



ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)
Tre Bethan
The Chase, Sticker
St Austell, PL26 7HL

Tele: 07464 350837

E: clerk@stmewanparishcouncil.gov.uk

W: www.stmewanparishcouncil.gov.uk

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Planning Committee Meeting Minutes: 8th March 2023

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

P80/23 Apologies: Cllr Jannaway. Amanda Kendall (Deputy Clerk) Received and duly accepted.

In attendance: Wendy Yelland, Parish Clerk.

Public Present: Mrs Hawken, Mr Shane Hawken, Mr Ross Hawken, Mr and Mrs P Farnell, Cornwall Cllr Michael Bunney

P81/23 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.

Chair Cllr Mrs Tarbox invite members of the public to speak.

P82/23 Public Participation

Application No: PA23/OO804 Mr Shane Hawken.

- Friends have been accommodated in a caravan since October 22 as being 6 weeks into their 8 week eviction period of their home there was no affordable housing available nor any of which would accommodate their dog.
- The previous landlord was cashing in on the property.
- The agent has supplied a copy of the eviction letter.
- They needed to re-locate from their previous area which impacted their financial situation
- Mr Hawken confirms he is only asking they cover the utility bills
- One of the tenants is now employed in the hospitality sector.
- Since the caravan has been sited on the land, they have not experienced any break ins, trespassing causing injury to horses
- Caravan provides safety and support to other nearby houses
- Requests support for temporary residence for 3 years unless the circumstances change and there is full co-operation from residents in Hembal Lane.
- Mr Hawken is relieving the financial burden of Cornwall Council with this type of accommodation

Application No: PA23/OO804 Mrs Farnell

- They had no where to live and are currently registered with Cornwall Council Housing and ask the council to consider and support this application

Chair Cllr Mrs Tarbox thanked the members of the public and closed public participation.

P83/23 Committee Meeting Minutes: 18th January 2023

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.

P84/23 Clerk's Report

Residents' complaint regarding the status of application PA23/00804 as it has received no planning permission, yet there is constant residency with a permanent letterbox and Asda deliveries.

The clerk confirmed the site was under enforcement notice until a planning application was submitted.

P85/23 PA23/00085/PREAPP

Pre-application advice for single dwelling in rear garden. 14 Cotswold Avenue Sticker St Austell Cornwall PL26 7ER. Closed advice given.

P86/23 Design Code – Draft Rules

Cllr Mrs Tarbox confirmed a meeting was held on the 9th of February 2023 in response to the Parish Council's letter raising questions under minute no P74/23.

The design team intends revising the design criteria and would expect to hear back in April 2023. The same design code would be applied whether it be one dwelling or twenty.

No further action is required.

P87/23 Non-Material Amendment

Enquiry reference PA23/01219 Proposal Application for Non-Material Amendment to PA22/01521 for the construction of two dwellings, namely 1) rotate the position of the dwelling on plot 1. Location Rose Cottage Polgooth St Austell Cornwall PL26 7BY Applicant Mrs S Buckland.

It was.

RESOLVED to **SUPPORT** the non-material amendment. Prop Cllr Mrs Tarbox, sec Cllr Kneller. **Action: Clerk**

P88/23 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/>

- i. Application PA23/00804
Proposal Proposed annexe above existing detached garage.
Location Kojo House St Mewan St Austell Cornwall
Applicant Mr Karl Ford
Grid Ref 199248 / 51332

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

- ii. Application PA23/01174
Proposal Works to trees in a Tree Preservation Order: – Felling of T1-Beech, and T2-Ash
Location St Marks Church Church Hill Sticker Cornwall
Applicant St Marks Church
Grid Ref 198185 / 50216

It was **RESOLVED** the Parish Council supports any recommendation made by Cornwall Council's Tree Officer. Prop Cllr Mrs Tarbox, sec Cllr Kneller. Action: Clerk

- iii. Application PA23/01432
Proposal Application for temporary siting and residential use of static caravan, together with associated works
Location Land North of Hawken's Meadow Hembal Road Trewoon Cornwall
Applicant S, R and J Hawken Grid Ref 199261 / 52540

Cllr Kneller complimented Mr Hawken on the presentation made. Wide range of discussion took place and associated documents were viewed together with the St Mewan Neighbourhood Development Plan. Whilst some members felt there were mitigating circumstances surrounding the application and whilst the Planning Committee treats all applications on its own merits, the application is well outside the development boundary and does not comply with the St Mewan Neighbourhood Development Plan, therefore it cannot be supported. Prop Cllr Vine, Cllr Kneller. **Action: Clerk. Note:** The Chair expressed how the final decision lies with the Cornwall Council Planning Officer.

P89/23 Planning, Appeals and Enforcement Decisions

- a) To **RECEIVE** planning or appeal outcomes. **RESOLVE** any further action if appropriate. **None.**
b) To **RECEIVE** updates on planning enforcement, **REFER** any new issues if appropriate.
i. Residents' complaints received regarding another unit under construction for business purposes on agricultural land opposite Wyldecrest Park Homes. **RESOLVE** to respond if appropriate.

It was.

RESOLVED to write to Planning Enforcement regarding agricultural land at Glenleigh which is land in the open countryside now being used for commercial purposes. It is outside the development boundary, there has been no planning application for change of use, therefore the landowner is in breach of planning rules. Prop Cllr Mrs Tarbox, sec Cllr Vine.

Action: Clerk write to Planning Enforcement.

- ii. Residents' complaints received regarding Meadow Lakes (St Ewe Parish)

It was

RESOLVED to write to Planning Enforcement regarding breach of planning rules regarding the continuation of caravans being sited creating a small village. It has a detrimental visual impact, material impact on neighbouring properties, damaging affect on wildlife and overdevelopment of land. Prop Cllr Mrs Tarbox, sec Cllr Vine. **Action: Clerk**

P90/23 TPO23/00009 Land West of the Glenleigh Park, Sticker, PL26 7JB

Formal Notice was served on the 20th February 2023 under the TOWN AND COUNTRY PLANNING ACT 1990 THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012 LAND WEST OF THE GLENLEIGH PARK, STICKER, PL26 7JB TREE PRESERVATION ORDER 2023

It was

RESOLVED to make representation and write a response to Cornwall Council re-enforcing that in view of the extent of the land being a natural habitat for Horseshoe Bats which are protected under the Wildlife and Countryside Act 1981 the order should take effect permanently. The land has many Fox Cub dens and Badger sets, the trees and hedgerows are crucial for birds and provide cover and nesting sites plus a wide range of insects and fruits to eat. Prop Cllr Mrs Tarbox, sec Cllr Vine. **Action: Clerk**

P91/23 To consider applications after despatch of the agenda as published on the Parish Council website.
No applications received.

P92/23 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish.

Cllr Michael Bunney confirms that Cornwall Council are considering purchasing the dwelling at Tremewan which Ocean Housing are selling.

P93/23 Correspondence received up to time of meeting.

The clerk set up meeting with Ocean Housing (Registered Provider of Affordable Housing) for a resident who has brownfield land and is within the development of the Parish Boundary.
Ocean and Gilbert & Goode declined their interest.

There being no further business the Chairman closed the meeting at 18.35 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