



ST MEWAN PARISH COUNCIL

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Draft Planning Committee Meeting Minutes: 24th April 2024 commencing at 11.15am in St Marks Church Hall Sticker

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

P95/24Apologies: Cllr Davis, Cornwall Cllr Michael Bunney. Received and duly accepted.

In attendance: Wendy Yelland, Parish Clerk.

Public Present: Mr Dan Mitchell and Mr Landsdowne

P96/24 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.

P97/24 Public Participation

Mr Mitchell spoke re application number PA24/O2210.

- Permission in principle is sought for 4 dwellings
- Location plan edged in red with development already to the east, south and north
- View is that the site is 'rounding off' where the policy goes beyond the edge of the settlement
- To deliver 4 family homes related to the settlement

Mr Mitchell confirmed to the Chair that the 3/4 homes would be full market value.

Chair invited questions.

Cllr Vine An assumption has been made that because the planning officer has considered the 'rounding off' policy in other areas should not necessarily apply without due consideration to this application. Cllr Vine states that the planning statement provided it is being made clear that you are relying on 'rounding off' in other areas. Mr Mitchell confirmed that various conversations have taken place with Robin Watson – CC Highways, and it is their view they have no issues with the access on the number of properties being served.

Mr Mitchell confirmed to the Chair it would be the existing access used.

Mr Mitchell also has an interest Item 4 on the Planning Agenda and expressed it is just a change to composite weatherboard.

The Chair closed public participation.

P98/24 Committee Meeting Minutes: 13th March 2024

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 Jannaway, sec Cllr Mrs Heyward

P99/24 Clerk's Report

Nothing to report

P100/24 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/O9441
Proposal: Proposed 2 bed house with a music room /ancillary bedroom.
Location: 39 Cooperage Road Trewoon St Austell Cornwall PL25 5SJ,
Applicant: Mrs P Nichols

The clerk emailed the Senior Development Management Officer requesting more information was required enabling the Committee to make an informed despite a response to CC required within 5 days. CC confirmed the walls will be white render which can be viewed online, the music room is for private use only and parking spaces will be shown on a revised block plan. To date no revised plan has been emailed nor shown on the planning portal. It was **RESOLVED** to **DEFER** the application again until the parking plan has been received. Prop Cllr Mrs Tarbox, sec Cllr Vine.

- ii. Application PA24/O2210
Proposal Application for Permission in Principle for the construction of up to 4 dwellings.
Location Land North Of Hembal Lane Farm Hembal Road Trewoon St Austell
Applicant Mr T Lansdowne Cory Lansdowne Estates Ltd
Grid Ref 199235 / 5269

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 based on the following:

- The application does not comply with the Neighbourhood Development Plan as it is outside the settlement boundary.
- The Parish Council do not consider that development on the location site is either rounding off or infill.
- Development to the south is one farm only.

- The development would be in an area which is sensitive to development as indicated in the Landscape Assessment in the Neighbourhood Development Plan
- The access is narrow and only accommodates one vehicle width.

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

- iii. Application PA23/10383
Proposal Outline Application with all Matters Reserved except Access for the Construction of a detached dwelling house
Location The Chalet Bal East Lane Polgooth St Austell
Applicant Mrs. Sheila Lange
Grid Ref 199729 / 50374

Discussion took place and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and it was **RESOLVED** to **SUPPORT** the application providing the detailed application considers the newly adopted Design Code and three parking spaces are provided. Members are concerned about the access as there are already major issues with parking in the vicinity. Prop Cllr Jannaway, sec Cllr Mrs Tarbox. **Action: Clerk**

- iv. Enquiry reference PA24/O2348
Proposal Non material amendment in relation to Decision Notice PA21/O4443 dated 21/09/21 – Replacement of the weatherboarding on the first floor, as identified on the approved plans, with composite weatherboarding, as shown on the submitted photographs.
Location Goffin House Woodgrove Park Polgooth Cornwall
Applicant Mr T Minear

It was **RESOLVED** to **SUPPORT**. Prop Cllr Mrs Tarbox, sec Cllr Jannaway.

