



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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Draft Planning Committee Meeting Minutes: 12th February 2025 commencing at 18.00pm in St Marks Church Hall, Sticker

Present: Cllr Mrs Tarbox, Cllr Mrs Heyward, Cllr Davis, Cllr S Rees-Webb

In attendance: Wendy Yelland Parish Clerk & Amanda Kendall Deputy Clerk

Public Present: Mr and Mrs Daniels and sons, Mrs Busby, Mr Twining, Mr and Mrs J Richards

P73/25 Apologies

Cllr Vine, Cllr Jannaway, Cornwall Cllr Michael Bunney Received and duly accepted

P74/25 Declarations of Interest Members/Dispensations

There are 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.

P75/25 Public Participation

Owner of Trewill stated they are not developers, they have a local connection and felt the best option was to knock it down and build 2 new houses, highly insulated and energy efficient.

Neighbour of Trewill concerned with the moving of the entrance as it is on the corner. She has been exposed to 3 accidents with vehicles crashing through her boundary wall. The Chairman stated Highways will look at this and there are rules and regulations.

P76/25 Committee Meeting Minutes: 11th December 2024

It was

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

P77/25 Clerk's Report

Nothing to report.

P78/25 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)

The applications and their plans can be viewed on the Online Planning Register at

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

i. **Application PA25/00210**

Proposal Demolition of existing fire damaged dwelling and domestic garage and construction of two replacement dwellings, two domestic sheds, external landscaping and alterations to existing vehicle access.

Location Trewill 8 St Stephen Road Sticker St Austell

Applicant Mr and Mrs Daniels

Grid Ref 197824 / 50215

Wide range of discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code, and it was **RESOLVED** to **SUPPORT** in principle, but concerns raised regarding detached dwellings leaving a small amount of amenity land, which is tantamount to over development of site. It was felt that parking spaces should be separate and allocated specifically to each house. The development should comply with the adopted design code for St Mewan Parish and provide enough amenity space etc for each dwelling as well as a minimum of three parking spaces per property as required by the adopted Neighbourhood Development Plan. Cllrs expressed sadness that a 200-year-old heritage landmark which residents value highly could be lost to the parish by being demolished. Prop Cllr Davis sec Cllr Rees-Webb. **Action: Clerk**

ii. **Application PA24/08760**

Proposal Proposed annexe living accommodation

Location Fern Cottage Lower Sticker St Austell Cornwall

Applicant Mr Paul Dove

Grid Ref 197776 / 49758

Wide range of discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code, and it was **RESOLVED** to **DEFER** and request clarification over parking and access. The property borders footpath 36/1. Prop Cllr Mrs Tarbox sec Cllr Davis. **Action: Clerk**

iii. **Application PA25/00819**

Proposal Application for Permission in Principle for the construction of up to 9 dwellings (minimum of 5, maximum of 9).

Location Trecarne Trevanion Lane Trewoon St Austell

Applicant Mr Max Sampson

Grid Ref 199449 / 53017

Wide range of discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code, and it was **RESOLVED** to **OBJECT** due to plan to show 4 dwellings and application for 5 to 9 dwellings. It is difficult to see how a maximum of 9 properties will fit on the proposed site and it was felt that it would be over development of the site and therefore be very cramped. Any proposed development will need to comply with the Design Code and provide adequate garden space and parking. The NDP requires a minimum parking allocation per dwelling depending upon the size of the property. The Planning Statement suggests that there is an adopted highway beside the development which will provide access to the properties. The path to which it refers is not an adopted highway but is a footpath 419/26/2 which is for pedestrians only and should not be used by any other traffic including bicycles, horses or motor vehicles etc. Prop Cllr Mrs Tarbox, sec Cllr Davis. **Action: Clerk**

iv. **Class Q application PA25/00558**

Prior approval for the conversion of animal welfare building into a residential unit. Hawken's Meadow Hembal Lane Trewoon St Austell PL25 5TD

Wide range of discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code, and it was **RESOLVED** to **OBJECT** as Class Q covers

agricultural barns/buildings only. Stables are not considered to be agricultural buildings and therefore Class Q does not apply to this application. In addition, the plans require an extension to the existing stables which seeks to create a building which is larger than the original footprint. The land on which the stables are situated has been used for grazing and stabling horses for at least 30 years and should therefore be considered as an equestrian holding rather than an agricultural holding.

The site is outside the settlement boundary, does not comply with the St Mewan NDP and can only be viewed as development in the countryside. The access to the site is via an unadopted track and it therefore does not have existing suitable access to a public highway. Please note: We understand the site is under an enforcement notice.

Prop Cllr Mrs Tarbox sec Cllr Mrs Heyward. **Action: Clerk**

P79/25 Planning, Appeals and Enforcement Decisions

MHCLG ref:	APP/DO840/W/24/3357656
Cornwall Council ref:	PA24/02408
Appeal start date:	5 February 2025
Proposal:	Change of use of land to additional residential curtilage and construction of a garden cabin/holiday let
Location:	Sweet Briar Road From Chapel Hill To Prentice House Little Polgooth St Austell Cornwall
Appellant:	Mx Chris McLaren
Cornwall Council decision:	REFUSED

It was **RESOLVED** to **RE-ENFORCE** the Parish Council's previous objection.

Inadequate Access. There is no established access to the proposed site and only shows a tortuous pedestrian path which serves Sweet Briar.

Inadequate Parking.

No sufficient justification of domestic land use.

Please note that Gold Footpath 39/1 runs at the rear of the land and the Parish Council would not support vehicle access to the development as per Section 34 (1) of the Road Traffic Act 1988 or any erosion of public footpaths.

Prop: Cllr Mrs Tarbox seconded: Cllr Davis

P80/25 To consider applications after despatch of the agenda as published on the Parish Council website.

Application PA25/00883

Proposal Proposed upgrading of the existing overhead network to three phase to facilitate the augmentation of an existing connection. This will require a third wire to be erected on the high voltage line for one span from pole 43AE26 to 43EA26A, highlighted in yellow on the plan 5359589SECT37 design plan. There will also be a requirement to stand a lazy leg pole beside pole 43EA26A to support the larger three phase pole mounted transformer. The existing low voltage conductor 2C 95 ABC will need to be upgraded to 4C 95 ABC, highlighted in green on the plan. Pole 43-4026-3 will be repositioned on the landowners boundary. The existing pole and remainder of the conductor will be dismantled as shown by the blue.

Location Carne Hill Trewoon St Austell Cornwall

Applicant National Grid Electricity Distribution (Southwest) Plc. C/o Grid Ref 198771 / 53353

It was **RESOLVED** to **SUPPORT**. Prop Cllr Mrs Tarbox, sec Cllr Rees-Webb

P81/25 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

Teams meeting regarding new NPPF. Neighbourhood Development Plans over 5 years old that quote numbers will be out of date. They may be looking to alter boundaries. It was queried how affordable housing was going to be

addressed, although had heard there will be some money available from Central Government for Councils to bid for.

P82/25 Correspondence received up to time of meeting (previously circulated and for information only)

None.

There being no further business to be transacted the meeting closed at 6.40pm

Signed.....

Chair of Planning

Date:.....

Cllr Mrs Tarbox (Chair)

Cllr Vine (Vice Chair)

Cllr Mrs Heyward

Cllr Davis

Cllr Jannaway