



KENWYN
PARISH COUNCIL

Kenwyn Parish Council

c/o Shortlanesend Village Hall

School Hill

Shortlanesend

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Councillors are hereby summoned to attend a meeting of Kenwyn Parish Council's Planning Committee to be held on **Monday 14 September 2026** in **Shortlanesend Village Hall** at **6.30pm**

Julie Larter

Julie Larter

Clerk

7 September 2026

Members of the public and press are welcome to attend the meeting.

Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.

1. Apologies for Absence

2. Declarations of Interest

3. Requests for Dispensations

4. Minutes of a Planning Committee Meeting held on 14 July 2026

To agree that the minutes of the above meeting be signed as an accurate record of the meeting

Pages 3-5

5. Public Participation

Members of the Public are invited to speak in relation to business to be carried out at the meeting. A maximum of 3 minutes per person will be permitted

6. Planning Applications

Kenwyn Parish Council has been consulted on the following planning applications. Councillors are asked to consider the applications and agree a response to the Planning Authority (Cornwall Council). The parish council may also consider any applications received after publication of this agenda

(i) PA26/05638 – 41 Polstain Crescent, Threemilestone: Proposed removal of conservatory and replaced with two storey extension

(ii) PA26/05805 – Higher Langarth Farm: Demolition of existing dwelling and construction of three dwellings

(iii) PA26/05936 – The Couplings, Idless Lane, Shortlanesend: Extension to front of existing bungalow

7. Other Planning Matters

(a) To ratify decisions made under delegated authority over the summer recess

(i) PA26/05651 – Petrol Filling Station site at Higher Besore, Maiden Green: Non material amendment in relation to decision notice PA25/08194 dated 05/02/2026 to allow addition of a small external plant room, ancillary to the existing petrol filling station

This application was supported

(ii) PA26/04739 – Land at Dudman Farm: Reserved matters application for approval of access, layout, scale, appearance and landscaping for 274 dwellings, internal access roads, public open space, landscaping and SUDS features pursuant to outline application PA14/04970 dated 02.06.2016 without compliance with condition 16 of decision PA22/05032 dated 07.10.2024 with variation of condition 1 of decision PA25/03247 dated 03/07/2026

Object concerns about drainage

(iii) PA26/04975 – The Bungalow, West Langarth: Provision of a general purpose agricultural/ancillary storage building

No objections

(iv) PA26/05136 – Esso Chiverton Self Service, Chiverton: Installation of proposed internally illuminated Pret and EV pole

No objections

(v) PA26/05603 – 22 Carvinack Meadows, Shortlanesend: Non material amendment in relation to decision notice PA26/03056 dated 24/06/2026 to allow the proposed single storey extension to be reduced in width to allow access along the boundary

No objections

(b) To note any progress on the following planning application

(i) PA25/02276 – Great Roseveth Farm, Shortlanesend: Installation and operation of a Battery Energy Storage System facility and associated works

(c) Planning Appeal

To note that an Appeal has been lodged with the Planning Inspectorate relating to

Land South of Little Treworder Bungalow, Tregavethan: Appeal against Enforcement Notice – without planning permission, the construction of a residential building formed from converted shipping containers the change of use of an existing agricultural building to facilitate a sandblasting and paint-spraying business (Use Class B2 under the town and Country Planning (Use Classes) Order 1987 (as amended), the siting of containers for storage in connection with the unauthorised residential and B2 uses. The associated material change of use of the land from agricultural to a mixed use comprising of residential, Use Class B2, and agricultural

8. Cornwall Council's Planning Committee Reform and Draft Member and Local Council Protocol

To note the consultation and respond to the survey

<https://vimeo.com/1211637810/f5f4ba80ed?share=copy&fl=sv&fe=ci>

9. Dates of Future Meetings

12 October (TMS), 9 November (SLE), 14 December (TMS)

Minutes of a meeting of the **Planning Committee** held on **Monday 13 July 2026** at **6.30pm** in **The Hugus Hall, Threemilestone Community Centre**

Present: Cllrs Jones, La Borde, Lusty, Green, Holroyd, Robinson, Crossley, Venton and Wright. In attendance Julie Larter (Clerk), Theresa Addey (Parish Council Administrator; 3 members of the public

(P/008/26) Apologies for absence

Apologies were received from Cllr Cowling.

