

MINUTES OF THE PLANNING MEETING HELD ON TUESDAY 27th JANUARY 2026 at
7.00 pm AT THE CLAYTAWC CENTRE.

Present: Cllr Clarke (Chair), Cllr J Griffin, Cllr S Kelsey.

Attendance: Lynn Clarke Clerk / RFO, Tamsyn Moore, Senior Administrator, and five members of the public.

The Chair welcomed the members of the public attending the meeting and introduced the Councillors and staff present.

P12/25 Apologies

Cllr A Griffin (Vice-Chair). Apologies accepted

P13/25 Declarations of Interest.

None declared. The Chair reminded those present that if any other matter arises during the meeting, advice should be sought from the Clerk and the Chair before continuing.

P14/25 Public Participation

The following comments and concerns were raised by members of the public in relation to the Trerice Solar Farm Appeal

- Serious concern regarding flooding as this area is already affected, what steps will be taken to protect neighbouring properties?
- The bottom of the proposed site is already marsh and regularly floods.
- Concern that the proposed drainage plans to mitigate flooding will not be sufficient and residents will be the ones to suffer.
- Objection to the industrialisation of the one remaining green area in the Parish and the disproportionate industrialisation of the area.
- Concern that mitigating proposals to reduce the impact on wildlife and biodiversity such as the planting of wildflowers is just 'Green Washing'
- Interested to know why so many appeals are granted and what the main planning reasons used by the planning inspectorate to do so?
- Concern raised over the life span of the Ecological Report conducted on the proposed site. These reports should be re done after 12 months. Also, the timing of the report, it was conducted in November and should be done in the spring/summer when wildlife is more active and prevalent.
- No faith in the Ecological Report, as residents they see the active wildlife and biodiversity of the area.

P15/25 To adopt the minutes of the Planning Meeting held on the 24th September 2025.

Resolved – To accept the minutes. Proposed and seconded, all present in favour.

P16/25 To review the results of the public consultation on the Trerice Solar Farm.

PA24/09234 – (report emailed) [Trerice Solar Farm Appeal – Community Consultation Report](#)

The Chair read out the full report. The Chair expressed that the Parish Council are here to represent the views of residents and that the consultation confirms that the public do not want the solar farm. The consultation showed that while residents are not opposed to renewables in principle they were not in support of this proposal. The consultation confirms that the Parish Council should hold its position in objecting the proposal.

P17/25 To agree the response to appeal 6003039 in relation to application PA24/09234 Land Adjacent Trerice Manor Farm. Following in depth discussion it was proposed and seconded that the Parish Council would hold its position to object the proposal with additional comments emphasising that the objection is further strengthened by the results of the public consultation and recent weather conditions which have further highlighted concerns of flooding in the area. Additionally, the Ecological report should be undertaken again during the spring/summer to establish a more accurate picture of the biodiversity of the area. As highlighted by members of the public, comments will also be included stating that should the appeal be granted, there must be a guarantee to ensure specific obligations are met once the solar farm reaches the end of its lifespan that the land is fully returned to its current state irrespective of ownership of the project and/or land. Additionally, a substantial Community Benefit Fund must be secured for the residents of St Dennis and Treviscoe. All present in favour.

P18/25 To discuss option to pursue community benefits should the Trerice Solar Farm Appeal be granted. Suggested benefits as referenced in the Advisory Section of the Trerice Solar Farm Appeal – Community Consultation Report & Advisory on Community Benefits were discussed. The following points were highlighted:

- Any benefit should be shared with Treviscoe and as such St Stephen-in-Brannel Parish Council should be included in the setup of any benefits/fund with representation for the residents of Treviscoe.
- The fund should be far more substantial than the current proposal to fully reflect the impact of the project on the community.
- The fund should be managed by a separate committee.
- Any benefits should complement not duplicate existing funds
- Funds should benefit individuals rather than groups

P19/25 To ratify decisions made via email:

PA25/06604 – Application for relocation of an existing cabin and replace with larger cabin (in relation to Decision Notice PA24/02142) – Trelavour Quarry, Gother Hill, St Dennis, St Austell Cornwall – No Objection submitted.

PA25/07056 – Proposed construction of an agricultural and equestrian building – Land East and South of Gothers House, Gothers Hill, St Dennis, St Austell, Cornwall – Support submitted. It was **Resolved** to approve the decisions. Proposed, seconded, All in favour.

P20/25 Updates on previous applications discussed.

[PA25/05566](#) – Conversion of hotel into a mixed-use facility for adults with disabilities and their support staff – Boscawen Hotel, Fore Street, St Dennis – **Approved**

[PA25/06604](#) - Relocation of an existing cabin and replace with larger cabin (in relation to Decision Notice PA24/02142) – Trelavour Quarry, Gother Hill, St Dennis – **Approved**

[PA25/08604](#) – Nonmaterial amendment in relation to decision notice PA18/09693 dated 15/09/2019 to temporarily update the approved site layout to show the siting of six storage containers which are required in connection with the ongoing essential repair works in Line Two of the facility – Cornwall Energy Recovery Centre, St Dennis – **Approved**

[PA25/07721](#) – Proposed rear extensions – 11 Trerice Terrace, Trerice, St Dennis – **Approved**

[PA25/07056](#) – Proposed construction of an agricultural and equestrian building – Land East and South of Gothers House, Gothers Hill, St Dennis – **Approved**

[PA25/08016](#) – Application for permission in principle for the construction of between one (minimum) and two dwellings (maximum) – Land South of 4 Jubilee Terrace, Hendra Road, St Dennis – **Granted**

[PA25/08230](#) – Conversion of hotel into 4 flats for the housing of adults with disabilities – Boscawen Hotel, Fore Street, St Dennis – **Approved**

Updates Noted

P21/25 Matters arising

All comments on consultations received have been submitted

P22/25 Any other planning applications received up to the date of the meeting.

None.

Standing Order 3e

That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded, and they are requested to withdraw.

There being no other business to be transacted the Chair closed the meeting at 8.05 pm.

Signed.....

Chair of Planning

Date

