



ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)
Tre Bethan
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Planning Committee Meeting Minutes: 10th September 25 commencing at 18.15pm in St Marks Church Hall, Sticker

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

In attendance: Wendy Yelland Parish Clerk

Public Present: No members of the public

P33/25 Apologies

All present.

P34/25 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.

P35/25 Public Participation

None

P36/25 Committee Meeting Minutes: 23rd July 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,

P37/25 Clerk's Report

No clerks report

P38/25 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/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

Re-consulted. 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**. Prop Cllr Richards, sec Cllr Mrs Tarbox. **Action: Clerk.**

Reasons as follows:-

St Mewan Parish Council recognises that 88 households within the Parish are in need of Affordable Housing. In line with this identified need, Policy 9 – Rural Exception Sites should be applied, requiring that 50% of any new development is allocated to as Affordable Housing, with a balanced mix of accommodation types suitable for all age groups.

The Parish Council fully supports the NHS's comments regarding the impact of the proposed development on primary healthcare provision. The development falls within an area where existing NHS services are under pressure, and any increase in population will further strain the system. However, a higher proportion of Affordable Housing is likely to result in new residents who are already registered with local healthcare providers, thereby minimising the additional impact on NHS funding requirements for expanding primary care services.

- ii. **Application** PA25/O5016
Proposal Permission in Principle for single proposed dwelling (minimum 1 maximum 1)
Location LAND AT KOJO HOUSE St Mewan St Austell PL26 7DT
Applicant Mr Karl Ford
Grid Ref 199213 / 51248
(Officer granted extension request from PC)

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**. Prop Cllr Davis, sec Cllr Richards.
Reasons as follows:-

The application site is in open countryside, it is not an infill scheme
It is not a rural exception scheme since it makes no provision to secure affordable housing
The shed on site is not and never has been a domestic dwelling
The application site is not classified as rounding off because it is not surrounded on at least two sides by existing built development and it would visually extend development into the open countryside

Observations: In order to access the facilities eg a convenience store in Polgooth with Trelowth, the nearest settlement which is approximately 2km from the site one would have to either use a car or undertake a dangerous walk along unlit roads with no pavements then cross the busy A390 which has a 60mph speed limit and does not have pedestrian crossing. One would need to travel further afield to access healthcare, education and employment.

Bus services are infrequent and in order to access a bus to Truro one would have to cross the A390 having first negotiated a narrow dark lane.

The limited range of local facilities, infrequency of bus services etc would mean that residents would be dependent upon the use of private car for most of the day-to-day journeys. This is at odd with the CEDPD Policy T1 which seeks to locate development where it would minimise the need for the use of private vehicles and instead encourage walking, cycling and public transport.

- iii. **Application** PA25/O5321
Proposal Proposed Single Storey Extension
Location Kinamera Polgooth St Austell Cornwall
Applicant Mr & Ms Cook & Thomas
Grid Ref 199511 / 50386
(No extension granted to PC. **Approved** on Weekly Planning Decision List)

Members of St Mewan Parish Council wish to express their disappointment at the lack of consistency within the Planning Department, particularly regarding decisions on extensions. It has been observed that some planning officers are willing to approve extensions, while others are not. This inconsistency can create confusion for applicants and undermines confidence in the planning process. Therefore, it was **RESOLVED** the clerk writes to the Head of Planning to ensure greater clarity, transparency and consistency when requests are made to extend. Prop Cllr Mrs Tarbox, sec Cllr Mrs Heyward. **Action: Clerk**

- iv. **Enquiry reference** PA25/O6067
Proposal Non-Material Amendment in respect of decision PA23/O4004 dated 18.09.2023, namely Changes to the design of the approved substation buildings. Key changes include a significant reduction in the substation building footprints, some modification to the associated elevations and a slight relocation of the substation footprints.
Location Higher Goonamarth St Austell Cornwall PL25 5RD
Applicant Miss Stacey Hobbs Clean Earth Energy

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

- v. **Application** PA25/O5896
Proposal Installation of cabling to connect the consented Wheal Martyn wind turbine (PA21/O7216) to consented substation (PA23/O4004).
Location Land Adjacent To Greensplat Road Land At Wheal Martyn St Austell
Applicant Miss Stacey Hobbs Clean Earth Energy Ltd.
Grid Ref 198780 / 54963

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

P39/25 Planning, Appeals, Enforcement Decisions and 5-day protocols

- a) To **RECEIVE** planning, appeals or appeal outcomes to date. **RESOLVE** any further action if appropriate PA24/O2408 – Change of uses of land to additional garden and construction of cabin/holiday let – Sweet Briar, Little Polgooth, St Austell – Appeal dismissed. No costs claimed.
- b) To **RECEIVE** updates on planning/planning enforcement, **REFER** any new issues if appropriate. **NONE**
- c) To **RECEIVE** any 5-day protocols/ updates as follows. **NONE**

P40/25 To consider applications after despatch of the agenda as published on the Parish Council website.
No applications received

P41/25 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

None

P42/25 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 18.45pm

Signed.....

Chair of Planning

Date:.....

Cllr Mrs Tarbox (Chair)

Cllr Vine (Vice Chair)

Cllr Mrs Heyward

Cllr Davis

Cllr Richards