

## **Treverbyn Parish Council**

**PLANNING MEETING held on November 28<sup>th</sup> 2023 held at Rockhill Business Park.**

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

There was one member of the public in attendance

Chairman Cllr Mrs. A Roberts welcomed everyone to the meeting

1. No apologies were received.
2. There was one declaration of interest – Cllr P Highland appertaining to application: PA23/07579
3. Minutes of the meeting held on November 14<sup>th</sup> 2023 had been circulated and accepted. Proposed by Cllr M Shand, Seconded by Cllr L Allen - All in favour.

Cllr L Allen was duly invited to Chair the Planning Meeting by Cllr Mrs. A Roberts.

### **Planning applications received for consideration by Planning Committee**

- **PA23/07579 – Mr Jonathan Penney.** Outline application with all matters reserved for the erection of two storey, two-bedroom dwellinghouse. Location: Land North East of 3 Lower Molinnis, Bugle, Cornwall. PL26 8QS

*Council came out of Committee to hear from a member of the public.*

The member of the public raised several concerns regarding the application. Issues surrounding the Right of way to the proposed development site, limited parking and concerns over the ownership of the single-track lane were all matters that were raised.

The Clerk then informed Council that another neighbour had been into the office with concerns over the access to his field, with the gate of this said field at the end of the lane which would be used for access to the proposed dwelling.

*Council then went back into Committee.*

After much debate and discussion, the decision was to object to the planning application.

Decision: **OBJECT**. Contrary to Policy 9 of the CLP, it does not meet the criteria for a Rural Exception Site. A mere extension into the countryside, the application is a limited back garden development. Contrary to Policy 13 of the CLP, there is an inappropriate level of parking, limited space and access for a single vehicle. The Parish Council owned parking area opposite the site is already full to capacity with use of neighbouring properties. There is also a lack of amenity space. Similarly, there are concerns over water levels in the area as well as the capabilities of drainage/soakaway system. Further concerns are noted over boundary parameters shown which might create right of way access disputes to a regularly used single track lane. We also note HSE comments, re adjacent industrial gas line.

Proposed: Cllr M Luke, Seconded: Cllr L Allen. All in Favour (one abstention, Cllr P Highland)

- **PA23/07503 – Mr Andrew Vallis**, PLG Consultants Limited. Single storey extension to existing property with attic/office space. Remodelling of external areas to allow level access into property. Installation of lift. Location: 1 Horse Shoe Haven, Bowling Green, Bugle.

After much deliberation and discussion, Council agreed to **SUPPORT** the application.

Proposed: Cllr M Shand, Seconded: Cllr Mrs M Rance-Matthews. All in favour.

### **Planning Correspondence**

Applications decisions from the Planning Department:

1. **PA23/06682 – Mr Amos Douglas**. Proposed extension to form additional living accommodation. Bay View, Trethurgy, St Austell, Cornwall. PL26 8YE. Parish Council supported the application on 10.10.23, Cornwall Council have since **APPROVED** the application.
2. **PA23/04233 – Mr Charles French**. Bakery with café and proposed office building without compliance with Conditions 2 and 5 of decision notice PA21/08954 dated 22.04.22. The Parish Council supported this application on 27.06.23, Cornwall Council have since **APPROVED** the application.
3. **PA23/06264 – Mr D Philp**. Submission of details to discharge conditions 6 and 7 in respect of decision notice PA23/01411 dated 26.05.23. The Parish Council made no comment on 28.03.23, Cornwall Council have since **APPROVED** the discharge of conditions.

Correspondence has been received from a resident of Penwithick, informing the Parish Council of a letter sent to Cornwall Council following the appeal made by the applicant, to the Inspectorate appertaining to APP/D0840/W/22/3303252, Land to the South of Little Hallaze, Penwithick. The Inspectorate has now passed the planning application despite Cornwall Council objecting.

Council were notified that correspondence has been received regarding an impending outline planning application for three plots on land adjacent to 'The Treehouse', Carbean, St Austell.

Councillors were informed that correspondence has been received from Cornwall Council regarding the draft Neighbourhood Plan submitted by St Stephen-in-Brannel Parish Council. If Council would like to comment on the proposal, a 6-week window of opportunity is stated from the date of the letter – That being, 20.11.23

**Planning applications for consideration at the next meeting:**

The Deputy Clerk reported that there were no planning applications for consideration at the forthcoming meeting at this present time:

**Emergency Items**

There were no emergency items raised.

There being no further business, the meeting closed at 7:27 pm

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