



Carlyon Parish Council

Trethella Cottage, Ruan Lanihorne, Truro TR2 5NU
Tel: 07983 710385 Email clerk@carlyon-pc.gov.uk
www.carlyon-pc.gov.uk

MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on 15 April 2025 at 6.48pm in Tregrehan Chapel

Present: Cllrs Paul Trudgian (Chairman), Mike Ford, Sonia Phillips, Paul Riley and Lynn Parsons

In attendance: Julie Larter (Clerk), 7 members of the public.

(24/166) Apologies

Apologies were received from Cllr Nathan Cooper.

(24/167) Minutes of a Meeting of the Parish Council held on 18 March 2025

It was **RESOLVED** that the minutes of a meeting of the Parish Council held on 18 March 2025 be signed as a correct record of the meeting.

(24/168) Declarations of Interest

Cllr Riley declared an interest in Agenda item 7 (a) (iii) – PA25/02204.

(24/169) Chairman's Announcements

The Chairman had no announcements to make.

(24/170) Public Participation

No members of the public wished to speak.

(24/171) Cornwall Councillor's Report

Cllr Mustoe reported that he will be speaking at Cornwall Council's Strategic Planning Committee meeting on 17 April with regard to the proposed Menear Road Solar Development. Cllr Mustoe's report can be found on the parish council website.

(24/172) Planning Applications and Related Matters

(a) (i) PA25/01192 – 30 Wheal Regent Park: Works to trees subject to a TPO, 1 large Scots Pine, 2 dead unidentified trees and 1 small Oak to be removed for safety reasons and dangerous to the property

It was **RESOLVED** that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the parish council has no objections subject to the conditions set out in the tree officer's report.

(ii) PA25/02018 – Har Grey House, 15a Beach Road: Construction of a new dwelling without compliance with Condition 1 of decision notice PA21/08829 dated 20/10/21 without compliance of Condition 2 of Decision Notice PA22/05065 dated 27/06/22

It was **RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the parish council has no objections to the proposal.**

Cllr Riley left the room.

(iii) PA25/02204 – 37 Chatsworth Way: Two Storey rear extension

It was **RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the parish council has no objections to the proposal.**

Cllr Riley returned to the room.

(iv) PA25/02305 – 18 Wheal Regent Park: Proposed garden room and associated works

It was **RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the parish council has no objections in principle but questions whether it is permissible for the building to be 3.5m high as it is proposed to be adjacent to the boundary.**

(b) An update was given on the following applications:

(i) PA23/09532 – Land off Menear Road: Construction of a temporary 17.51MW Solar Photovoltaic (PV) and 5MW Battery Storage Farm comprising solar modules, battery cabinets, landscaping, access from the public highway and associated works

It was noted that this application is due to be determined by Cornwall Council's Strategic Planning Committee on 17 April.

(ii) PA25/01168 – 37 Sea Road: Proposed garage

It was noted that a 5 day protocol letter had been received. It was **RESOLVED that the Clerk should respond stating that the parish council retains its objection for the following reasons**

1. Conflict with Carlyon Parish Neighbourhood Development Plan Policy 5(d)

The Carlyon Parish NDP, a statutory part of the local development plan, clearly states in Policy 5(d) *"Development should maintain and support the connection of biodiversity corridors and increase and not fragment connections for nature"*

The site in question has been **prematurely cleared of trees and vegetation** prior to planning submission, without any ecological assessment. This action has resulted in the **destruction and fragmentation of biodiversity corridors** that the policy seeks to protect. Approval of this development would set a concerning precedent for disregarding established neighbourhood planning policy.

2. Absence of Required Ecological Assessment

There is no ecological report or habitat survey submitted with this application. The removal of all trees and shrubs without any prior ecological checks is deeply problematic. Residents have raised concerns that the site may have supported protected species, including bats and barn owls.

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017, while both bats and barn owls are protected under the Wildlife and Countryside Act 1981. It is a criminal offence to disturb these species or damage their habitats - even if the species are not visibly present at the time of the site clearance.

Without ecological evidence, the council cannot adequately assess the application's biodiversity impact or ensure compliance with national wildlife legislation and planning policy.

