



MINUTES OF THE PLANNING MEETING HELD ON MONDAY 1st SEPTEMBER 2025 IN THE TREVERVA VILLAGE HALL

PRESENT: . Cllrs Burnett (Vice Chairman) Chatterjee, Davison, and Hennell.

IN ATTENDANCE: Miss T Hladkij (Clerk) Cllr D Saunby Cornwall Council divisional member

Members of the public: None

25-P1 SAFETY PROCEDURES

The Chairman explained the safety procedures.

25-P2 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Cllr Bailey (away), Bastin (away) and Hume (away)

It was proposed by Cllr Hennell and seconded by Cllr Burnett and:

RESOLVED: that the apologies from Cllrs Bailey, Bastin and Hume for non-attendance at the planning council meeting held on 1st September 2025 were accepted.

On a vote being taken the matter was approved unanimously

25-P3 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON-REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY OVER £25

None

25-P4 TO CONSIDER REQUESTS FOR DISPENSATIONS FROM MEMBERS

None

25-P5 PUBLIC PARTICIPATION

There were no members of the public present.

25-P6 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

28/07/2025 PA25/04128 APPROVED Location:- Roscarrack Farm Roscarrack Road Maen Valley Falmouth Cornwall TR11 5BL **Proposal** Listed Building Consent for the demolition of existing pole barn, conversion of two barns to form holiday dwellings, erection of a cattery, erection of a storage barn and alterations and extension to dwelling without complying with condition 3 of decision PA03/H0054 dated 16/06/2004 **Ward: Falmouth Trescobeas And Budock Parish:- BUDOCK**

30/07/2025 PA25/04484 REFUSED Location:- Land North Of Hillhead Road Hillhead Road Kergilliack Falmouth Cornwall TR11 5PA **Proposal** Application for Permission in Principle for the proposed erection of five dwellings (minimum 5, maximum 5) **Ward: Falmouth Trescobeas And Budock Parish:- BUDOCK**

06/08/2025 PA25/04687 APPROVED Location:- Argal Lodge Kergilliack Falmouth Cornwall TR11 5PD **Proposal** Works to trees subject to a Tree Preservation Order - T5 (Oak) pollard to 7m reducing any remaining branches to 0.5 **Ward:- Falmouth Trescobeas And Budock Parish:- BUDOCK**

07/08/2025 PA25/03088 APPROVED Location:- Long Barn Roscarrack Farm Roscarrack Road Maen Valley Falmouth Cornwall TR11 5BL **Proposal** extensions and alterations to an approved conversion of a former cattery building to a self-build residential dwelling. **Ward:- Falmouth Trescobeas And Budock Parish:- BUDOCK**

08/08/2025 PA25/04655 REFUSED Location:- Lamanva Shed Lamanva Farm Lamanva Penryn Cornwall TR10 9BJ **Proposal** Replacement of Existing Residential Caravan with a Single Dwelling. **Ward:- Falmouth Trescobeas And Budock Parish:- BUDOCK**

25-P7 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

1. **Application PA25/05284 Proposal** Proposed works to add an extension to the property in the rear in order to include a larger kitchen on the ground floor and an additional bedroom/study and bathroom on the first floor. The proposed works also include a shower room on the northwest wing of the rear of the property (where the current kitchenette is) **Location** Trewoon Cottage Trewoon Farm Constantine Falmouth TR11 5RA **Grid Ref** 176263 / 31220 (**Case Officer – Abbie Franklin**)

It was proposed by Cllr Hennell and seconded by Cllr Chatterjee and:

RESOLVED that the following comment be submitted:- Budock Parish supports this application.

On a vote being taken this was unanimously agreed

2. **Application PA25/05285 Proposal** Listed Building Consent for proposed works to add an extension to the property in the rear in order to include a larger kitchen on the ground floor and an additional bedroom/study and bathroom on the first floor. The proposed works also include a shower room on the northwest wing of the rear of the property (where the current kitchenette is) **Location** Trewoon Cottage Trewoon Farm Constantine Falmouth Cornwall TR11 5RA **Grid Ref** 176263 / 31220 (**Case Officer - Abbie Franklin**)

It was proposed by Cllr Hennell and seconded by Cllr Chatterjee and:

RESOLVED that the following comment be submitted:- Budock Parish supports this application.