P101/24 Planning, Appeals and Enforcement Decisions

- a. To **RECEIVE** planning or appeal outcomes. **RESOLVE** any further action if appropriate.

MHCLG ref:	APP/D0840/W/24/3338445
Cornwall Council ref:	PA22/O9414
Appeal start date:	15 April 2024
Proposal:	Outline application with some matters reserved for erection of two self-build dwellings including means of access and associated infrastructure.
Location:	Nanterrow, Lower Tregongeeves, Polgooth, St Austell, Cornwall
Appellant:	Mr Paul Furse
Cornwall Council decision:	REFUSED

It was **RESOLVED** St Mewan Parish Council reinforces their objections and other information received. Prop Cllr Mrs Tarbox, sec Cllr Jannaway. **Action: Clerk**

- b. To **RECEIVE** updates on planning/planning enforcement, **REFER** any new issues if appropriate.

Application: PA23/O1949 The Paddocks, Sticker.

The application went before Central Planning Sub Committee on the Monday 8th April, and the outcome was a refusal despite the officer's recommendation. Thank you to Cllr Vine representing the Parish Council, to Mr John Kneller making representation on behalf of the residents and to Cornwall Cllr Michael Bunney.

P102/24 To consider applications after despatch of the agenda as published on the Parish Council website.

Application PA24/O2800

Proposal Proposed double garage

Location Kelele 26 St Stephen Road Sticker St Austell

Applicant Mr A Hambly

Grid Ref 197722 / 50352

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**

Application PA24/O1385

Proposal Revision to PA21/O1926 to increase length of dwelling by 1.2m and relocate on site further away from road due to revised watercourse position approved by Environment Agency Location Former Valley Cottage London Apprentice St Austell Cornwall

Applicant Carnsworth Ltd

Grid Ref 200199 / 50111

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**

Grave concerns from resident Mr John Kneller when attending the Cornwall Council "Central Sub-Area Planning Committee Meeting" at County Hall with the Vice Chair of St Mewan Parish Council.

At the start of the meeting the Members were informed by the Democratic Officer that they are no longer able to ask questions to Objectors, Supporters or Town/Parish Council speakers, however they are allowed to continue to ask questions of Applicants &/or their Agents.

Local information is imperative to improve the decision-making process could have been clarified through questioning, but this route was unavailable to members.

The following questions have been raised:

1. When and why was this decision arrived at?
2. Why was it just "dropped" into the meeting with no advance warning?
3. Does it represent fairness in individual applications when only one side of the discussion can be questioned?
4. Surely this approach erodes trust in the system and does nothing to promote the engagement of our local communities?

Cllr Vine confirmed this is not acceptable and flies in the face of democracy. There cannot be a full detailed statement prepared for Central Planning in the time allowed to speak, it does not give any room for elaboration. Local knowledge is critical for Cornwall Cllrs to request clarification when making an informed decision. It was **RESOLVED** that the Parish Council writes to Cornwall Council's Constitution and Governance Committee where we understand a review will be undertaken. Prop Cllr Mrs Tarbox, sec Cllr Vine.
Action: Clerk

P103/24 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

Nothing to report

P104/24 Correspondence received up to time of meeting (previously circulated and for information only)

1. Thank you from Max Sampson for an informal meeting outlining the St Mewan Neighbourhood Development Plan. Mr Sampson is awaiting advice from Cornwall Council on the call for sites application. Once this has been received Mr Sampson will talk about next steps of consultation and discussion with the Parish Council and the community.

There being no further business the Chairman closed the meeting at 12.16pm

Signed.....
Chair of Planning

Date:.....

Planning Committee Members: -

- Cllr Mrs Tarbox (Chairman)
- Cllr Davis (Vice-Chairman)
- Cllr Mrs Heyward
- Cllr Jannaway
- Cllr Vine