

## **TREVERBYN PARISH COUNCIL**

### **PLANNING MEETING held on March 25<sup>th</sup> 2025**

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

**Present:** Cllr Mrs. A Roberts (Chairman), Cllr Mrs. A Double, Cllr J Eyre, Cllr P Highland, Cllr B Hollis, Cllr G Hooper, Cllr M Luke, Cllr Mrs. M Rance-Matthews, Cllr Ms. L Marshall, Cllr K Pollard, Cllr M Shand, Cllr Mrs. M Thomas and Cornwall Councillor P Guest.

**Also in attendance:** The Clerk D Hawken.

**Min PM35/25 - Apologies:** Cllr L Allen, Cllr Mrs. J Killacky, Cllr G Tregidga and the Deputy Clerk D Stevens.

There were 5 members of the public present.

**Min PM36/25 - Declaration of Interests:** Cllr Mrs. M Thomas on Planning Application PA25/01824 and Cllr Mrs. A Roberts on Planning Application PA25/01455.

#### **Min PM37/25 - Public Participation:**

The 5 Members of the public present, did not wish to speak under this agenda item.

#### **Min PM38/25 - Minutes of Planning Meeting held on March 11<sup>th</sup> 2025**

The minutes of this meeting had been published and circulated to councillors and were accepted following an amendment made by Cllr A Double on Min PM32/25 – The wording of the Point of Order raised regarding PA24/09488.

Proposed by Cllr Mrs A Double, seconded by Cllr M Shand. All in favour.

The Clerk then clarified procedures that took place surrounding discussions on the Trethurgy Virtual Footway proposals discussed at the previous meeting. Guidance and advice had indeed been sought following the meeting on this very matter and the following points of note are to be relayed. The member of the public in attendance, was legally entitled to record the contents of the discussion. Equally, the request made to delete the contents on the recording device should not have been made.

However, it should be noted and recorded in these minutes, that it is only appropriate and good practice that any member of the public intending to record any given meeting, or indeed parts of the meeting, duly informs the Clerk or the Chairman before its commencement out of due respect and courtesy.

Council then went into committee and the Chairman of Planning; Cllr G Hooper was invited to take the lead on the discussions of the planning applications.

### **Min PM39/25 - Planning applications received for consideration**

1. **PA25/01621** – Non material amendment in relation to Decision Notice PA21/07216 dated 17/02/22. – To formalise the chosen turbine model of an Enercon 115. The Applicant has identified that the following conditions require amended documents to formalise the change: Condition 2 (Development Plans), Condition 10 (Noise), Condition 12 (Construction Transport Management Plan) and Condition 8 (Aviation Lighting). Location: Land at Wheal Martyn, Carthew, Treverbyn, St Austell.

*Cllr G Hooper informed Council that a decision notice had already been published on the Planning portal regarding this very application. The Clerk provided a timeline of dates and times when the Parish Council were requested as a consultee.*

*After much discussion, it was **RESOLVED** to request that the Clerk writes to the Planning Officer associated with this application, expressing discontent at the limited time that the Parish Council had in publishing the application on the agenda and subsequently, discussing as a wider Council before submitting a consulate comment.*

Proposed: Cllr Mrs. A Double, Seconded: Cllr M Shand. All in Favour

2. **PA25/01455** - Proposed conversion of existing building to dwelling and associated works. Location: 3 Treverbyn Cottages, Treverbyn Road, Stenalees, St Austell.

It was **RESOLVED** to **SUPPORT** the application.

Proposed by Cllr J Eyre, seconded by Cllr Mrs. M Rance-Matthews. All in Favour

3. **PA25/01824** – Works to trees subject to a Tree Preservation Order TPO: T1 Ash- Fell and replace with Sessile Oak Standard due to excessive decay at base of stem. T2 Sycamore – Reduce height by 5m to reduce wind load on tear out. T3 Sycamore – Fell and replace with Sessile Oak Standard due to excessive decay at base of stem. T4 Beech – Reduce height by 2.5m to reduce wind loading. No cuts greater than 200mm. Location: Carthew Farm, Carthew, St Austell.

It was RESOLVED to **SUPPORT** the application and will happily delegate such a decision to the Tree Officer.

Proposed by Cllr M Luke, seconded by Cllr Mrs. A Roberts. All in Favour

4. **PA25/01595** – Loft conversion, partial conversion of garage to create self-contained annexe. Location: Enfield House, Crescent Road, Bugle, St Austell.

It was RESOLVED to **SUPPORT** the application (with the inclusion of an annexe condition to link with the host dwelling). Councillors did raise concerns with the car parking arrangements for the designated area, that being, the area assigned for potential extra vehicles.

Proposed by Cllr M Shand, seconded by Cllr Mrs. M Rance-Matthews. All in Favour

5. **PA25/01545** - Retention of static caravan (retrospective). Location: Land East of Treverbyn Farm, Treverbyn Road, Stenalees, St Austell.

*\*It was during discussions on this very application that Council came out of Committee to seek clarification on aspects of the application from two members of the public that were present, namely, the applicants.*

*\*Council then went back into Committee*

It was RESOLVED to **SUPPORT** this application. Proposed by Cllr Mrs. A Double, seconded by Cllr J Eyre. All in Favour

6. **PA25/01952** – Amend the occupancy of Avalon House to allow open market occupation. Location: Avalon House, Resugga Green Lane, Penwithick, St Austell.

It was RESOLVED to **SUPPORT** this application. Proposed: Cllr M Luke, Seconded: Cllr B Hollis. All in Favour

#### **Min PM40/25 - Planning Decisions**

- **PA25/00321** – Proposed annexe accommodation without complying with Condition 3 of Decision Notice PA13/09324 dated 10.12.2013. **APPROVED**. Parish Council voted to support on 11.02.25.
- **PA24/06443** – Garage conversion to a private residential dwelling. Location: Garage and Land East of 66 Fore Street, Bugle, St Austell. **APPROVED**. Parish Council voted to object on 08.10.24 but subsequently agreed to recommendations following a 5- day protocol notification.
- **PA25/00845** – Erection of a two-storey extension to existing dwelling (previous planning was granted but has expired. Location: 105 Phernyssick Road, St Austell, Cornwall. PL25 3TZ. The Parish Council supported this application on 11.03.25. Cornwall Council Planning Department have subsequently **APPROVED** the application.

#### **Min PM41/25 - Planning Correspondence**

Application for consideration at next meeting:

1. **PA25/01886** – Construction of two self - build dwelling houses and associated works. Location: Roseland, Trethurgy, St Austell

#### **Min PM42/25 - Emergency Items.**

There being no further business, the Chairman closed the meeting at 7:32 p.m.

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