



ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)
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Planning Committee Meeting Minutes: 29th March 2023

Present: Cllr Mrs Tarbox (Chair), Cllr Mrs Heyward, Cllr Vine.

P94/23 Apologies: Cllr Mrs Mitchell, Cllr Mrs Padley, Cllr Jannaway, Cllr Kneller, Cornwall Cllr Michael Bunney, Amanda Kendall (Deputy Clerk) Received and duly accepted.

In attendance: Wendy Yelland, Parish Clerk.

Public Present: 3 Members of the Public

P95/23 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 invited members of the public to speak.

P96/23 Public Participation

Application PA23/O1959. Linda O'Cock expressed that the application represents overdevelopment of the site with two dwellings proposed. Although the plan shows 4 parking spaces there is insufficient plan measurements to demonstrate that 4 vehicles can be accommodated without parking on the highway. The proposed development is very close to the neighbouring properties and is not in keeping with the street scene. No objections to one dwelling.

Chair Cllr Mrs Tarbox closed public participation.

P97/23 Committee Meeting Minutes: 8th March 2023

It was

RESOLVED that the above Minutes of the Planning Meeting Committee having been previously circulated, be taken as read, approved, and signed. There were no matters arising from the Minutes. Prop Cllr Vine, sec Cllr Mrs Heyward.

P98/23 Clerk's Report

Acknowledgement of letters actioned as per the 8th March meeting minutes.

P99/23 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/O1754**

Proposal Construction of oak-framed garage, erection of timber fence and installation of 2no. timber gates

Location Treveth Barn London Apprentice St Austell Cornwall

Applicant Mr Rex Cridland

Grid Ref 200398 / 50002

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 Vine. **Action: Clerk**

ii. **Application PA23/O1394**

Proposal Erection of 70m high meteorological monitoring mast, with guy wires and associated anemometry measuring equipment. Permission is sought for a period of one year from the erection of the mast.

Location Longstone Works Old Pound Nanpean St Austell

Applicant Miss Claire Morrissey Clean Earth Energy

Grid Ref 198296 / 55259

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

iii. **Application PA23/O1959**

Proposal Demolition of existing bungalow and construction of a pair of semidetached bungalows with amended access

Location 12 Hembal Road Trewoon St Austell Cornwall

Applicant Mr. and Mrs. K Kintse

Grid Ref 199210 / 52807

Discussion took place and associated documents were viewed together with the St Mewan Neighbourhood Development Plan. Members have grave concerns on the proposed two dwellings for the size of the plot, no detailed measurements shown on the plans, parking is shown as two spaces in front of each new dwelling, but the committee has doubts about whether this is possible as no dimensions/measurements are shown on the drawings. The access to the properties is from a very narrow road for the volume of traffic, the height of the property is not given and there are doubts about whether it will be in keeping with the adjacent properties or be too dominant or obscure light etc. The amount of amenity space available was also questioned. The committee felt that they are unable to comment due to the lack of information in the planning application, therefore it was **RESOLVED** the Clerk writes to the Planning Officer requesting the following: -

- Detailed measurements of the development and on the height of the property with distance to boundaries
- Detailed measurements of parking spaces due to poor access on a narrow road with a high volume of traffic
- Size of amenity space for each property
- A detailed construction plan due to the proximity of the proposed properties to the boundaries of the neighbouring properties and to ensure minimum disruption to the neighbours enjoyment of their own properties and amenity space.

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

P100/23 Planning, Appeals and Enforcement Decisions

- a) To **RECEIVE** planning or appeal outcomes. **RESOLVE** any further action if appropriate.
- b) To **RECEIVE** updates on planning enforcement, **REFER** any new issues if appropriate.

None

P101/23 To consider applications after despatch of the agenda as published on the Parish Council website.

No applications received.

P102/23 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish.

Cllr Mrs Tarbox attended an interesting training session on the Climate Emergency DPD Policies and Planning Process and is awaiting the receipt of the slide presentation to circulate. A few points highlighted were:

- Regulations of 15kwh/sqm/year to comply with amount of heating required for new Passive Housebuilding.
- Renewable Energy
- A Green Canopy. Provision of a minimum 15% of tree cover within 25 years.
- Intentions to penalise developers who fell trees prior to approved planning.
- Neighbourhood Development Plans will continue.
- Neighbourhood Priority Statements.
- Design Coding
- Revised requirements for parking

P103/23 Correspondence received up to time of meeting.

Resident – Why is there continual use of agricultural land being used for residential.

There being no further business the Chairman closed the meeting at 19.10pm.

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