

## **TREVERBYN PARISH COUNCIL**

### **PLANNING MEETING held on February 11<sup>th</sup> 2025**

#### **Rockhill Business Park commencing at 7.00pm.**

**Present:** Cllr L Allen, Cllr Mrs A Double, Cllr J Eyre, Cllr P Highland, Cllr B Hollis, Cllr Mrs J Killacky, Cllr M Luke, Cllr Ms L Marshall, Cllr K Pollard, Cllr M Shand, Cllr Mrs M Thomas.

**Also in attendance:** the Clerk Mr D Hawken.

**Members of the Public:** There was one member of the public in attendance, representing planning application: PA25/00321.

At the commencement of the meeting the Clerk explained that with the Chairman Cllr Mrs A Roberts being absent, a Chairman was required for the meeting. It was agreed that the Deputy Chairman, Cllr M Shand would chair the meeting.

**Min PM25/11 - Apologies:** Cllr Mrs A Roberts, Cllr G Hooper, Cllr Mrs M Rance-Matthews, Cllr G Tregidga, Cornwall Councillor P Guest and Deputy Clerk Mr D Stevens.

**Min PM25/12 - Declaration of Interests:** Cllr Mrs. M Thomas on planning applications PA24/09793 and PA24/09794

#### **Min PM25/13 - Public Participation:**

The one member of the public in attendance, who spoke on behalf of planning application PA25/00321.

#### **Min PM25/14 - Minutes of Planning Meeting held on January 28<sup>th</sup> 2025**

The minutes of this meeting had been published and circulated to councillors and were accepted. Proposed by Cllr Mrs. A Double, seconded by Cllr B Hollis. All in favour.

#### **Min PM25/15 - Planning applications received for consideration**

1. **PA25/00609 Mr Ringrose** – Demolishment of existing workshop and car-port. Construction of new garage and car-port. Location: Land 18 Higher Bugle, St Austell. It was **RESOLVED** to **SUPPORT** the application.

Proposed: Cllr Mrs. A Double, Seconded: Cllr B Hollis. All in Favour

2. **PA25/00321 – Mr D Lee.** – Proposed annexe accommodation without complying with Condition 3 of decision PA13/09324. Location: 26 Fore Street, Bugle, St Austell.

There was much debate and discussion amongst Councillors regarding this planning application.

*\*Council came out of Committee*

Various questions were put to the member of public who was present, seeking clarification on a number of points raised by Councillors

*\*Council went back into Committee*

After further discussion, it was **RESOLVED** to **SUPPORT** to the application.

Proposed: Cllr Mrs. A Double, Seconded: Cllr J Eyre. All in favour (with two abstentions – Cllr M Luke and Cllr K Pollard).

3. **PA24/09793 - Mr & Mrs A Morton and J Fuller** – Residential conversion of the building known as the Bee Bole Barn; external alterations to the Farmhouse; refurbishment of the swimming pool and its associated infrastructure; creation of vehicular access and parking areas; installation of foul drainage and surface water drainage systems; landscaping; and the installation of a ground mounted solar PV system. Location: Carthew Farm, Carthew, St Austell.
4. **PA24/09794 Mr & Mrs A Morton and J Fuller** – Listed building consent for the residential conversion of the building known as the Bee Bole Barn; external alterations to the Farmhouse; refurbishment of the swimming pool and its associated infrastructure; creation of vehicular access and parking areas; installation of foul drainage and surface water systems; landscaping; and the installation of a ground mounted solar PV system. Location: Carthew Farm, Carthew, St Austell

It was **RESOLVED** to make **NO COMMENT** on planning applications 3+4 above, namely PA24/09793 and PA24/09794.

Reason: One of the named applicants, sits on the Treverbyn Parish Neighbourhood Plan Committee as a member of the public and it was felt that in the interests of both parties, a 'no comment' would be the best appropriate course of action.

### **Min PM25/16 - Planning Decisions**

**PA24/05719 Mr Steve Trevelyan** – Construction of a new dwelling with associated works. Location: Land West of 16 Caudledown Lane, Stenalees, St Austell. **GRANTED** by Cornwall Council. The Parish Council voted to support on September 10<sup>th</sup> 2024.

**PA24/06413 Tony Davis, Treverbyn Community Trust** – Retention of geotextile and stone compound to use as parking area. Location: Land SW of Wesley Close, Stenalees, St Austell. **GRANTED** by Cornwall Council. The Parish Council voted to object on November 26<sup>th</sup> 2024 and then 'agreed to disagree' on 5- day protocol.

**PA24/09233 Eden Geothermal Ltd** – Reserved matters application for a pilot geothermal run 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. **GRANTED** by Cornwall Council. The Parish Council voted to support on January 14<sup>th</sup> 2025.

**PA24/00087 Kwailta Design Solutions** – Submission of details to discharge Condition 3 in respect of Decision Notice PA23/042333 dated 08/11/2023. Location: Niles Bakery, St Austell Enterprise Park, Carclaze, St Austell. Parish Council not consulted.

**PA24/08483 Mr I Armstrong (Contec)** – 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 with, and to facilitate the construction of development approved under reference PA22/03794. Location: Contec Yard, Bojea Industrial Estate, Trethowel, St Austell. The Parish Council not consulted.

## **Min PM25/17 - Planning Correspondence**

Application for consideration at next meeting:

- **PA25/00412 Mr & Mrs Gower** – Reserved matters application for access, appearance, landscaping, layout and scale (details following outline consent PA22/05876 dated 17.11.2022 for a dwelling). Location: Land North of Tel Star, Bowling Green, Bugle, St Austell.

The Clerk drew attention to the Local Council briefing document on the future Cornwall Local Plan that had previously been circulated to all councillors.

## **Min PM25/18 - Emergency Items.**

The Clerk drew to the attention of Councillors, clarification on all matters appertaining to land at Hallaze, Penwithick. Details regarding the Japanese knotweed treatment plan were raised and discussed, as well as information from Cornwall Council relating to remaining Section 106 monies, yet to be drawn down. Further clarification was relayed to Councillors as to the last treatment date, that being, August 2025. This would then complete the agreed treatment plan as per 2019. It was **RESOLVED** to request the remaining funds be held with Cornwall Council until a more appropriate and suitable time in the near future. Proposed: Cllr Mrs. A Double, Seconded: Cllr M Luke. All in Favour

Cllr M Luke informed Council of a potential enforcement breach on the outskirts of Trethurgy. It was agreed that Cllr M Luke would provide the Clerk with further details to submit a report to the Enforcement team at Cornwall Council. **Action: Cllr M Luke and Clerk.**

The Clerk reminded Council of the upcoming diarised meetings:

- Extraordinary Staffing Committee: Tuesday 18<sup>th</sup> February at 10:30am
- Neighbourhood Development Plan: Tuesday 18<sup>th</sup> February at 6:30pm
- Community Area Partnership: Monday 24<sup>th</sup> February
- 'Meet the Leader' event: Thursday 27<sup>th</sup> February, Penwithick at 7:00pm

**Min PM25/19 – Confidential Items.**

There were no confidential items of business to be transacted.

With no further business to transact, the Chairman closed the meeting at 7:51p.m.

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