On a vote being taken this was unanimously agreed

3. **Application PA25/05808 Proposal** Works to trees subject to a Tree Preservation Order (TPO): T1 - Flowering cherry. Extensive decay to base and trunk. Numerous, significant Ganoderma fungal brackets. Extensive crown. Pollard to 4m, first fork to remove possible risk but preserve some habitat value. T2 - Elm sp. 15m ht. Asymmetrical crown towards the open ground (west), in the walled garden. Now heavily shading that area of the garden being restored. Fell. Replant with Hazel in same location. T3 - Elm sp. 5m ht. Suppressed by T2 and T4. Poor growth Fell. Replace with Hazel in same location T4 - Sweet Chestnut 15m ht. Asymmetrical crown towards the open ground (west), in the walled garden. Now heavily shading that area of the garden being restored. Fell. Replant with Hazel in same location T5 - Elm sp. 15m ht. Asymmetrical crown towards the open ground (west), in the walled garden. Now heavily shading that area of the garden being restored. Fell. Replant with Hazel in same location T6 - Holm oak 14m ht Crown spread 7m South. Extensive base and trunk decay with visible loss of structural integrity. Asymmetrical crown over single entrance drive. Fell for safety reasons. Replant with 1no. Small-leaved lime (Tilia cordata) **Location** Argal Manor Kergilliack Falmouth Cornwall TR11 5PD **Grid Ref** 176750 / 32804 (**Case Officer – Abbie Franklin**)

It was proposed by Cllr Chatterjee and seconded by Cllr Burnett and:

RESOLVED that the following comment be submitted:- Budock Parish note the third request for tree management at this property in the last 18 months. This current application seeks authority to fell 3 healthy elms to negate their shading of a walled garden. We request an assessment by CCC tree officer to reassure us that such drastic action is necessary. In the absence of such, and with the limited information before us, we must object. (As of 29.08.2025 there is no comment from CCC tree officer shown within the documents accompanying the application.) We also note the replacement offered are not like for like and by the very nature very immature compared to those trees felled.

On a vote being taken this was unanimously agreed

4. **Application PA25/06176 Proposal** Application for Permission in Principle for proposed erection of up to five dwellings (minimum 5, maximum 5) **Location** Land North Of Hillhead Road Hillhead Road Kergilliack Falmouth Cornwall TR11 5PA **Grid Ref** 178166 / 33327 (**Case Officer – Mark Webb**)

It was proposed by Cllr Hennell and seconded by Cllr Burnett and:

RESOLVED that the following comment be submitted:- Budock Parish Council have significant concerns about access to the new dwellings. It therefore requires the following two conditions on the basis of road safety on the dangerous bend :

- i) that all access to new dwellings and the waterworks must be through the Barratt estate
- ii) that the existing public footpath should be protected and a stile erected to ensure that there is no vehicle access from Hill Head Road.

We also note the following paragraphs in the current applicants Planning Statement

7.16 Paragraph 116 stipulates that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the road network would be severe.

7.17 Paragraph 118 requires all developments that will generate significant amount of movements to be required to provide a travel plan and should be supported by a transport statement or transport assessment.

On a vote being taken this was unanimously agreed

Councillor Hennell Left the meeting 8.06 pm.

25-P8 UPDATE ON ENFORCEMENT ISSUES IN THE PARISH

Due to the letter the parish council sent to Cornwall Council enforcement leader over concerns about enforcement procedures in the parish a meeting will be arranged with the head of department and our councillors.

An update on the planning number PA24/02678 and enforcement issues over land at Treverva was fully discussed. Cllr Saunby as our Cornwall Council divisional member has confirmed he will ask for this application to be taken to planning committee.

Councillor Hennell returned to the meeting 8.37 pm.

25-P9 TO COUNCILLORS' AND CLERK'S ITEMS

None

25-P10 DATE AND TIME OF NEXT MEETING

The next scheduled meeting will be held on Monday 29th September 2025 at the Treverva Village Hall at 7.30 pm.

There being no further business the meeting 8.38pm.

Signed:29th September 2025

Chairman