



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: 9th July 2025 commencing at 18.25 pm in St Marks Church Hall, Sticker

Present: Cllr Mrs Heyward, Cllr Vine (Vice-Chair) Cllr Davis, Cllr Richards

In attendance: Wendy Yelland Parish Clerk

Public Present: No members of the public

P13/25 Apologies

Cllr Mrs Tarbox, Cornwall Cllr Cunningham. Received and duly accepted

P14/25 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.

P15/25 Public Participation

None

P16/25 Committee Meeting Minutes: 11th June 2025

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.

P17/25 Clerk's Report

No clerks report

P18/25 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/O2525**
Proposal Conversion of garage into annexe

Location Kojo House St Mewan St Austell Cornwall

Applicant Ford

Grid Ref 199248 / 51332

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**. Prop Cllr Richards, sec Cllr Mrs Heyward.

Action: Clerk

ii. **Application** PA25/O2279

Proposal Outline application for residential development of land including access for up to 20 dwellings.

Location Land West Of Sunny Hill Truro Road Sticker Cornwall

Applicant MESSRS A & W LAKEMAN AND GEAKE

Grid Ref 197493 / 50033

A wide range of discussion took place, where members reviewed associated documents, including the St Mewan Neighbourhood Development Plan and Design Code. Members also considered an email from a local resident addressed to MP Noah Law, with a copy sent to Cornwall Councillor Sarah Preece, Portfolio Holder for Tourism, Localism and Planning, and the Parish Clerk.

Members unanimously agreed with the concerns raised in the resident's correspondence. The email highlighted that the Labour Party's national and local policy objectives aim to increase the availability of affordable housing, both across the UK and in Cornwall specifically.

It was noted that under the now outdated St Mewan Parish Council Neighbourhood Development Plan, the site in question would have been classified as an 'Exception Site', land intended primarily for affordable housing in rural areas. However, due to recent updates to the National Planning Policy Framework, policies within the Neighbourhood Plan no longer holds 'great weight'. The current application proposes the development of 20 dwellings, 18 open market and only 2 affordable homes, equating to just 10% affordable provision.

Members expressed concern over this limited allocation of affordable housing and emphasised that the land is currently, and has historically been, used for grazing cattle, contributing to national food security. As agricultural land, its value is estimated at approximately £10,000 per acre, or potentially £20,000 per acre with an equestrian use premium. At 0.71 hectares, this equates to an approximate land value of £40,000.

Members stressed that expanding affordable housing availability cannot be achieved based on inflated land prices and developers' profit margins. Members agreed you cannot grow affordable housing availability based on the developers' margins and overpriced land which will equate to £75,000 profit per unit.

It was

RESOLVED to **OBJECT** to the application as follows:

Location: The proposed development is located outside the settlement boundary, albeit adjacent to it

Lack of Detail: The application lacks sufficient detail to allow for a thorough assessment of its impact, design quality, infrastructure provision, and compliance with local planning policies.

Affordable Housing Provision: Members strongly believe there should be a defined provision of a minimum of 50% affordable housing, in line with local need and community expectations which could be developed by a registered provider of affordable homes.

Open Market Housing Type: The open market element appears to consist primarily of large, detached properties, which do not meet the housing needs of young people in Cornwall seeking to enter the housing market as they will be unaffordable.

Access to Adjacent Land: If the application is granted, in accordance with their proposal the Parish Council would expect a legal provision for unfettered access to be made available at no cost through the subject land to enable access to the land to the north, in the event it is brought forward for affordable housing. However, members would draw to officers' attention that development of this northern land may not be feasible due to Cornwall Council sharing evidence with PC members of heavy mine workings which Cornwall Council would not consider suitable for any development without an excessive capital input to engineer the ground, therefore it would not be financially viable.

Prop Cllr Vine ,sec Cllr Richards **Action: Clerk**

It was further **RESOLVED** to invite St Ewe Parish Council to make comment on this application. Prop Cllr Vine, sec Cllr Richards. **Action: Clerk**

Note: It is disappointing that no response has been forthcoming from Labour MP Noah Law or Cornwall Cllr Sarah Preece. To send copy of objection to Labour MP Noah Law and Cornwall Cllr Sarah Preece.

- i. **Application** PA25/O4284
Proposal Extensions and Refurbishment of Existing Cottage
Location Brake Cottage Ricketts Road Polgooth St Austell
Applicant Mr Gary Lemin
Grid Ref 199853 / 50241

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**. Members would like the applicant to consider the aesthetics of the extension to the surrounding properties. Prop Cllr Vine, sec Cllr Davis. **Action: Clerk**

P19/25 Planning, Appeals, Enforcement Decisions and 5-day protocols

- a) To **RECEIVE** planning, appeals or appeal outcomes to date. **RESOLVE** any further action if appropriate
- b) To **RECEIVE** updates on planning/planning enforcement, **REFER** any new issues if appropriate.
Enforcement has responded to minute no P9/25 confirming how the process is now dealt with at local level.
- c) To **RECEIVE** any 5-day protocols/ updates as follows.
18th June email 5-day protocol PA25/O2618 – Agree to disagree

P20/25 To consider applications after despatch of the agenda as published on the Parish Council website.
None

P21/25 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish
None

P12/25 Correspondence received up to time of meeting (previously circulated and for information only)

There being no further business to be transacted the meeting closed at 18.57pm

Signed.....
Chair of Planning

Date:.....

Cllr Mrs Tarbox (Chair)
Cllr Vine (Vice Chair)
Cllr Mrs Heyward
Cllr Davis
Cllr Richards