



ST MEWAN PARISH COUNCIL

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Virtual Planning Meeting 23rd 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 Passmore, Cllr Kneller, Cllr Wallis

P107/20 Persons Present/Apologies

All present.

In attendance: Wendy Yelland – Parish Clerk

Public Attendance

Clean Earth Energy – Amber Trenberth and Dean Robson, Cornwall Cllr Candidate Michael Bunney

P108/20 Declarations of Interest from Members / Dispensations

No declarations of interest or dispensation requests received.

P109/20 Public Participation

No participation.

P110/20 Planning Meeting: Minutes: 6th April 2021

It was

RESOLVED to **APPROVE** the minutes of the Planning Meeting held on the 6th April 2021 as a true and accurate record and will be signed at the next physical meeting. Prop Cllr Mrs Mitchell, sec Cllr Jannaway

P111/20 Clerk's Report

No report

P112/20 Clean Earth Energy

Clean Earth Energy - Following the extremely positive planning process experienced with the Longstone Turbine application, Clean Earth Energy would like to introduce the second turbine location they are investigating within the St Mewan parish – East Karlake approximately 340m east of the approved Longstones turbine, towards the north of the parish boundary and adjacent to the lower Longstones mining pit. Maps and photo montages previously circulated to Cllrs that represent both the approved Longstone and proposed East Karlake turbines in situ.

The decision to further investigate the Longstones area was a result of the feedback Clean Earth Energy received from the parish last year, and determined that the area would be suitable from a planning perspective to facilitate another turbine. The proposed turbine model will be consistent with the approved Longstones turbine, with a total tip height of 135m and meets the distance from houses, noise and visual impact and doesn't create a new turbine line.

The Chairman invited questions from members.

- Same model as the Longstones turbine
- The Higher Goonamarth will remain and will not be affected by the new one.
- Submitted a screening application to Cornwall Council planning which meets all the criteria.

- Clean Earth Energy will confirm the number of houses a turbine will be able to produce electricity for. It will remain consistent for the Community Benefit Fund
- Clean Earth Energy will confirm the amount of carbon saved through its life of installation and the expected life of the turbine itself.

There will be a second site Blackpool 2 500m north of the existing turbine and adjacent to the tip. This site proposal is in its early stages and detailed information will be sent to the parish council at a later date. This application will require a longer lead time and will be approximately scheduled for 2022.

Amber Trenberth from Clean Earth Energy thanks the Planning Committee for the invitation and exits the meeting.

P113/20 PA20/07939 Demolition of Former Printworks Polgooth Press

The clerk had received an email from the agent on the 26th March, referring to an application, but in the title it was identified as a Pentewan Valley Parish application, however the content appertained to confirmation of a revised parking plan for Polooth Press and a request to attend the meeting. PA20//07939 application was discussed at the 3rd of March meeting. There has been no revision of a parking plan to date. The Planning Officer has offered a further discussion on PA20/07939 and submission by St Mewan Parish Planning Committee that there could be a third space provided by the applicant.

There appears to be a lack of consistency in the interpretation of the Neighbourhood Development Plan. The planning officer highlights in an email which kindly gave members guidance on another application but does contradict the decision-making process on this application. Wide range of discussion took place.

The Highways Development Officer has made comment drawing attention to the two parking spaces they are providing which are only 3.8m long and has recommended the parking spaces need amending to demonstrate they will be at least 4.8 m long in order that the spaces do not hang over into the Highway. This has not been addressed. It is clearly an Historic Building listed in the CISI report which forms part of the St Mewan Neighbourhood Development Plan.

Members **RESOLVED** to re-enforce their **OBJECTION** as it is not compliant with the Neighbourhood Development Plan and concerns raised from the Highways Development Officer.

- It is not sustainable to have two dwellings on such a small space when they cannot provide the required amount of parking to comply with the Neighbourhood Plan. It is possible to provide a dwelling with the requisite number of parking spaces on the site in line with the Neighbourhood Plan. The site could easily be redesigned to facilitate a new dwelling and the correct number of spaces.
- To date the applicant has not addressed the comments made by the Highways Development Officer on the recommended length of parking spaces.

Prop Cllr Mrs Tarbox, sec Cllr Kneller. All in favour.

P114/20 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

There are no applications.

P115/20 Planning, Appeals and Enforcement Decisions

Resident complaint received at the 6th of April meeting regarding the possible removal of a Cornish hedge and subsequent email to Cllr Kneller. Cllr Kneller reported he had visited the site in question at Polyear Close, Polgooth. No findings pertinent to the removal of the hedge. It appears the two properties either side have simply erected their wall and fence inside their boundary line thereby creating the orphaned hedge in between. Most importantly at least somebody has tidied it up now. It was **RESOLVED** that no further action is taken by the Parish Council.

P116/20 To consider applications after despatch of the agenda as published on the Parish Council website.

No new applications.

PA21/00923 -6th April Planning Meeting Minute No: P102/20

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

Members accepted the detailed explanation from the Planning Officer regarding why there will be no Affordable Housing Contribution, however the acceptance of a CIL Payment is welcome.
St Mewan Parish Council would like this recorded and on file with Cornwall Council Planning that should there be further applications from the applicant for continued change of holiday use to residential this will have a substantial cumulative effect.
Cllr Kneller, sec Cllr Mrs Padley. All in favour.

P115/20 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish.

Nothing to report.

P116/20 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 10.49am.

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