



# ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)  
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## Planning Committee Meeting Minutes: 10<sup>th</sup> January 2024 commencing at 18.00pm in St Marks Church Hall Sticker

**Present:** Cllr Mrs Tarbox (Chair), Cllr Mrs Heyward, Cllr Mrs Mitchell, Cllr Davis, Cllr Vine

**P65/24Apologies:** Cllr Mrs Ireland, Cllr Jannaway. Received and duly accepted.

In attendance: Wendy Yelland, Parish Clerk.

Public Present: Mr A Toms (Applicant) Mr Ivan Tomlin (Agent) Cornwall Cllr Michael Bunney.

### **P66/24 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.*

### **P67/24 Public Participation**

- The original planning application approved by the LPA is for 8 dwellings, and is an online planning permission
- We did not include any public open space in our scheme, this was forced on us by the LPA, just before the LPA issued the planning permission
- The LPA have controlled this via a planning condition attached to the planning permission, as no public open space is shown on the plans
- Stuart Wallace (Cornwall Council's Public Open Space Officer) made some quite surprising and strange comments as a consultee to the approved outline application – including that: 'unfortunately the development site doesn't even appear to have access to any public rights of way that go anywhere' his comments are, as members can see, totally incorrect, and we were taken back by this error that we feel has been held against us and the scheme. The site is obviously linked to the main public highway and furthermore, there is a footway alongside the public highway that runs from Hewaswater all the way to Sticker, and dog walkers,

cycles, walkers are seen using this regularly on a day-to-day basis. Stuart Wallace also commented that 'The steep slope across the site will make this very difficult / costly though, as a gradient of more than 1:20 really prevents most general use'.

- In general, the consultation comments from Stuart Wallace seem surprising, random, inaccurate, and of an unusual tone, we have concern over this, and wonder what the agenda is behind his comments
- The LPA issued the planning permission, without us having challenged this, firstly because this matter was brought up near the end of the process, and secondly, because the LPA had taken such a huge amount of time to determine the application, and during which took U-turns on their position, we just wanted to secure a planning permission without causing any further delay.
- Since receiving planning permission, we have looked at other schemes in the parish and wider afield across Cornwall, and we can see that the LPA have been anything but consistent in their approach to public open space provision, with many sites not having been required to provide any public open space provision, some schemes have been permitted to pay the Council a financial contribution towards public open space provision
- Indeed, we note that neither of the sites neighbouring our site have provided public open space provision or a financial contribution to the Council and we feel that we are being treated differently to others
- The Applicant has committed to providing gardens to serve the new properties, that will be in excess of the minimum size required by the LPAs planning policies, this will be presented in the plans at the reserved matters stage
- The Applicant would like to provide a development with no public open space but larger private gardens serving each property, so that the future residents have room for pets, garden sheds, veg patches, green houses, hobbies, children playing and all the things that decent sized gardens allow.

The Chair invited questions.

The agent confirmed it is similar to the adjacent development and it is very rare you see public open space for under 10 houses.

The application is not to change any of the houses or numbers but to pay monies to Cornwall Council in lieu of public open space.

It is doubtful that Highways/Cornwall Council would adopt the road as it is a no thru road.

Cllr Davis questioned that as the whole site and road would be private it would therefore be difficult for members of the public to access the public open space.

Cllr Vine asks for the level of contribution the applicant is proposing to make. The agent confirms they never know this, as the Footpath Officer and Planning Officer decides, and Cornwall Council advises what the applicant will have to pay. No figure has been discussed. Applicants are not allowed to make direct payment to the Parish, but the money would need to go into the local play areas of the Parish.

CIL payment is payable on the development.

The Chair closed public participation.

## P68/24 Committee Meeting Minutes: 13<sup>th</sup> December 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.

## P69/24 Clerk's Report

Nothing to report.

## P70/24 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** PA23/01959

**Proposal** Demolition of existing bungalow and construction of a pair of semi detached bungalows with amended access

**Location** 12 Hembal Road Trewoon St Austell Cornwall PL25 5TB

To **CONSIDER** the revised parking arrangements previously circulated

Discussion took place on the revised arrangements, and it was **RESOLVED** to **OBJECT** as nothing has changed and no response has been received on the request made to the Planning Officer on the 4<sup>th</sup> May 2023 for:

1. Detailed measurements of the development and on the height of the property with distance to boundaries
2. 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
3. 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 Davis, sec Cllrs Mrs Tarbox. **Action: Clerk**

### ii. **Application** PA23/09614

**Proposal** Outline application for the construction of up to 8 open market dwellings with all matters reserved except access without compliance with condition 6 of decision PA22/07383 dated 20.09.2023.

**Location** Land North of Orchard Cottage Hewaswater St Austell PL26 7JF

**Applicant** Mr Andrew Toms

**Grid Ref** 196857 / 50010

Wide range of discussion took place and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and it was **RESOLVED** to **SUPPORT** the application with all matters reserved except access without compliance with condition 6 of decision PA22/07383 dated 20.09.2023. There is more than adequate amenity space of approx. 100sq metre per dwelling and members feel strongly that the provision of individual amenity space and where residents can grow food or vegetables at their homes is best served for this development. Prop Cllr Davis, sec Cllr Mrs Tarbox. **Action: Clerk**

iii. **Application** PA23/09322

**Proposal** Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for the erection of up to 20 residential units, including 16 affordable homes, associated infrastructure and works to the highway.

