ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)
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Planning Committee Meeting Minutes: 27th August commencing at 10.30am in St Marks Church Hall, Sticker

Present: Cllr Mrs Tarbox (Chair), Cllr Vine (Vice-Chair), Cllr Williams

In attendance: Wendy Yelland Parish Clerk

Public Present: No public present.

P36/26 Apologies
Cllr Mrs Harris, Cllr Mrs Heyward, Cllr Richards. Received and duly accepted

P37/26 Declarations of Interest Members/Dispensations
There are no declarations of interest.

While I/Members may express an opinion for or against a proposal at this meeting, my/our mind(s) is/are not closed, and I/we will only come to a conclusion on whether I/we should support the scheme or offer an objection after I/we have listened to the full debate and in receipt of a planning application.

P38/26 Public Participation
No members of the public.

P39/26 Committee Meeting Minutes: 8th July 26
It was
RESOLVED that the above Minutes of the Planning Committee having been previously circulated, be taken as read, approved and signed. To be approved at the Full Council Meeting due to printer issues.

P40/26 Clerk's Report
Nothing to report

P41/26 Planning Applications
The Parish Council has been consulted on the planning applications listed below. The Committee is asked to consider the applications and agree a response to the Planning Authority (Cornwall Council)

The applications and their plans can be viewed on the Online Planning Register at https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/

i. Application PA26/04655 Proposal Demolition of existing dwelling and erection of two new dwellings Location 2 Westbridge Road Trewoon St Austell Cornwall Applicant Mr M Foster Grid Ref 199441 / Discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code.

It was **RESOLVED** to **OBJECT** to the application as follows:

Members with local knowledge considers the site unsuitable for the scale and density of the proposed development. The proposal for two dwellings represents an overdevelopment with surrounding highway conditions and limited access.

There is inadequate parking provision. The proposal does not provide sufficient parking to meet the needs of two dwellings. This is likely to result in additional vehicles being parked on the surrounding roads, further exacerbating existing access and highway problems and potentially creating obstruction and safety concerns. A number of reports have recently been submitted to MP Noah Law that vehicles are regularly being left on roads and in residential areas, causing obstruction and creating difficulties for residents.

The proposed access is considered inadequate and raises significant highway safety concerns. The site has extremely poor access onto an A-road subject to a 30-mph speed limit. Introducing additional residential traffic at this location would create an unacceptable risk to motorists, pedestrians and other road users, particularly given the restricted visibility and constrained nature of the access.

Access from Trevanion Road is extremely narrow. The restricted width of the road/access raises serious concerns regarding the ability of vehicles to safely enter and leave the site, particularly larger vehicles, delivery vehicles, refuse collection vehicles and emergency services. The vehicular access/egress for the properties in Trewoon is via a footpath which will pose a hazard to those using it, particularly schoolchildren who are likely to use it when walking to and from school. The proposal would place additional pressure on an already severely constrained access.

The impact on the existing highway network should evidence that vehicles can safely access and egress the site without creating additional hazards or inconvenience for existing residents and road users. Members with local knowledge have serious doubts that this can be achieved.

Gold Footpath 25/1 has not been properly acknowledged or addressed in the planning application.

Prop Cllr Vine, sec Cllr Mrs Tarbox**. Action: Clerk**

ii. Application PA26/04611 Proposal Technical details consent for a housing scheme of 5 new open market dwellings following a PIP approval PA24/00365. Location Land North Of Mount Pleasant Farm Trelowth Road Polgooth Cornwall Applicant Mr Anthony Minear Grid Ref 199220 / 50610
Discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code.
It was **RESOLVED** to **OBJECT** to part of the application as follows as it does not comply with the approved Cornwall Council Design Code.
Applicant does not appear to have consulted the Design Code which refers to parking, amenity space, clothes drying, social interaction and letterbox height etc. It is disappointing that no affordable housing has been considered. Prop. Cllr Mrs Tarbox , sec Cllr Williams. **Action: Clerk**

iii. Application PA26/04969 Proposal Replacement of existing flat roofs with pitched roofs Location 29 Woodgrove Park Polgooth St Austell Cornwall Applicant Mr Chris Hill Grid Ref 199257 / 50504
Discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code.

It was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Tarbox , sec Cllr Williams. **Action: Clerk**

P42/26 To consider applications after despatch of the agenda as published on the Parish Council website.
It was proposed to consider the following application. Prop Cllr Mrs Tarbox, sec Cllr Vine.
Application: PA26/05602, Proposal: Demolition of existing house and replacement with new dwelling
Location: Mount Pleasant Farm, Polgooth, St Austell,
Applicant: Mrs Rebecca Quinn Minear
Grid Ref: 199175/50499.
It was **RESOLVED** to **SUPPORT** the application providing it complies with the adopted Neighbourhood Development Plan and the Cornwall Council approved Design Code. Prop Cllr Mrs Tarbox, sec Cllr Williams.

P43/26 Planning, Appeals, Enforcement Decisions and 5-day protocols

To **RECEIVE** planning, appeals or appeal outcomes to date. **RESOLVE** any further action if appropriate
To **RECEIVE** updates on planning/planning enforcement, **REFER** any new issues if appropriate.
To **RECEIVE** any 5-day protocols/ updates and take any action necessary.
None

P44/26 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish
None.

P45/26 Correspondence received up to time of meeting (previously circulated and for information only)
None.

There being no further business to be transacted the meeting closed at 11.03am

Signed.....
Chair of Planning

Date:.....

Cllr Mrs Tarbox (Chair)
Cllr Vine (Vice Chair)
Cllr Mrs Harris
Cllr Mrs Heyward
Cllr Richards
Cllr Williams