(P/009/26) Declarations of interest

There were no declarations of interest.

(P/010/26) Requests for dispensations

There were no requests for dispensations.

(P/011/26) Minutes of a meeting of the Planning Committee held 8 June 2026

It was proposed by Cllr Green, seconded by Cllr Holroyd and **RESOLVED that the minutes of a Planning Committee meeting held on 8 June 2026 be signed as an accurate record of the meeting.**

(P/012/26) Public Participation

No members of the public wished to speak.

(P/013/26) Planning Applications

(i) PA26/03440 – Homebase Ltd, Treliske Retail Park: Proposed alterations to the shop front, including new aluminium doors, extra glazing and new cladding panels to match existing finishes

Cllr La Borde proposed, Cllr Holroyd seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council has no objections to the proposal.**

(ii) PA26/03653 – Homebase Ltd. Treliske Retail Park: Advertisement Consent for 4 Springflex Aluminium box signs, vinyls and one totem

Cllr La Borde proposed, Cllr Holroyd seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council has no objections to the proposal.**

(iii) PA26/03570 – 74 Chyvelah Vale: Works to trees under a Tree Preservation Order, namely 1 T1 Reduction and removal of one large lateral branch extending over the garden boundary and children's play area, with pruning back to a suitable growth point near the main canopy in order to reduce overhang, weight and potential risk during adverse weather conditions

Cllr Wright proposed, Cllr Lusty seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council supports the application.**

(iv) PA26/02966 – Esso Chiverton Self Service, Chiverton Cross: Use of existing building for a new “food to go” drive thru unit, installation of four covered jet wash bays and three electric vehicle (EV) charging stations with canopy and associated forecourt works
Cllr La Borde proposed, Cllr Wright seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council has no objections to the proposal.**

(v) PA26/04550 – Land North of West Langarth Farmhouse: Overhead Electricity Lines application to raise the height of an existing overhead 11kv line as per plan 5894345.
Cllr Green proposed, Cllr Crossley seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council has no objections subject to an impact statement from the aviation authorities on the possible affect on aviation using the aerodrome and also the Air Ambulance.**

(vi) PA26/04521 – Hartley House, Three Burrows, Blackwater: Loft conversion including the creation of front and rear dormers.
Cllr Green proposed, Cllr Lusty seconded and it was **RESOLVED that the Clerk should respond to the Planning Authority stating that the parish council supports the application.**

P/014/26 Other Planning Matters

(i) PA25/02276 – Great Roseveth Farm, Shortlanensend: Installation and operation of a Battery Energy Storage System facility and associated works
No update was available.

(ii) PA26/02984 – Verge outside Tremorvah Industries, Threemilestone Industrial Estate: The construction and operation of a micro battery storage project
It was noted that a 5 day planning protocol letter had been issued as the planning officer was recommending the application for approval. The parish council responded to say that it maintains its objection but on this occasion will agree to disagree with the planning officer's decision.

(iii) Enforcement Notice Appeal: Land SE of Trevelo Cottage, Threeburrows, Blackwater
It was noted that an application has been submitted to the Planning Inspectorate appealing against an enforcement notice "Without planning permission, the construction of a timber barn used for domestic storage, an outbuilding used as a home office, and a pool with decking surrounding it. Also the associated material change of use of agricultural land to a mixed use comprising agricultural and domestic use associated with the residential use of the dwellinghouse known as Trevelo Cottage".

P/015/26 Procedure for Considering Planning Applications in August

Cllr Green proposed, Cllr Robinson seconded and it was **RESOLVED to adopt the following protocol for responding to planning applications received when the council does not usually meet in August**

- (i) Request an extension of time from the planning officer*
- (ii) If this is not possible, for simple or straightforward applications, the Clerk will notify all councillors upon receipt of an application and councillors will "respond to all" with their comments. The Clerk together with the Chairman of the Planning Committee will formulate a response based on these comments. The Clerk will have delegated powers to respond to the planning authority.*

(iii) If the planning application is likely to be contentious, the Chairman will call an Extraordinary Meeting of the Planning Committee

The meeting closed at 6.54 pm

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Chairman

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Date

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