

Minutes of the Planning Meeting of St Mewan Parish held in St Marks Church Hall, Sticker on Wednesday 6th February 19 commencing at 10.00am

Present: Cllrs Mrs P Tarbox (Chairman), Cllr Jannaway (Vice- Chair), Cllr Mrs Mitchell, Cllr Mrs Padley, Cllr Mrs Ringrose, Cllr Kneller, Cllr Passmore, Cllr Wallis

In Attendance

Mrs W Yelland – Clerk

Public Attendance

Jo Harley – Gilbert & Goode, Mr Ted Simpson. Mr Dowrick, Mr Tolliday, Mr Hull, Mr Montague – Agent, Mr Rowe, Mr & Mrs Hynham

P106/18 Apologies

Cornwall Cllr Cheryl Mackrory

P107/18 Declarations of Interest

None

P108/18 Dispensation Requests

None

P109/18 Public Participation

Mr Montague - agent for application no. PA19/00480 seeks permission for a new development.

- Within a large plot
- Provides two car parking spaces.
- Good design dormer bungalow
- No loss of privacy
- No overlooking to neighbours
- Meets the housing development plan, transport plan and the Neighbourhood Plan

Mr Simpson – Polgooth representative re pre-application no PA18/03441/PREAPP.

- Not necessary development
- Raised concerns regarding the access and surface of the road
- Potential flooding and with construction traffic
- Unadopted road which will result in financial implications to the residents
- Will exacerbate ongoing sewage problems which has reached capacity and will need to improve the system

Mr Dowrick and Mr Hynham– objects to the proposed housing development in Trewoon.

- Limited infrastructure
- No need for further development

- It is a greenfield site and outside the Neighbourhood Plan development boundary

Jo Harley – Gilbert and Goode representative Agenda Item 7.

At this stage there are no plans or designs, however the purpose is to alert the parish council and members of the public of the proposed development on St Mewan Lane. Intentions are to deliver an affordable housing scheme on a rural exception site in accordance with the Neighbourhood Plan and ask the parish council for their initial views. There will be a public consultation and contact with the ward member. Advised there will be site investigations carried out.

Appreciates it is difficult for the PC to give an opinion at this early stage but am happy to answer any questions.

Cllrs asked a wide range of questions and it was confirmed:

- A confidential pre-application was submitted and the response from CC is it meets with certain planning policies and the conditions of a rural exception site
- Consideration has not been given to brownfield sites within the parish and she would be happy for the parish council to suggest other areas
- There are 58 registered households currently on the Home choice register.

Cllrs would like Gilbert & Goode to firmly establish how many people with local connections are living in the new properties at Tremeadow Rise and to clearly identify what the local need really is at the time of any proposed application.

The Parish Council have specific ideas on how surveys are carried out and welcome a paper-based questionnaire delivered to every household which will truly identify a local need.

The Home Choice register doesn't give an accurate representation and CC have already over estimated with their survey being one to everyone worldwide. Trewoon has had a fair share of affordable housing.

Construction traffic was mis managed on the previous development at St Mewan Lane and a traffic management plan needs to form part of the application identifying working days and hours.

Previous sewage issues.

- Gilbert & Goode can't confirm costs for individuals to rent or purchase, however the shared ownership scheme was explained and confirmed the development would be 70% rental and 30% shared ownership.

Cllrs re-enforced they would like confirmation that local people are living in the newly built development and to establish an accurate identifiable need for local people for any future development.

To consider any style of housing reflects what is traditional for Cornwall as public opinion is disappointed with the aesthetics of Tremeadow Rise. St Mewan Parish Council have never been consulted by Gilbert & Goode on materials used.

The Chairman closed the public participation.

P110/18 Planning Meeting Minutes

It was

RESOLVED to approve the minutes of the Planning Meeting held on the 9th January 19 as a true and accurate record. Prop Cllr Kneller, sec Cllr Passmore.

P111/18 Matters Arising (information and reporting only)

PA18/10582 – 5 day Protocol Agreed to disagree

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.

P112/18 Proposed Housing Development in Trewoon

Members received a presentation from Jo Harley Gilbert & Goode on a proposal for a small housing development.

The Chairman proposed agenda item 8 be moved and discussed, after all planning applications to be received and considered, sec Cllr Jannaway.