**Location** Land West Of The Glenleigh Park Sticker Cornwall PL26 7JB

**Applicant** Mr Ross Furse

**Grid Ref** 197154 / 50215

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 application does not comply with the St Mewan Neighbourhood Development Plan and contravenes Policy 1, Policy 7, Policy 23 and Policy 27 of the Cornwall Local Plan.

Inappropriate Development and Harm to Natural Environment

The proposed development is outside the settlement boundary of both Sticker and Hewaswater which are permanent settlements. Glenleigh Park (Wyldecrest) does not constitute a permanent settlement as the units are on wheels and could easily be removed thereby restoring the land to its original state in the same way as field shelters on wheels can be moved. Therefore, the proposed development site does not adjoin a permanent settlement boundary.

Highways and Access Concerns

The access to the site is via an extremely narrow lane which is not suitable for increased traffic and would pose a danger to the many pedestrians who use the lane. Proposed alterations to remove grass verges and widen the carriageway of the lane would be dangerous for pedestrians and horse riders and detrimental to insects, pollinators and other wildlife which is unacceptable. This narrow road extends some 0.8 miles from the crossroads at Glenleigh to St Stephens Rd with 'Unsuitable for HGV' signage at both ends – this is for a very valid reason which is road safety.

Within the last 12 months a mineshaft opened up in Glenleigh Park Caravan site (Wyldecrest). Highways closed the road because the shaft appeared to be going under the road towards the proposed development site. The general area is riddled with mine workings and considered unsuitable for development.

The amount of investigation and possible remedial work (mine shafts are referred to in the report) which would have to be undertaken to make this site viable for building might well prove too expensive and entail the developer seeking to reduce the affordable element of housing despite planning permission being granted subject to the original criteria.

Partially brownfield

The yard was created, and buildings were erected by the present owner without planning permission, nothing has been done about it despite complaints to CC Enforcement. This is an attempt to create an artificial brownfield site and is not listed on the official register of brownfield sites.

Tree Preservation Land Area Order in February 23

The Parish Council applied for the above which was a necessity due to felling of trees and destruction of habitat without any ecology reports carried out. This was granted in August 23.

In addition, there are several other grave concerns regarding this application

Planning statements states the development will provide 4 homes for local people. Why only 4 when the application is for 16 affordable?

Particular concerns are noted with situations when planning permission is given because the development is affordable led but then the developer decides that it is too expensive to provide the given number of affordable homes, for whatever reasons, and will therefore reduce that number in favour of full market homes. This type of situation is becoming increasingly common and is totally unacceptable in the current situation where local people cannot find homes.

This is a practice that needs to stop and the Parish Council feels that if Cornwall Council decides to grant permission for this development despite the objections of residents and the Parish Council then this aspect needs to be addressed and if the requisite number of affordable homes granted permission is not to be provided then permission should be revoked and a completely new application should be made stating the amount of affordable homes to be provided. This would allow the public to have their say and state any objections they might have. It would also go some way to ensuring that developers adhere to the policies of the St Mewan Neighbourhood Development Plan.

A condition stating that permission is granted on the proviso that a minimum of 16 affordable homes are built should be part of any permission granted.

The plan showing layout does not provide enough parking for each house (St Mewan NDP policy 1e)

The adjacent BRIDLEWAY 419/34/1 is used regularly by both horse riders and walkers who value the peace and tranquillity of the countryside, any development would have an adverse effect on the enjoyment of the countryside and wildlife. The application states:

The following in part of the application is incorrect:-

*4.2.11 As part of the proposed development, the priority silver listed byway (ref: 419/34/1), which provides a direct connection to Sticker, will be resurfaced, suitably lit and widened to provide a 3.0m width where appropriate in order to provide a 'safe and suitable' route for pedestrians and cyclists, even during hours of darkness. The proposed improvements upon the byway would be subject to third-party ownership and agreement.*

The path in question is **NOT** a byway, it is a bridleway and clearly defined as such on Cornwall Council interactive mapping. It must not be used for any other purpose than riding or walking. Lighting would interfere with nocturnal wildlife which is already suffering because of human encroachment.

While the site does have some open space the allotments referred to in the pre application advice have not materialised in this application.

This application must be considered for refusal because of the harm it will cause to the open countryside.

## **P71/24 Planning, Appeals and Enforcement Decisions**

- a. To **RECEIVE** planning or appeal outcomes. **RESOLVE** any further action if appropriate
- b. To **RECEIVE** updates on planning/planning enforcement, **REFER** any new issues if appropriate  
Nothing to report.

## **P72/24 To consider applications after despatch of the agenda as published on the Parish Council website.**

Application PA23/O9937

Proposal A single wind turbine with a blade tip height of 135 m with associated works, equipment and necessary infrastructure  
Location Land At Burngullow St Mewan St Austell PL26 7TE  
Applicant Miss Stacey Hobbs Clean Earth Energy Ltd  
Grid Ref 198374 / 54110

It was

**RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Tarbox, sec Cllr Vine. **Action: Clerk**

**P73/24 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish**

None

**P74/24 Correspondence received up to time of meeting (previously circulated and for information only)**

Five objections received to application no: PA23/O9322

Facebook message – Resident submitted a TPO request on LOT 2 land sold – Approximately 0.68 acres (0.28 ha), located to the south of Glenleigh Park.

There being no further business the Chairman closed the meeting at 18.54pm.

Signed.....

Chair of Planning

Date:.....

Planning Committee Members: –

Cllr Mrs Tarbox (Chairman)

Cllr Davis (Vice-Chairman)

Cllr Mrs Heyward

Cllr Mrs Mitchell

Cllr Mrs Ireland

Cllr Jannaway

Cllr Vine