



ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)
Kerenza
The Chase, Sticker
St Austell PL26 7HL
Tele: 07464 350837

E: clerk@stmewanparishcouncil.gov.uk

W: www.stmewanparishcouncil.gov.uk

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Virtual Planning Meeting 27th October 2020 commencing at 09.45am Minutes of the meeting held Remotely via Zoom

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

P44/20 Persons Present/Apologies

Apologies: Cllr Passmore. Received and duly accepted.

In attendance: Wendy Yelland – Parish Clerk

Public Attendance: Mr Michael Bunney

P45/20 Declarations of Interest from Members / Dispensations

No declarations of interest or dispensation requests received.

The Chairman invited members of the public to speak.

P46/20 Public Participation

Mr Michael Bunney- advised members a response has been made to the Planning 'White Paper' and has been circulated to all Cornwall MP's.

Emailed information to the clerk

Housing target of 81,000 is far too high for Cornwall

Up to 50 houses with no affordable housing will create no mixed-use development and will create an open market and for second homes

St Mewan Parish does not fit with the government definition of an urban area as the electorate is only approx 2700, urban is 10,000 electorate. The classifications are completely wrong.

The Chairman thanked Michael Bunney for the information supplied and closed public participation.

P47/20 Planning Meeting: Minutes 23rd September 2020

It was

RESOLVED to **APPROVE** the minutes of the Planning Meeting held on the 23rd September 2020 as a true and accurate record and will be signed at the next physical meeting. Prop Cllr Wallis, sec Cllr Mrs Mitchell.

P48/20 Clerk's Report

Notification from Planning with the update from the Affordable Housing Team re application no: PA20/03907

P49/20 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

- i. **Application** [PA20/07939](#)
Proposal Demolition of Former Printworks, Garage and clearance of site, construction of 2 new detached dwellings
Location Polgooth Press Trelowth Road Polgooth St Austell
Applicant Carnsworth Ltd
Grid Ref 199613 / 50594

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Wide range of discussion took place, and it was **RESOLVED** to **OBJECT** to the application based on:

- The application does not comply with Policy 1 a), b), e) and Policy 5 (CISI report embedded) in the St Mewan Neighbourhood Development Plan
- Is overdevelopment of the site
- Not in keeping with the local area
- Inadequate parking
- Demolition of substantial existing stone walls
- Polgooth Press is a key historic building listed in the CISI report
- The plans are not clear on access. In order to access the dwelling at the rear you have either got to go pass the first dwelling and then access through the garden or go up the hill and park just off the road which will result in a need to break through. The applicant has stated no new entrances will be formed.
- To raise issues of concerns with the Historic Building Dept
Prop Cllr Mrs Tarbox, sec Cllr Wallis

- ii. **Application** [PA20/08142](#)
Proposal Certificate of Lawful Development for an Existing Use namely the commencement On the 17th July 2019 of Plot 1 as authorised under PA14/12225.
Location Plot 1 Land North West Of Elm Tree Cottage Ricketts Road Polgooth
Applicant Mr David Cole David Cole Homes Ltd
Grid Ref 199928 / 50153

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 the application based on:

- Scraping an entrance with a JCB and a dump truck 2 days before the 3-year appeal date expires does not constitute a substantial start to the development
 - There doesn't appear to be proof of sending the commencement of works to Cornwall Council as requested by them in Jan 2019 asking the applicant to submit the information to gain approval prior to starting the development
 - The development goes against the St Mewan Neighbourhood Development Plan as it is outside the development boundary
 - Planning policies has changed significantly since the original application made in 2014
 - The implementation of the St Mewan Neighbourhood Development Plan in ~~2016~~ 2018 where details and arrangements of affordable housing has moved on dramatically in 6 years.
- Prop Cllr Kneller, sec Cllr Mrs Tarbox

P50/20 Planning, Appeals and Enforcement Decisions

Nothing to report.

P51/20 Changes to the Planning System (as per minute no OC76/20)

Chairman Cllr Mrs Tarbox will write a collective response and the clerk will circulate prior to submission.

P52/20 To consider applications after despatch of the agenda as published on the Parish Council website.

There were no applications to consider

P54/20 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

None

P55/20 Correspondence received up to time of meeting (previously circulated and for information only)

No correspondence received

There being no other business to be transacted the Chairman closed the meeting at 10.27am

Signed.....
Chairman of the Planning Committee
Date.....

Members

- Clr Mrs Tarbox – Chairman
- Clr Jananway – Vice – Chair
- Clr Mrs Mitchell
- Clr Mrs Padley
- Clr Mrs Ringrose
- Clr Kneller
- Clr Passmore
- Clr Wallis