Proposed by Cllr L Allen, seconded by Cllr Mrs M Rance-Matthews.

Reasons:

- (i) Contrary to Policy 5 of the Cornwall Local Plan (CLP) this would be a further intrusion into the natural countryside where excavations have decimated the natural landscape and habitat of a number of species. There is a real fear of further undermining and intrusion to the nearby well-used Sustrans Trail and Parish footpath (Public Right of Way No 24/1).
- (ii) There is a severe risk of contravention of Policy 26 2a (CLP) of increases in the area's vulnerability of flood risk, when historical flooding issues in the nearby village of Trethowel emanate principally from the hard-standing areas of the industrial site and the silt creates blockages in the nearby drainage system. Most notable is a spring of water (Videos provided) that provides all year round a constant stream running through the intended area for development.
- (iii) It is accepted that the access onto the busy 3274 is already extremely dangerous and further additional traffic will enhance issues

PA24/08817 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. The Clerk was invited to give details of the previous history of application PA24/08817 that had been adapted to fulfil the requirements of the Planning Department. It was resolved to **SUPPORT** to the application. Proposed by Cllr Mrs A Double, seconded by Cllr L Allen. All in favour.

PA24/08672 - Mrs Snell. Application for Permission in Principle for a pair of semi-detached dwelling in surplus garden area (Minimum 1 maximum 2) Location: Land North West of 4 Penhale Road, Penwithick, St Austell. The Clerk outlined the criteria required for a Permission in Principle application and read some relevant comments from a member of public that were lodged on the Planning Portal. It was resolved to **OBJECT** the application. Proposed by Cllr L Allen, seconded Cllr Mrs A Roberts. All in favour.

Reasons:

Policy 1a Granting permission for what is essentially a back garden development would significantly and demonstrably outweigh the benefits.

1.65 This application does not define as 'infilling'.

Although not essentially Planning reasons, Councillors expressed concerns with issues raised on the Planning Portal by a neighbour but has relevance to Policy 12(2) relating to the development proposals impacting on individuals and property.

Planning Decisions

PA24/07892 Miss Georgina Marsden – Application for a lawful development certificate for existing works comprising of a site clearance involving stripping back the area where part of the access track to a proposed wind turbine will be sited. Location: Land North West of Carthew Farm, Wheal Martyn, Carthew, St Austell. Status – **GRANTED**. Parish Council voted to support on November 12th.

PA24/08005 Mr Andy 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. Status- **GRANTED**. Parish Council voted to support on November 12th.

PA24/08483 Mr I Armstrong – application for a Lawful Development Certificate for a proposed material operations by way of significantly reducing site levels as per the approved plans in connection with, and to facilitate the construction of development approved under reference PA22/03794. Location: Contec Yard, Bojea Industrial Estate, Trethewel, St Austell.

Correspondence from a Planning Officer requesting the outcome of the 5-day protocol on planning application PA24/07872 land West of the Elms, Trethurgy. It was proposed by Cllr G Hooper, seconded by Cllr Mrs A Double, all in favour to agree to disagree.

Planning Correspondence.

A letter was read from the Mayor of Marazion and circulated for discussion at the next meeting.

It was reported that the Clerks virtually watched the Informal Hearing held by the Planning Inspectorate on December 3rd at New County Hall, Truro 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, St Austell.

Emergency Items.

No emergency items had been submitted

There being no further business, the Chairman closed the meeting at 7.40 p.m

.....(Chairman) (Date)