

TREVERBYN PARISH COUNCIL

PLANNING MEETING held on January 28th 2025

Rockhill Business Park commencing at 7.00pm.

Present: Cllr L Allen, Cllr Mrs A Double, Cllr P Highland, Cllr B Hollis, Cllr G Hooper, Cllr M Luke, Cllr Ms L Marshall, Cllr Mrs M Rance-Matthews, Cllr G Tregidga, Cllr Mrs M Thomas, The Clerk D Hawken, The Deputy Clerk D Stevens and Cornwall Councillor P Guest.

Apologies: Cllr Mrs A Roberts, Cllr J Eyre, Cllr Mrs J Killacky, Cllr K Pollard and Cllr M Shand

At the commencement of the meeting, the Clerk explained that with both the Chairman Cllr Mrs A Roberts and Deputy Chairman Cllr M Shand being absent, a Chairman for the meeting and it was agreed that the Chairman of Planning, Cllr G Hooper should chair the meeting.

There were 5 members of the public present.

Declaration of Interests: None.

Public Participation: Mr J Mills, a resident of Treverbyn Road, Stenalees gave a presentation on his intentions for a proposed application at his property, August Cottage. After replying to some questions from councillors Mr Mills was thanked for his attendance.

Mr Skinner was invited to give Council further information on his proposed application PA25/00419.

[Minute PM25/06](#)

Minutes of Planning Meeting held on January 14th 2025

The minutes of this meeting had been published and circulated to councillors and were accepted. Proposed by Cllr L Allen, seconded by Cllr M Luke. All in favour.

Matters Arising

Min 25/05 (d) The Deputy Clerk informed the meeting that an appointment had been arranged with Charles French, Solicitors for Thursday January 30th at 11.00am. He stated that two contacts should be named as representatives of the Parish Council on all forthcoming documents relating to the devolution

programme, adding that he felt that the Clerk should be one of the named persons. It was proposed by Cllr M Luke, seconded by Cllr L Allen that D R Hawken and Cllr Mrs A Double be the two named representatives. All in favour.

The Deputy Clerk continued by informing councillors of recent correspondence and discussions with the Land Registry Department re the land at Red Lane, Bugle that was the site of the Molinnis Institute. He emphasised the complexities of this being considered as a 'First registration with no recognised landowner', which necessitated a provision of documents showing the history of the land and evidence of the Parish Council's involvement. He requested Council's permission to engage the assistance of solicitors to handle the proposed transfer. It was proposed by Cllr M Luke, seconded by Cllr L Allen to invite Charles French Solicitors to undertake this work. All in favour.

The Council then went into committee Cllr G Hooper taking the lead on discussions of the various planning applications and again reminded the two new co-opted members not to contribute in the discussions until they had completed the planning training.

[Minute PM25/07](#)

Planning applications received for consideration

PA25/00151 Mr Christopher Symons – Permission in Principle for construction of nine dwellings, estate road, junction with highway and associated landscaping (Minimum 9 maximum 9) Location: Land North of Evergreen Cottages, Treverbyn Road, St Austell. A motion for support of the application was followed by an amendment and in the ensuing vote the amendment was carried by six votes to two. It was resolved to **OBJECT** to the application. Reasons: Fails to comply with the criteria for an exception site similar to adjoining site. Proposed by Cllr M Luke, seconded by Cllr G Tregidga.

PA24/09578 – Mr Alexander Dyer. – Installation of new septic tank system to replace non-compliant cess pool shared with neighbouring house. Location: 2 Kerrow Lane, Stenalees, St Austell. It was resolved to **SUPPORT** to the application. Proposed by Cllr Mrs A Double, seconded Cllr Mrs M Rance-Matthews. All in favour.

PA24/09844 - Mr David Philp – Proposed extension to provide a garden room. Location: Stenalees Institute, Treverbyn Road, Stenalees, St Austell.

On the advice of the Clerk, it was agreed to make no comment on this application as Mr Philp is landlord of the Council's office facilities.

PA25/00419 Mr Roger Skinner (Cornwall Executive Homes). Application for Planning in Principle for construction of up to 9 dwelling houses. Location: Land North of 75 Treverbyn Road, St Austell. *The Deputy Clerk gave detailed information on previous applications relating to this area of land.* There followed lengthy discussions on this application with reference being made to a recent site visit undertaken by the Planning Committee. *At one stage the Council came out of committee for the applicant to answer further enquiries.* It was proposed by Cllr L Allen, seconded by Cllr M Luke to **OBJECT** to the application, an alternative proposal to support the application came from Cllr Mrs A Double, seconded by Cllr P Highland. The subsequent vote taken was in favour of the objection by five votes to two with one abstention (BH). Reasons: The impact of this intrusion into the countryside which currently creates a buffer zone from the town of St Austell and the nearby hamlet of Scredda. This development would create harm to the local character and appearance of the area and the increased volume of traffic would have a major impact on the local infrastructure. (A local survey and site visit by the Highways Department is recommended). There are real concerns on the disposal of run- off surface water creating a potential increase of historical flooding issues to nearby lower levels.

Minute PM25/08

Planning Decisions

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, St Austell. **GRANTED** Parish Council voted to support on December 10th.

PA24/08672 Mrs Snell – Application for Planning in Principle for up to two dwellings in surplus garden area on land North West of 4 Penhale Road, Penwithick, St Austell. **GRANTED.** Parish Council voted to object on December 10th and later on 5- day protocol agreed to disagree with the Planning Officer's recommendations.

Planning Inspectorate decision on various appeals made against an enforcement notice issued by Cornwall Council on April 10 2024 on the occupiers of Bluebarrows Caravan Park, Clay Walks, Stenalees, St Austell. The appeals were dismissed and the enforcement notice upheld.

Minute PM25/09

Planning Correspondence

Councillors were reminded of recent correspondence forwarded on the new Cornwall Interim Policy Position draft statement that is out for a consultation period from January 24th until 5 pm on Friday February 21st.

Minute PM25/10

Emergency Items.

Cllr G Tregidga made reference to the correspondence from the Mayor of Marazion Town Council discussed at the meeting on January 14th. The Clerk stated that there had been no further developments on the matter,

There being no further business, the Chairman closed the meeting at 7.53 p.m

.....(Chairman) (Date)