



ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)
Tre Bethan
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Draft Planning Committee Meeting Minutes: 8th October 25 commencing at 18.25pm in St Marks Church Hall, Sticker

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

In attendance: Wendy Yelland Parish Clerk

Public Present: No members of the public

P43/25 Apologies

Cllr Heyward

P44/25 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.

P45/25 Public Participation

None

P46/25 Committee Meeting Minutes: 10th September 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 Richards, sec Cllr Vine,

P47/25 Clerk's Report

No clerks report

P48/25 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/O6166
Proposal Proposed garage
Location 4 Sunnyvale Meadow Hewas Water St Austell PL26 7FS

Applicant Mr Jason Bullen
Grid Ref 196931 / 50060

This application is no longer on the planning portal. Planning Department confirms as follows:
This application is actually invalid so it looks like it may have been live and then was taken back off the system and made invalid again. This is likely to some important information being needed. Once the application is made valid again, you will be contacted for a new consultation

- ii. **Application** PA25/O6901
Proposal Demolition of side conservatory and construction of side two-storey extension
Location The Willows Little Polgooth St Austell Cornwall
Applicant Mr & Mrs D Price
Grid Ref 199485 / 49758

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 Vine.

P49/25 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. **NONE**
c) To **RECEIVE** any 5-day protocols/ updates as follows:

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

Members Agreed to Disagree with 30% Affordable Housing.

P50/25 To consider applications after despatch of the agenda as published on the Parish Council website.
No applications received

P51/25 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

Cllr Mrs Tarbox, Cllr Vine, Cllr Richards and the Clerk attended the workshop with Cornwall Council re Neighbourhood Planning & Neighbourhood Priority Statements on the 30th September 25.
Members felt that while the information provided throughout the planning process has been informative, the Parish Council is left with little confidence in the overall planning system. It is increasingly evident that the views and input of Parish and Town Councils, as statutory consultees, are given minimal consideration. The significant time, financial resources, and community effort invested in developing the Neighbourhood Plan now appear to have been in vain. The newly introduced Neighbourhood Planning Statements fail to include any enforceable planning policies that protect local land or ensure that new housing developments align with the actual needs of our Parish. This undermines the very purpose of neighbourhood planning and leaves our community without the safeguards it worked so hard to establish.

P52/25 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 18.41pm

Signed.....
Chair of Planning

Date:.....

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