3. Failure to meet Cornwall Council's Biodiversity and Planning Guidance

Cornwall Council requires all planning proposals that are likely to affect biodiversity to:

- submit appropriate species and habitat surveys
- demonstrate how they will achieve Biodiversity Net Gain

This application provides no ecological surveys, and consequently offers no mitigation measures or Biodiversity Net Gain strategy. It has already resulted in demonstrable biodiversity loss, failing to comply with both local and national planning policy frameworks, including the **National Planning Policy Framework, Paragraph 193, 2024.**

4. Request for deferred planning consideration and remedial action

In light of the concerns outlined above, we respectfully request that Cornwall Council

- Defers consideration of planning application PA25/01168, due to non-compliance with the Neighbourhood Plan and national ecological protections
- Requires the applicant to submit a post-clearance ecological survey of the site
- Requires a detailed plan for the reinstatement of the severed wildlife corridor, developed in consultation with adjacent residents and local ecological advice
- Determines the appropriate size and siting of the proposed garage only after the alignment and dimensions of the reinstated wildlife corridor have been established.
- Investigates potential breaches of planning control and considers enforcement action in response to the unauthorised and potentially unlawful clearance of the site.

This development runs counter to Cornwall Council's responsibilities under the Environment Act 2021, which places a duty on public authorities to conserve and enhance biodiversity. It also undermines the integrity of both biodiversity policy and community-led planning.

I am attaching photographs taken in 1965, c 1995 and 2015 which clearly show the wildlife corridor.

If, having taken the above points into consideration, Cornwall Council is still minded to approve this application, the parish council will ask Cllr Mustoe to call the application in for consideration by the planning committee.

(24/173) Tunes on the Shore 23 – 25 May

Cllr Riley has spoken to the organiser about providing signage for Crinnis Close and Sea Road and he has agreed to look into this. The parish council will have a meeting with the organiser post-event.

(24/174) Parish Projects

Tregrehan History Board

The Clerk is awaiting an installation date.

(24/175) Parish Issues

(i) Tregrehan Jubilee Park

It was noted that there will be an event to commemorate the 80th anniversary of VE Day in the field on 8 May.

(ii) Tregrehan Flood Working Party

Cllr Phillips reported that information was not forthcoming until after the election – a follow up meeting will take place towards the end of May.

(iii) West Crinnis Field

There was nothing to report.

(iv) Tregrehan Methodist Chapel

The sticking point regarding the Community Right to Buy listing has now been resolved between Cornwall Council and the Methodists' solicitor. The parish council's solicitor is currently on leave so no other update was available.

The Clerk's report was noted and it was **RESOLVED that**

(i) Keys currently held by residents are to be returned and a key safe installed. This would simplify the letting process.

(ii) Hire charge to be set at £10 per hour with a 10% reduction for residents of the parish and regular bookings. Charges to be reviewed in 12 months time.

(iii) To adopt the draft terms of hire contained within the report

(v) Highways concerns

The Chairman was concerned about implications of the road closure of the A391 during May. He is concerned that Tregrehan residents will have difficulty when trying to join the A390. Traffic lights at the bottom of the A391 will be turned off meaning that there will be no breaks in the traffic. Cormac has responded saying that they won't know the impact of this until the road closure is in place. The Chairman was also concerned about recycling collections taking place at the usual times on the throughfares but Cormac said that there are no plans to change collections. Cllr Mustoe said that Cormac were making temporary signage available for affected businesses. Work is due to start on 6 May and between 6 and 14 May roundabout access will be maintained during the daytime. After that time the road and roundabouts will be closed.

(24/175) Financial Matters

Current balances were noted the following payments were approved:

DD	EE Ltd	Monthly mobile phone bill	£33.66
DD	Lloyds Bank Ltd	Credit card	£35.48
DD	Unity Trust Bank	Monthly bank charge	£6.00
BACS	Cormac	Annual Play Inspection	£232.30
BACS	Cornwall ALC	Annual Membership Subscription	£696.18
BACS	GET Landscaped	Grounds Maintenance – Jubilee Park	£672.00
BACS	J Larter/HMRC/CPF	Salary and oncosts	*

(24/176) Training/Meetings Attended

- 31 March – Clerk attended training on Legionella testing
- 3 April – Chairman, Cllr Riley and the Clerk met with representatives from the Methodist Church
- 14 April – Clerk attended an election briefing. Of 287 parishes in Cornwall having elections, only 23 councils have contested elections and 1 parish council is inquorate meaning Cornwall Council has to step in and run the council.

(24/177) Correspondence

A list of correspondence had been previously circulated.

(24/178) Dates for the Diary

- 23 April – South Cornwall Community Area Partnership meeting, St Austell Arts Centre 6.00pm (Cllr Riley to attend)

(24/179) Dates of Future Meetings

13 May, 17 June, 15 July, 9 September, 21 October, 18 November, 16 December 2025.

The meeting closed at 7.20 pm

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Chairman

Date