

Treverbyn Parish Council

PLANNING MEETING held on August 29th 2023 held at Rockhill Business Park.

Present: Councillors – Mrs. A Roberts (Chairman), L Allen, K Stephens, M Luke, G Tregidga, Mrs J. Burnhill, M Shand, G Hooper, K Pollard, County Councillor P Guest, Parish Clerk D Stevens and Deputy Clerk D Hawken.

There were six members of the public in attendance

Chairman Cllr Mrs. A Roberts welcomed everyone to the meeting

1. Apologies were received from Cllr Mrs M. Rance-Matthews, Cllr Mrs A. Wills and Cllr P Highland
2. There were no declarations of interest
3. Minutes of the meeting held on August 8th 2023 had been circulated and accepted. Proposed by Cllr M Shand, Seconded by Cllr Mrs J. Burnhill - All in favour.

Cllr G Hooper then chaired the Planning meeting.

Planning applications received for consideration by Planning Committee

- **PA23/04908 – Mr Steve Furse.** Replacement dwelling and construction of two dwellinghouses and associated works. Location: Roseland, Trethurgy, St Austell, Cornwall.

The Clerk read a statement to Councillors that was submitted by the agent, Sue Walters of Situ8 Ltd.

Council came out of Committee to allow a local resident to comment on the application.

Council then returned to Committee and after much discussion, the decision was to OBJECT to the application with the following reasons:

- Contrary to Cornwall Local Plan Policy 7 (1and 3) and Policy 21c this application is the replacement of a simple mid -19th century mining cottage with three large ultra - modern properties would be a major intrusion into the definitive character of this part of a tiny idyllic village. Its rural location would be compromised as most of the street scene consists of seven individual buildings and this over development would overshadow and have an over-bearing impact on neighbouring properties and be contrary to the Cornwall Local Plan Policy 12 (1a,1b,2a and 2b). Historically those neighbouring properties on the urban edge of a settlement (Cornwall Local Plan Policy 1.67), include a granite Wesleyan Chapel, a similarly built Wesleyan Sunday School (both built in late 1800's) from which emanates the name Chapel Lane. Another nearby property is named Chy Tan (Cornish translation of 'fire house') which again enhances its links to the mining industry heritage of the area.

- This over-development of the site would necessitate the removal of an established Cornish Dry-stone hedge to make provisions for extra vehicular activity again under mining the characteristics of the area.
- This current application is unsustainable for many reasons. The village has no school or child -care provisions, no shops, no post office or banking facilities. There is no mains gas or public sewerage systems.
- Residents are reliant on motorised transportation for school and business travel. The applicant's statement refers to a regular bus service which is in fact only 2 buses daily in only one direction to St Austell at 11.20 and 14.20. Chapel Lane is a single-track narrow country lane and is a direct link to the nearby Sustrans cycle trail and public footpath/bridle way (424/27/1) which is a popular route to the Eden Project for walkers (note the comments of the Ramblers Association), horse riders and local residents. The volume of extra traffic created from this proposed development will enhance the negative impact of major traffic issues namely on- road parking and speeding vehicles using the narrow lanes as a 'rat-run' to avoid congestion in nearby St Austell and St Blazey. Villagers have recently generated a petition and indicated their support for a 20's plenty speed campaign. A recent public meeting emphasised the emotive issues re speeding traffic in a village that has no pavements or pedestrian thoroughfares. It might also be useful if a site visit and/or traffic survey was undertaken by the Highways Department.
- Local knowledge shows that considerable amounts of water already drain from the land onto the narrow thoroughfare. Any hard-standing areas created by this major development and effects of climate change will enhance problems to the water table and potentially create flooding issues for the nearby properties on Chapel Lane, contamination to the nearby river that heads to the Eden Project and enhance the problems experienced in the village of Tregrehan.

Taking all matters raised and the overbearing height and design of this proposed application the whole development would undoubtedly harm the unique character and rural setting of that part of the village.

Object. Proposed by Cllr M Luke, Seconded by Cllr Mrs A. Roberts. All in favour

Planning Correspondence

Applications decisions from the Planning Department:

PA23/05308 – Mr P Dunne. Erection of a porch on the south elevation of the dwelling. Location: Providence Farm, Carthew, St Austell, Cornwall. PL26 8XG. The Parish Council supported the application on 11.07.23. Cornwall Council **APPROVED** the application.

PA23/03714 – Mr D Philp. Proposed conversion of existing workshop/store to use classes E(g), B2, B8 units which will include a small extension to the front elevation. Location: Rockhill Business Park, Higher Bugle, Bugle, St Austell, Cornwall. The Parish Council made no comment on 11.07.23 owing to Mr Philp being the landlord of the Council's office facilities. Cornwall Council **SUPPORTED** the application.

PA23/00637/PRE – Marie McGhee. Pre-application advice for proposed residential dwelling and associated works. Location: Land and Building adjacent to Bramble Tye, Trethurgy, St Austell, Cornwall. PL26 8YD. Application **CLOSED** – advice given.

PA23/05762 – Mr John Kent. Submission of details to Discharge Conditions 3,4 and 5 in respect of Decision Notice PA22/07299 dated 26.05.23. Location: Bojea Mill, Bojea, St Austell, Cornwall. PL25 5RU. Cornwall Council discharged the stated conditions without consultation of the Parish Council.

Other Planning Correspondence

PA22/00812 – The Old Vicarage, Treverbyn Road, Stenalees. The Parish Council objected to this application on 14.02.23. Correspondence has been received from the Planning Officer stating that the application was being recommended for approval. The usual 5-day protocol options open to the Parish Council were on this occasion, not applicable owing to the application falling under the umbrella as ‘other’, rather than a major or minor application. The only option therefore open to the Parish Council was to ‘agree to disagree’.

Planning applications for consideration at the next meeting:

There are no forthcoming planning applications for consideration at the next meeting at this present time.

Emergency Items

There were no emergency items

There being no further business, the meeting closed at 7:37pm

.....(Chairman) (Date)

