



ST MEWAN PARISH COUNCIL

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Planning Committee Meeting Minutes: 14th January 2026 commencing at 18.00pm 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: Mr Kilbey and partner, Mr Paul Bateman – Agent, Mr Landsdowne

P63/25 Apologies

All present

P64/25 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.

P65/25 Public Participation

Mr Kilbey spoke re application PA25/O8140. Born and raised in Trewoon and would like the ability to stay closer to home. Carpenter by trade and wants to stay local for work and be able to build his own home using his skills without looking further afield. The proposal is beneficial to them as a family and for the local community.

Paul Bateman Agent PA25/O8140. The planning is in principle for

- 3 self builds, as the family has a local connection in the Parish
- Lack of visual impact
- Costs to buy are high
- No value in development
- Drainage connection to main sewer on clients own land
- Removal of tree on recommendation of Tree Officer
- Design provides lifetime homes and has considered the Parish Design Code
- Hembal Lane access with is the lower southern side

The Chair invited questions from members

Cllr Vine asked where the sewer would run and whether this had been confirmed prior to the approval in principle of the four dwellings. He raised concerns regarding existing capacity issues, noting that the sewer, which runs from Trewoon to Polgooth experiences regular blockages particularly during periods of heavy rainfall, as the pumping station lacks capacity to accommodate further development.

The Chair confirmed that the sewer runs down the byway.

The Chair closed public participation at 18.11pm.

P66/25 Committee Meeting Minutes: 10th December 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 Davis.

P67/25 Clerk's Report

No clerks report

P68/25 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 PA25/07924**

Proposal Remodel & extension of existing two-storey 4-bed dwelling (storeys & bed numbers unchanged). Demolition of existing garage, utility & entrance porch. Change of use of land to residential and erection of new single storey, detached annex.

Location West Rose St Mewan St Austell Cornwall

Applicant Arron & Gemma Jones

Grid Ref 199047 / 52042

Discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code

It was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Tarbox, sec Cllr Davis. **Action: Clerk**

ii. **Application PA25/09138**

Proposal Proposed removal of Trecarne and Trembear View and replace with a Phased Development of x4 new detached dwellings

Location Land At Trevanion Lane Trewoon PL25 5SA

Applicant Mr Max Sampson Sampson Development SW Ltd

Grid Ref 199449 / 53017

Discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code.

It was **RESOLVED** to **DEFER** the application for comment and request more information is provided so the Parish Council can make an informed decision.

Request written assurance from both South West Water and the Planning Department that the proposed development at Trewoon can be lawfully and technically connected to the existing main sewage network, particularly as the proposed connection route crosses third-party land ownership.

Formal confirmation that the existing main sewage network has sufficient capacity to accommodate the additional housing associated with this development.

Lower Tregongeeves, Polgooth is already subject to persistent and serious sewage flooding issues. These incidents occur two to three times per year and have a direct impact on nearby residential properties and the local environment. Most recently, Southwest Water attended the site with emergency tankers between 13th December 2025 and 24th December 2025 to manage sewage levels and prevent overflow into the river at Lower Tregongeeves.

It has been identified that the balancing tanks were unable to cope with increased flows from upstream, resulting in sewage discharging and flooding. This raises significant concerns that the existing infrastructure is already operating beyond its intended capacity.

Given this ongoing history of sewage flooding and emergency interventions, it is essential that clear, written confirmation is provided to demonstrate:

- That the proposed development can connect to the existing sewage network without reliance on unresolved third-party land agreements.
- That the existing sewage infrastructure, including balancing tanks, has adequate capacity to manage additional flows from the development without increasing the risk of flooding or environmental pollution and
- That any necessary upgrades or mitigation measures will be completed prior to occupation of the proposed dwellings.

Without such assurances, there remains a serious risk that further development will exacerbate an already unacceptable situation for existing residents in Polgooth and the local water environment.

No reference to the Parish Council's Design Code approved by the Local Authority being implemented

No parking provision is evidenced

Grave concerns of access onto a public footpath 26/2 and is not an adopted highway.

