

## **TREVERBYN PARISH COUNCIL**

### **PLANNING MEETING held on January 14<sup>th</sup> 2025**

#### **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 M Luke, Cllr K Pollard, Cllr M Shand, Cllr G Tregidga, the Clerk D Hawken and Deputy Clerk D Stevens.

**Apologies:** Cllr P Highland, Cllr Mrs J Killacky, Cllr M Rance-Matthews and Cornwall Councillor P Guest.

At the commencement of the meeting Mrs A Roberts expressed her pleasure in welcoming and formally co-opting into Council, three new members:

1. *Josh Eyre*. Proposed by Cllr Mrs A Double, seconded by Cllr M Shand. All in favour
2. *Louise Marshall*. Proposed by Cllr G Tregidga, seconded by Cllr Mrs A Double. All in favour.
3. *Maryanne Thomas*. Proposed by Cllr M Luke, seconded by Cllr L Allen. All in favour.

There were no members of the public present.

**Declaration of Interests:** None.

**Public Participation:** None.

[Minute PM25/01](#)

### **Minutes of Planning Meeting held on December 10<sup>th</sup> 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. Cllr G Hooper advised two of the newly co-opted members not to get involved in planning matters until they had received the appropriate training. He added Cllr J Eyre had undertaken the training when sitting as a councillor elsewhere.

## Minute PM25/02

### Planning applications received for consideration

1. **PA24/09233 Cornish Geothermal Distillery Co** – Reserved matters application for a pilot geothermal rum distillery (including fermentation, distillation and cask maturation processes and storage) Use Class B2 with ancillary office and visitor facilities and associated infrastructure. Details of appearance, landscaping. Layout and scale following Outline planning permission PA23/02720 dated 27/09/2023. Location: Eden Geothermal Ltd, Carne Cross, St Blazey, Par. It was **RESOLVED** to **SUPPORT** to the application. Proposed by Cllr M Luke seconded by Cllr Mrs A Double.
2. **PA24/09466 – Mr Ant Chenoweth.** – Erection of one dwelling. Location: Land South West of 1 Bayview, Carclaze Road, St Austell. It was **RESOLVED** to **OBJECT** to the application. Reasons: Contravenes Policy 27 of Cornwall Local Plan as the concealed entrance fails to provide a safe and suitable access on to a very busy Carclaze Road. This together with excessive traffic movement is usually full with parked vehicles creating visibility issues. Any further development will create an increase in traffic movement on a split site using a single-track access with no turning space totally unsuitable for HGV or emergency vehicles. It is recommended that a site visit is undertaken by a Highway Officer. The elevation drawings produced give a deceptive perspective on the land to be developed. This garden development removes amenity space for this and the adjoining property contrary to the NPPF recommendation for Biodiversity net gain. Proposed by Cllr L Allen seconded Cllr M Luke. One abstention (AD).

## Minute PM25/03

### Planning Decisions

**PA24/08199 Mr & Mrs T Jenkin** – Position a shepherd's hut on a site North of Kerrow Lodge for ancillary use and holiday letting purposes at Kerrow Lodge, Kerrow Moor, Bugle, St Austell. Status - **GRANTED**. Parish Council voted to support on November 12<sup>th</sup>.

**PA24/08319 Mrs A Bardell** – Roof space conversion at Elm View, Carthew, St Austell. Status – **GRANTED**. Parish Council voted to support on November 26<sup>th</sup>.

**PA24/07872 Mrs Susan Haywood** – Proposed dwelling within the garden of The Elms. Location: Land West of The Elms, Trethurgy, St Austell. Status - **GRANTED**. Parish Council voted to object on November 12<sup>th</sup>. The 5-day protocol ‘agree to disagree’.

**PA24/01996 Mr & Mrs Derek and Caroline Prater** – Conversion and extension of existing natural stone building into dwelling, provision of external garden amenity space and vehicular parking/turning area and installation of septic tank. Location: Mr Stocker’s Smithy, Garker, St Austell. **WITHDRAWN**. Parish Council voted to support on April 9<sup>th</sup>.

**PA24/01181/PREAPP Sophie Pegg** – Pre-application advice for a house at 11a Carclaze Road, St Austell. Closed advice given, Parish Council not consulted.

