



ST MEWAN PARISH COUNCIL

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

E: clerk@stmewanparishcouncil.gov.uk

W: www.stmewanparishcouncil.gov.uk

Follow us on Facebook & Twitter

Virtual Planning Meeting 6th April 2021 commencing at 10.00am 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

P97/20 Persons Present/Apologies

Apologies: Cllr Passmore, Michael Bunney. Received and duly accepted.

In attendance: Wendy Yelland – Parish Clerk

Public Attendance

No members of the public

P98/20 Declarations of Interest from Members / Dispensations

No declarations of interest or dispensation requests received.

P99/20 Public Participation

No members of the public

P100/20 Planning Meeting: Minutes: 3rd March 2021

It was

RESOLVED to **APPROVE** the minutes of the Planning Meeting held on the 3rd March 2021 as a true and accurate record and will be signed at the next physical meeting. Prop Cllr Jannaway, sec Cllr Mrs Mitchell

P101/20 Clerk's Report

Email from the Agent referring to the Planning Committee comments made on the 3rd March 2021.

The clerk confirmed she is still not in receipt of the revised parking plan, despite requests from the Planning Officer Ros Baker to the applicant's architect. Note: the email sent referred to a different application number, however the content referred to Polgooth Press application PA20/07939.

The clerk confirmed that to date there has been no further plan received from the Planning Officer nor any update on the Planning Portal of revised parking.

The Chairman has highlighted that the St Mewan Neighbourhood Plan documents are no longer available on the re-vamped Cornwall Council website. Cllr Kneller confirms the parish council website Neighbourhood Plan documents which are linked to the Cornwall Council website is also inoperative. The clerk will write to Cornwall Council.

P102/20 Planning Applications and Non-Material Amendments

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

http://planning.cornwall.gov.uk/online-applications/?utm_source=website&utm_medium=planningregisterlink&utm_campaign=planning

- i. Application [PA21/00923](#)
Proposal Change of use of three existing holiday cottages to unrestricted residential use
Location Bosinver Farm Cottages Trelowth St Mewan St Austell
Applicant Mr And Mrs D Smith
Grid Ref 199414 / 51082

Wide range of discussion took place, associated documents were viewed, together with the St Mewan Neighbourhood Development Plan and particular attention was drawn to the following: -

- Bosinver has twenty holiday homes.
- This application is the third one in two years which seeks to remove holiday restrictions and allow full residential use.
- The second application for five homes (PA20/01479) was withdrawn.
- The first in 2019 (PA19/08513) for seven homes, sought and received approval for the change.
- St Mewan Parish Council had concerns about the application but supported it on certain conditions. The Oct 2019 objection is copied at the end of this submission.

The current application for three homes (PA21/00923), which is three of the five which were withdrawn last year, will bring the total number of homes to have full residential consent to ten, which is 50% of the homes on the site. This means that the homes can be let or sold either as primary dwellings or second homes.

If an application had been made to build ten houses with full residential permission on this greenfield site, as it is outside the development boundary and does not comply with the St Mewan Neighbourhood Development Plan, it is quite possible that it would be refused permission but at the very least would have to provide a proportion of affordable housing. As these applications are being made on a regular basis for the change of use it would appear that the owners are working towards having full residential consent for all the homes on the site.

St Mewan Parish has had several applications by developers using affordable housing need as a reason to build on green field sites, therefore St Mewan Parish Council Planning Committee will only support this application if Policy 8: Affordable Housing, in the Cornwall Local Plan is implemented and that a CIL payment is forthcoming if the Planning Officer is mindful to support this application.
Prop Cllr Kneller, sec Cllr Mrs Mitchell.

Comment Date: Fri 11 Oct 2019

Cornwall Council having declared a Climate Emergency and St Mewan Parish Council, a wide range of discussion took place and

It was

RESOLVED to support the change to unrestricted use providing there is a condition if the homes are to go onto the open market that they are made affordable housing in the light of Climate Change. The reasons are as follows: - this negates the need for building on greenfield sites thus preserving the ability to absorb carbon dioxide, preserves wildlife and people's quality of life and give the opportunity for young people in the parish to have an affordable home of their own."

- ii. Application [PA21/02145](#)
Proposal Proposed rear Kitchen extension and attached double garage Existing garage to become home office
Location 5 Southdown Road Sticker PL26 7EW
Applicant Mr And Mrs Simon Tooley
Grid Ref 197873 / 50318

Discussion took place, associated documents were viewed together with the St Mewan Neighbourhood Development Plan and it was **RESOLVED** to **SUPPORT** the application.
Prop Cllr Mrs Tarbox, sec Cllr Mrs Mitchell.

- iii. Application [PA21/02175](#)
Proposal Proposed conversion and change of use of existing garage and store/playroom to holiday let accommodation
Location Clearwater Cottage Access To The Fields Sticker PL26 7HQ
Applicant R Warin And C Liesse

Discussion took place, associated documents were viewed together with the St Mewan Neighbourhood Development Plan and it was **RESOLVED** to **OBJECT** to the application as the proposal is in Flood Zone 3 and in close proximity to the water course. Historically this area has been subject to flooding. Prop Cllr Kneller, sec Cllrs Mrs Tarbox.

- iv. Application [PA21/02531](#)
Proposal 3no Glamping Pods for overnight accommodation with associated landscaping
Location Polgooth Inn Ricketts Road Polgooth St Austell
Applicant Natasha Milne St Austell Brewery
Grid Ref 199831 / 50291

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

P103/20 Planning, Appeals and Enforcement Decisions

None

P104/20 To consider applications after despatch of the agenda as published on the Parish Council website.

There are no applications to consider.

P105/20 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish.

Nothing to report.

P106/20 Correspondence received up to time of meeting (previously circulated and for information only)

1. Email previously circulated re concerns from a resident over the removal of historic stone walls in Polyear Close. The Parish Council do object to planning applications where applications wish to remove Cornish stone hedging, however the decision lies with Cornwall Council planning. The clerk will refer the resident to Cornwall Council.

There being no other business to be transacted the Chairman closed the meeting at 10.36am

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

Members

- Cllr Mrs Tarbox – Chairman
- Cllr Jannaway – Vice – Chair
- Cllr Mrs Mitchell
- Cllr Mrs Padley
- Cllr Mrs Ringrose
- Cllr Passmore
- Cllr Kneller
- Cllr Wallis