



ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)
Tre Bethan
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Planning Committee Meeting Minutes: 18th January 2023

Present: Cllr Mrs Tarbox (Chair), Cllr Mrs Mitchell, Cllr Mrs Padley, Cllr Kneller, Cllr Vine.

P68/23 Apologies: Cllr Mrs Heyward, Cllr Jannaway. Amanda Kendall (Deputy Clerk) Received and duly accepted.

In attendance: Wendy Yelland, Parish Clerk.

Public Present: Mr John Richards, Cornwall Cllr Michael Bunney

P69/23 Declarations of Interest Members/Dispensations

No declarations of interest.

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.

P70/23 Public Participation

Mr J Richards - Drainage from possible development application PA22/02042/PREAPP will drain from the site to Gover Valley.

P71/23 Committee Meeting Minutes: 14th December 2022

It was

RESOLVED that the above Minutes of the Planning Meeting Committee having been previously circulated, be taken as read, approved, and signed. To **NOTE** any matters arising from the Minutes. Prop Cllr Kneller, sec Cllr Vine.

P72/23 Clerk's Report

Refused PA22/07433 and a request to Cornwall Council was made to reinstate to the condition it was in prior to the previous owner's occupation minute no: P64/22 was made. The applicant has a right to appeal the decision which must be made 6 months from the date of the decision notice; therefore no further action will be taken at this time.

P73/23 – PA22/02042/PREAPP

Land West Of Trecarne Trevanion Lane Trewoon Cornwall PL25 5RU Pre-application advice for a residential development. - Hay Common Developments

The agent is unable to attend Wednesday evening meetings and sends his apologies, however he would like to reassure the Parish Council that he and the developers would like to work with the Parish Council on this application and invites any questions the Planning Committee may have and fully respects the pre application protocol adopted by the Parish Council. Confirms that a public consultation will be held in Trewoon Village which gives Cllrs and residents the opportunity of viewing the

development plans, ask questions and complete a questionnaire. Cllr Mrs Tarbox Chair of Planning invited questions.

Cllr Vine expressed its encouraging how a lot of work has been carried out on the pre application.

- More details would be helpful on access during construction and once the site has been developed.
- It would be useful if consideration could be given to some parking at Badgers Watch to alleviate the ongoing parking issues there.
- The mix of affordable homes and costings as discounted sales are very popular.
- To consider screening on the existing property side.
- To consider a pedestrian access through onto Trevanion Lane which would create a safe passage for parents and children walking to school.

It was

RESOLVED to submit to Cornwall Council that the Parish Council are engaging with the developer on application process and will submit the questions raised to the developer. Prop Cllr Mrs Tarbox, sec Cllr Kneller. **Action: Clerk**

PA74/23 Design Code - Draft Rules

Members discussed the aforementioned and

It was

RESOLVED the clerk writes to the team at Cornwall Council with consideration given to the following: -

- No restrictions on rear fencing
- Provide parking spaces for individual houses and small areas of car parking which will alleviate regular parking on highways and pavements. This will also assist with deliveries etc to homes.
- How would we deal with differentiation between one house or a development site of 20 houses in the policy?
- Low-level letterboxes should not be considered in new builds.
- Hip roofs in new builds where they are considered in a position of dominance.

Prop Cllr Mrs Tarbox, sec Cllr Kneller. **Action: Clerk**

P75/23 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) <https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/>

- Application** PA22/10773
Proposal Single storey extension to increase house from 2 bed to 3 bed and add a utility and hall way.
Location High Firs Church Hill Sticker St Austell
Applicant Mr Edward Wrigglesworth
Grid Ref 198143 / 50193

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 Kneller sec Cllr Mrs Padley. **Action: Clerk**

P76/23 Planning, Appeals and Enforcement Decisions

Appeal Ref: APP/D0840/W/22/3294873 Primrose Farm, Lower Sticker, St Austell PL26 7JL was dismissed.

Appeal Notification commenced PA21/12823 Oaklea Nanterrow Polgooth. All representations must be received by 8 February 2023

P77/23 To consider applications after despatch of the agenda as published on the Parish Council website.

No applications received.

P78/23 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

None

P79/23 Correspondence received up to time of meeting.

1. Resident - Mobile home that appears to be a permanent residence on Hembal Lane, opposite Hembal Manor.
The clerk confirms this is under investigation.

There being no further business the Chairman closed the meeting at 18.47 pm

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 Vine