P113/18 Planning applications to be received and considered

i. **Application:** PA19/00480

Proposal: Proposed erection of a detached dwelling and the provision of on-site parking

Location: 27 Tremewan, Trewoon, Cornwall PL25 5TG

Grid Ref: 199114 / 52980

The application, plans and associated documents were viewed together with the St Mewan Neighbourhood Plan. Discussion took place and concerns were raised on the size of the development and too large for the site compared to the surrounding properties. The St Mewan Neighbourhood Plan states 3 parking spaces for the size of this development.

S/Orders were suspended allowing the agent to speak.

The agent explained the windfall site is previously developed land and can be used for the provision of housing, it is classed as infill and within the settlement boundary.

S/Orders were re-instated.

It was **RESOLVED** to **SUPPORT** the development, however there is inadequate parking facilities for the size of the development and 3 parking spaces are required re the St Mewan Neighbourhood Plan. Prop Cllr Tarbox, sec Cllr Mrs Mitchell.

Action: Clerk

ii. **Application:** PA19/00503

Proposal: Outline Planning Application (all matters reserved) residential development (3 indicative)

Location: Land South of Carne Farm Carne Hill Trewoon Cornwall

Grid Ref: 198885 / 53286

The application, plans and associated documents were viewed together with the St Mewan Neighbourhood Plan. Discussion took place and it was **RESOLVED** to **OBJECT** to application. The application conflicts with Policy 1 and 2 of the St Mewan Parish Neighbourhood Plan.

1. The land does not touch the boundary and therefore cannot be developed
2. It is not included in the in Trewoon boundary, therefore it is outside the development boundary

Prop Cllr Mrs Tarbox, sec Cllr Kneller.

P114/18 Planning applications received by the time of meeting

The following applications received on the 5th February 19 was agreed to be considered by the committee.

Application: PA19/00613

Proposal: Replacement of conservatory with orangery on north-western elevation, single storey extension and additional insulation to north-eastern elevation.

Location: The Old Rectory, St Mewan Lane St Mewan St Austell

Grid Ref: 199806 / 51869

The application, plans and associated documents were viewed together with the St Mewan Neighbourhood Plan and it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Kneller, sec Cllr Mrs Tarbox.

Application: PA19/00614

Proposal: Listed Building Consent for replacement of conservatory with orangery on north-western elevation, single-storey extension and additional insulation to north-eastern elevation.

Location: The Old Rectory St Mewan Lane St Mewan St Austell

Grid Ref: 199806 / 51869

The application, plans and associated documents were viewed together with the St Mewan Neighbourhood Plan and it was **RESOLVED** to **SUPPORT** the application Prop Cllr Mrs Kneller, sec Cllr Mrs Tarbox.

P115/18 Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009

APP/D0840/W/18/3216284

Application No: PA18/02981

Proposal: Outline application for residential development for five dwellings (revised proposal to approval of **PA17/01656**)

Location: Land North of Nanterrow, Lower Tregongeeves, Polgooth, PL26 7AX

As an official consultee on the above appeal, a wide range of discussion took place and after careful consideration it was **RESOLVED** to write to the Planning

Inspectorate with strong **OBJECTIONS** and respectfully challenge the inaccuracy of statement of grounds for appeal and planning documentation completed. Prop Cllr Mrs Tarbox, sec Cllr Kneller. **Action: Clerk**

P116/18 Correspondence received up to the time of meeting

1. PA18/10529 – Correspondence from the agent re the Parish Council's objection regarding the egress and how he has been in dialogue with Highways who confirmed they have no objections. The clerk confirmed there was no comment visible on the CC website to this effect and the Planning Officer hadn't received the Highways report to date. The P/O intends contacting the agent asking that the views of the Parish Council are considered.
2. PA18/03441/PREAPP – The clerk sent a letter, as requested by council asking why the non- confidential pre-app was not circulated on the weekly planning lists. This appeared to be an oversight. An issue by Highways has been raised on this pre-application.

There being no other business the Chairman closed the meeting at 10.55am

Signed.....
Chairman of St Mewan Parish Council Planning Committee

Date:.....

Committee Members

Clr Mrs Tarbox – Chairman
Clr Jannaway – Vice Chair
Clr Mrs Mitchell
Clr Mrs Padley
Clr B Harrison (Sub)

Clr Mrs Ringrose
Clr Kneller
Clr Passmore
Clr Wallis