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

iii. **Application PA25/O8140**

Proposal The construction of three dwellinghouses previously approved in principle by appeal decision APP/DO840/W/24/3352652

Location Hembal Lane Farm Hembal Road Trewoon St Austell

Applicant Mr T Lansdowne Cory Lansdowne Estates Ltd

Grid Ref 199224 / 52656

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 however the Parish Council request written assurance prior to approval that written assurance from both South West Water and the Planning Department that the proposed development at Trewoon can be lawfully and technically connected to the existing main sewage network. Formal confirmation that the existing main sewage network has sufficient capacity to accommodate the additional housing associated with this development.

Lower Tregongeeves, Polgooth is already subject to persistent and serious sewage flooding issues. These incidents occur two to three times per year and have a direct impact on nearby residential properties and the local environment. Most recently, Southwest Water attended the site with emergency tankers between 13th December 2025 and 24th December 2025 to manage sewage levels and prevent overflow into the river at Lower Tregongeeves.

It has been identified that the balancing tanks were unable to cope with increased flows from upstream, resulting in sewage discharging and flooding. This raises significant concerns that the existing infrastructure is already operating beyond its intended capacity.

Given this ongoing history of sewage flooding and emergency interventions, it is essential that clear, written confirmation is provided to demonstrate:

- That the proposed development can connect to the existing sewage network
- That the existing sewage infrastructure, including balancing tanks, has adequate capacity to manage additional flows from the development without increasing the risk of flooding or environmental pollution and
- That any necessary upgrades or mitigation measures will be completed prior to occupation of the proposed dwellings.

Without such assurances, there remains a serious risk that further development will exacerbate an already unacceptable situation for existing residents in Polgooth and the local water environment.

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

iv. **Application number:** PA25/O8140

Proposal: Technical Details Consent for the construction of 3no dwellinghouses following the grant of a Permission in Principal application on 31.03.2025 appeal decision APP/DO840/W/24/3352652.

Location: Hembal Lane Farm Hembal Road Trewoon St Austell Cornwall PL25 5TD

Applicant: Mr T Lansdowne

Discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code.

It was **RESOLVED** to **SUPPORT** in principle however the Parish Council request written assurance prior to approval that written assurance from both South West Water and the Planning Department that the proposed development at Trewoon can be lawfully and technically connected to the existing main sewage network.

Formal confirmation that the existing main sewage network has sufficient capacity to accommodate the additional housing associated with this development.

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Without such assurances, there remains a serious risk that further development will exacerbate an already unacceptable situation for existing residents in Polgooth and the local water environment.

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

v. **Application** PA25/O9235

Proposal Construction of 2 storey side extension.

Location Carne Stents Gover Valley St Austell Cornwall

Applicant Mrs Lindsey Pepper

Grid Ref 199194 / 53836

Discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code

It was **RESOLVED to DEFER** the application for comment and to request that further information be provided by the Planning Officer to enable the Parish Council to make an informed decision.

In particular:

The submitted plans do not label the rooms or indicate the number of bedrooms proposed.

No existing parking provision is shown on the drawings.

The planning application states that additional information is contained within a Design and Access Statement; however, no such document is available on the council's website.

Prop Cllr Davis , sec Cllr Mrs Tarbox. **Action: Clerk**

P69/25 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:

P70/25 To consider applications after despatch of the agenda as published on the Parish Council website.

Application PA25/O9420

Proposal Construction of 20 bungalows, landscaping, drainage, and associated works.

Location Land Rear Of Badger's Watch North Of Trevanion Road Trewoon Applicant Hay Common Developments
Grid Ref 199313 / 5301

Prop Cllr Mrs Tarbox, sec Cllr Mrs Hewward.

Discussion took place, and associated documents were viewed together with the St Mewan Neighbourhood Development Plan and Design Code

It was **RESOLVED to DEFER** the application for comment and to request that further information be provided by the Planning Officer to enable the Parish Council to make an informed decision.

The Parish Council request written assurance prior to approval that written assurance from both South West Water and the Planning Department that the proposed development at Trewoon can be lawfully and technically connected to the existing main sewage network.

Formal confirmation that the existing main sewage network has sufficient capacity to accommodate the additional housing associated with this development.

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Without such assurances, there remains a serious risk that further development will exacerbate an already unacceptable situation for existing residents in Polgooth and the local water environment.

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

P71/25 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

None

P72/25 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 18.48pm

Signed.....

Chair of Planning

Date:.....

Cllr Mrs Tarbox (Chair)

Cllr Vine (Vice Chair)

Cllr Mrs Heyward

Cllr Davis

Cllr Richards