



ST MEWAN PARISH COUNCIL

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Planning Committee Meeting Minutes: 26th January 2022 commencing at 10.00am 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, Cllr Wallis

In attendance: Wendy Yelland – Parish Clerk, Amanda Kendall – Deputy Clerk

Members of the Public: Mr Peter Bowker, Mr Andrew Lakeman, Jack Burr, Cornwall Cllr Michael Bunney

P73/22 Persons Present/Apologies

All present.

P74/22 Declarations of Interest from Members / Dispensations

There were no Declarations of Interest from Members

P75/22 Planning Meeting Minutes

It was

RESOLVED to approve the minutes of the Planning Meeting held on the 12th of January 2022 as a true and accurate record. Prop Cllr Jannaway, sec Cllr Vine.

P76/22 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.

P77/22 Public Participation

No public participation

P78/22 Clerk's Report

Nothing to report

P79/22 Truro Rd, Sticker

Mr Bowker attended the meeting at the request of the Parish Council to give a presentation on a potential housing scheme for Truro Rd, Sticker.

Mr Bowker is working on behalf of the client Mr Andrew Lakeman who is part owner of the land. Slides accompanied Mr Bowker's presentation

- Previous application was withdrawn as there was no prospect of success
- Site is adjacent to existing development
The site is outside the development and would therefore be considered as a Rural Exception site to comply with Policy 9 of the Local Plan and Policy 2 of the Neighbourhood Development Plan
- Financial justification for open market and establish local need

- Split of open market and affordable housing with no more than 4 open market
- Fully detailed appraisal is required
- Ocean Housing are interested in looking at this development site
Intentions are to work with a registered provider, and it may be the Parish Council would prefer to engage with a 100% affordable based on the financial viability and local need.

Cllr Wallis questioned 21 units shown on Slide 7 as Policy 2 of the Neighbourhood Plan states up to 20 dwellings

Suggests considering moving the entrance to the west which is outside the 30mph

Were the developers aware there is a mine shaft across the rear of the site.

Mr Bowker confirms this would all be part of the infrastructure study

Cllr Kneller suggest that the Cornish Hedge remains where the site abuts the bungalow and reconstructs the access through the wire fence.

Cllr Mrs Tarbox confirms that the development at St Mewan Lane had some homes which were more popular than others and that perhaps the types of affordable homes provided on any new development needs to be carefully considered.

Also reinforced that due to parking issues throughout the parish, any new development needs to have adequate parking and to consider charging points.

Cllr Kneller confirms that he attended a meeting with Cllr Mrs Tarbox last year and is happy to work with Ocean Housing and help the community rather than developments be money driven

Cornwall Cllr Bunney confirms he will represent the parish and local views and will need to obtain numbers on the current demand but there is a high demand on shared ownership and discounted sale. Mr Bowker thanked members for their time.

Members considered the presentation made by Mr Bowker and it was **RESOLVED** to **SUPPORT** the project in principle of a 100% affordable housing scheme providing there is ongoing dialogue between the parish and all parties that will be involved with the delivery of the scheme. Prop Cllr Tarbox, sec Cllr Kneller.

P80/22 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** PA21/12529
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

Discussion took place and associated documents were viewed together with the St Mewan Neighbourhood Development Plan. The original proposal had adequate parking. It was **RESOLVED** to **OBJECT** to the application as:

- The dwelling does not comply with the St Mewan Neighbourhood Plan Policy 1 (e).
- The site has been cleared, however there appears to be no evidence of any Bat Boxes.

Prop Cllr Mrs Tarbox, sec Cllr Kneller.

- ii. **Application** PA21/12656
Proposal Construction of three, 2 storey residential dwellinghouses following permission in principle PA18/11098
Location 47 Cooperage Road Trewoon PL25 5SJ
Applicant Mrs Jean Marriott
Grid Ref 199781 / 52679

Discussion took place and associated documents were viewed together with the St Mewan Neighbourhood Development Plan. It was **RESOLVED** to **OBJECT** to the application due to:-

- The development does not comply with St Mewan Neighbourhood Development Plan Policy 1 (e)
- Lack of information on whether the trees with Tree Preservation Order's can remain with the proposed development
- Not providing enough information on drainage

Prop Cllr Mrs Tarbox, sec Cllr Jannaway.

- iii. **Application** PA21/12823
Proposal Retrospective alterations to single storey garage and barn into a 2 bedroom accommodation.
Location Oaklea Nanterrow Lower Tregoneeves Polgooth
Applicant Mr Paul Furse
Grid Ref 199731 / 50894

Wide range of discussion took place with grave concerns on the flood implications, additional traffic accessing onto the Lower Tregoneeves Rd, no emergency access provided with the existing development of 5 dwellings, ongoing creep of unlawful development on site.

It was **RESOLVED** to **OBJECT** to the retrospective planning application due to the impact of:

- The flood implications. Observation: The Flood Risk Assessment and the Topographic surveys may not correlate
- Volume of additional traffic accessing onto the Highway which is a narrow road
- Residential occupancy is established

Prop Cllr Kneller, sec Cllr Mrs Tarbox.

- iv. **Application** PA22/00148
Proposal Demolish existing garage and outbuilding and erect a detached bungalow with parking spaces
Location No 1 Hill House Polgooth St Austell Cornwall
Applicant Ms Xiaoqing Guo
Grid Ref 199605 / 50565

Wide range of discussion took place and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and it was **RESOLVED** to **OBJECT** to the application as follows:

- The development does not comply with Policy 1(b) of the St Mewan Neighbourhood Development Plan. Overdevelopment of the site with the building line forward of the existing priorities
- Lack of living amenities in the development
- Lack of parking and suitable access
- Lack of amenity space due to removal of garden

Prop Cllr Mrs Tarbox, sec Cllr Jannaway

P81/22 Planning, Appeals and Enforcement Decisions

Nothing to report.

P82/22 To consider applications after despatch of the agenda as published on the Parish Council website

It was **RESOLVED** to discuss application PA22/00522, a 5-day protocol on application PA21/10029 and to consider further comment on application PA21/08726. Prop Cllr Jannaway, sec Cllr Mrs Tarbox.

Application PA22/00522
Proposal Proposed 3 bedroom detached bungalow
Location Beech View Tye Hill Close Trewoon St Austell
Applicant Mr Colin Williams
Grid Ref 199498 / 52632

Discussion took place and 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 Kneller.

The clerk advised members of a 5-day protocol on application PA21/10029 Galowans, Polgooth. It was **RESOLVED** to agree to disagree. Prop Cllr Mrs Tarbox, sec Cllr Jannaway. **Action: Clerk**

Application PA21/08726 Sunnyvale Hewaswater

Jack Burr from Kwalita Design Solutions raises some concerns with the comment by the Public Open Space Officer and the implications this could have on a preferable design which the Parish Council supported.

Wide range of discussion took place, and it was **RESOLVED** to write to the Planning Officer requesting they consider the following when determining the application.

- The Planning Committee firmly support the design of 6 dwellings
- The development is in keeping and aesthetically pleasing with the rural surroundings of a village setting
- There is less density
- More individual amenity space with each property
- Provision of two bus stops near to the development
- Good access to Sticker Activity Park which is well equipped and Lower Sticker Playing Fields which are both suitable for a range of activities

Prop Cllr Kneller, sec Cllr Wallis. **Action: Clerk**

P83/22 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish.

No reports

P84/22 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 Kneller

Cllr Mrs Padley
Cllr Jannaway

Cllr Wallis
Cllr Mrs Mitchell