#### [Minute PM25/04](#)

#### Planning Correspondence

- (i) Details given of 3 new applications for consideration at the next meeting:
  - 1. **PA25/000151 Mr Christopher Symons** – Permission in principle of nine detached dwellings, estate road, junction with highway and associated landscaping on land North of Evergreen Cottages, Treverbyn Road, St. Austell.
  - 2. **PA24/09844 Mr David Philp** – Proposed extension to provide a garden room at Stenalees Institute, Treverbyn Road, Stenalees, St Austell.
  - 3. **PA 24/09578 Mr Alexander Dyer** - Installation of new septic tank to replace non-compliant cess pool shared with neighbouring house at 2 Kerrow Lane, Stenalees, St Austell.
  
- (ii) Planning Inspectorate Decision APP/D0840/W/24/3337862 - PA22/02526. Moorsolve land East of Eden Way, Penwithick. Appeal dismissed.

- (iii) Correspondence from a Planning Officer requesting consideration on the 5-day protocol on planning application PA24/06413 Treverbryn Community Trust land South West of Wesley Close, Stenalees, St Austell. The Deputy Clerk stated that with impeccable timing the correspondence had been received from the Planning Department at 12.25 on December 24<sup>th</sup>. It was explained to the Officer that a decision would not be made until the office was re-opened and of those councillors who then responded it was 'agree to disagree' with the officer's recommendation for approval.
  
- (iv) Similarly, correspondence was received on December 24<sup>th</sup> from the Enforcement Department re the alleged breach of Condition 2 and 3 planning application PA21/07857 Mr N Richards land North of Ballarat House, Red Lane, Bugle stating that it would not be expedient for the Local Planning Authority to take formal enforcement action against these breaches.
  
- (v) Councillors were asked to comment on a 5-day protocol decision needed to be made on application PA24/08672 Mrs Snell Planning in Principle for a pair of semi-detached dwellings in surplus garden area on land North West of 4 Penhale Road, Penwithick. The Planning Officer's recommendation was for approval and reasons were given following the Parish Council's objections. It was proposed by Cllr Mrs A Double, seconded by Cllr B Hollis to 'agree to disagree' on this matter.
  
- (vi) Councillors were reminded that there would be an on-line presentation by Cornwall Council Planning Department on Wednesday January 29<sup>th</sup> 4.00-5.15pm giving important updates on planning changes that came into effect in December. Microsoft Teams Meeting ID 370 385 383 462 Passcode: XY3zJ9Cy.
  
- Cllrs Mrs A Double and M Luke left the meeting whilst the next item was discussed.*
  
- (vii) Correspondence from the Mayor of Marazion Town Council had been circulated for discussion regarding a motion of no confidence in Cornwall Council's planning and enforcement department. Following

some discussions it was agreed to defer this matter to the meeting on January 28<sup>th</sup> when more information would be available.

*Cllr M Luke returned to the meeting, but Cllr Mrs A Double still had an interest in the next agenda item and remained out of the room.*

### Minute PM25/05

#### **Emergency Items.**

(a) The Chairman explained to the meeting that during the negotiations around the changes in staff personnel it had been necessary to employ the services of an HR company to draw up the necessary contracts. Following an active search, it was decided to employ Mr S Double, Double Edge Ltd and there was now an invoice that required payment. It was proposed by Cllr M Luke, seconded by Cllr L Allen to pay the account. Mr Double had also been engaged to work on drafts of various employment policies and it was agreed by Cllr L Allen, seconded by Cllr G Hooper that this should continue. All in favour.

*Cllr Mrs A Double then returned to the meeting.*

- (b) It was also mentioned that there would be an outstanding invoice from CALC, once dialogue was established with officers of CALC confirming the relevant Benchmark survey on the Clerk's new salary. It was proposed by Cllr Mrs A Double, seconded by Cllr L Allen to proceed. All in favour.
- (c) The Clerk then spoke of the training earlier and he agreed to circulate all the relevant dates relating to the May 1<sup>st</sup> election. He added that a number of the current Council's Register of Interests documents were non-compliant and needed updating i.e. Cllrs Highland, Pollard and Rance-Matthews.
- (d) The Deputy Clerk then gave an outline on the progress being made on the Devolution programme and it was proposed by Cllr M Luke, seconded by Cllr L Allen to continue negotiations. All in favour. He then gave details of correspondence with Charles French, solicitors to act on the Council's behalf and the cost implications. It was proposed by Cllr Mrs A Double, seconded by Cllr M Luke. All in favour.

There being no further business, the Chairman closed the meeting at 8.16 p.m.

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