



ST MEWAN PARISH COUNCIL

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Planning Committee Meeting Minutes: 12th January 2022 commencing at 18.00pm in St Marks Church Hall, Sticker

Present: Cllr Mrs Tarbox (Chair), Cllr Mrs Heyward, Cllrs Mrs Mitchell, Cllr Mrs Padley, Cllr Jannaway, Cllr Kneller, Cllr Vine

In attendance: Wendy Yelland – Parish Clerk

Members of the Public: Mr Paul Bateman, Cornwall Cllr Michael Bunney

P61/22 Persons Present/Apologies

Cllr Wallis

P62/22 Declarations of Interest from Members / Dispensations

There were no Declarations of Interest from Members

P63/22 Planning Meeting Minutes

It was

RESOLVED to approve the minutes of the Planning Meeting held on the 8th of December 2021 as a true and accurate record. Prop Cllr Jannaway, sec Cllr Kneller.

P64/22 Matters Arising

No matters arising.

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.

P65/22 Public Participation

Mr Bateman PA21/10590

- Within curtilage of farmhouse
- Council has a policy for replacement dwelling
The existing farmhouse is old, requires renovations and is run by fossil fuel which is challenging for climate change
- Aim is to provide better quality housing
- Materials used will be in contrast of the farmhouse

The Chairman invited questions.

Cllr Kneller confirms it is inside the development boundary.

The Chairman expresses it is important that extensions are kept in style of existing buildings, and it complies with the St Mewan Neighbourhood Plan and CISI report.

Mr Bateman advises members it will be cedar clad and confirms to Cllr Vine that the existing farmhouse is externally sound and will be repointed with mortar.

The Chairman closes public participation.

P66/22 Clerk's Report

Nothing to report

P67/22 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)

- i. **Application** PA21/10029
Proposal The demolition of an agricultural building to replace with three detached dwellings
Location Land South Of Galowan Lower Trelowth Road Polgooth Cornwall
Applicant Mr E Coode Trustees of Coode Estate West
Grid Ref 199622 / 50391

This application was deferred at the 8th of December 2021 meeting. Cllrs and Cornwall Cllr Michael Bunney attended a site visit. Cllr Mrs Tarbox and Cllr Vine reported to members on a further meeting held via Zoom with Cornwall Cllr Michael Bunney, Planning Officer and Highways to express the councils concerns with access on a narrow track, the increase in traffic this development will cause in the heart of Polgooth and already regular congestion with parking issues. The Highways Officer still maintains there are no cause for concerns as the data via the trip rate does not warrant an objection from Highways. The Planning Officer is minded approving the application after a site visit. Discussion took place and it was **RESOLVED** to **OBJECT** to the application due to difficult access, traffic, and parking issues with increased journeys, all of which will not preserve community life. Prop Cllr Mrs Tarbox, sec Cllr Jannaway.

- ii. **Application** PA21/10590
Proposal Extension to existing dwelling
Location Mount Pleasant Farm Polgooth St Austell Cornwall PL26 7BX
Applicant Mr T Minear

Discussion took place and associated documents were viewed together with the St Mewan Neighbourhood Development Plan. It was **RESOLVED** to **SUPPORT** the application as it is inside the settlement boundary and the design will be in keeping with the natural surroundings. Prop Cllr Kneller, sec Cllr Vine.

- iii. **Application** PA21/11611
Proposal Works to trees subject to a Tree Preservation Order (TPO), works include to reduce Oak by 1.5m to provide clearance for residential property
Location 7 Badgers Watch Trewoon PL25 5FE
Applicant Menhinick CoastLine Housing Ltd
Grid Ref 199084 / 53156

It was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Tarbox, sec Cllr Kneller.

- iv. **Application** PA21/12412
Proposal Proposed single storey extension to rear, new pitched roof structure to garage, new front porch, internal alterations, and associated works.
Location Pattacot Chapel Hill Sticker PL26 7HG
Applicant Mr S Eustace
Grid Ref 198170 / 50066

The clerk advises members this application was originally supported with a two-storey extension. It was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Tarbox, sec Cllr Mrs Mitchell.

- i. **Enquiry reference** PA21/11976
Proposal Non-Material Amendment (2) to Application No. PA11/00670 dated 14th April 2011 for Proposed partial change of use of land from agriculture to a combined agriculture and solar energy production use. The proposed solar farm consisting of the erection of solar arrays, equipment housing, fencing and ancillary development. (The site will continue to be used for agricultural purposes (grazing), namely, 4 no. additional inverter arrangements, each of which consists of 1 external transformer, 1 external LV feeder and 1 GRP enclosure
Location Manor Farm Burngullow Lane High Street St Austell Cornwall PL26 7TQ
Applicant N/A N/A Low Carbon

It was **RESOLVED** to **SUPPORT** the non-material amendment. Prop Cllr Kneller, sec Cllrs Mrs Tarbox.

P68/22 Truro Rd, Sticker

Correspondence from the agent was previously circulated to members and it was **RESOLVED** to invite the agent to the next planning meeting where a presentation would be useful with any up-to-date information the agent has. Prop Cllr Mrs Tarbox, sec Cllr Kneller. **Action: Clerk writes to the agent.**

P69/22 Planning, Appeals and Enforcement Decisions

Nothing to report

P70/22 To consider applications after despatch of the agenda as published on the Parish Council website

It was

RESOLVED to consider the following applications. Prop Cllr Mrs Tarbox, sec Cllr Kneller.

1. **Application PA21/12493**

Proposal Proposal to install a single wind turbine with a maximum tip height of 135m, with a 3-bladed rotor design, and associated infrastructure including a crane pad, access track, and electrical housing.

Location Land At East Karslake Greensplat St Mewan St Austell

Applicant Project Manager Vivek Kodige Clean Earth Energy

Grid Ref 198644 / 55389

It was **RESOLVED** to **SUPPORT** the application but to ensure an assessment is carried out to mitigate the risk to the Bats and Birds in the location. Prop Cllr Mrs Tarbox, sec Cllr Kneller.

2. **Application PA21/12529**

Proposal Demolition of the existing building, the erection of a two-storey detached dwelling and a single storey detached shed for Bat Mitigation. Revised siting of dwelling to PA21/04353 dated 12th July 2021 Location Land North Of Thatchers Lodge Chapel Hill Sticker Cornwall

Applicant Coastal Building Ltd

Grid Ref 198148 / 50145

It was **RESOLVED** to agenda the application for the next planning meeting. Prop Cllr Mrs Tarbox, sec Cllr Kneller

P71/22 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish.

No reports

P72/22 Correspondence received up to time of meeting (previously circulated and for information only)

No correspondence.

There being no further business the Chairman closed the meeting at 18.42pm

Signed.....

Chair of Planning

Date:.....

Planning Committee Members: -

Cllr Mrs Tarbox (Chairman)

Cllr Mrs Heyward

Cllr Mrs Mitchell

Cllr Mrs Padley

Cllr Jannaway

Cllr Kneller

Cllr Wallis

Cllr Mrs Mitchell