



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: 8th April 2026 commencing at 17.00pm 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: Mrs Jarman with agent Mrs Harris, Mr Landsdowne

P73/25 Apologies

All present

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

Mrs Harris agent for application spoke on behalf of the applicant PA26/O1414

Proposed removal of existing roof structure to bungalow, construction of a raised roof to create additional habitable space, refurbishment of existing bungalow, demolition and replacement of existing garage to include home office, construction of a plant room, and associated works. The agent highlighted that the applicant has paid particular attention to design, access, parking and impact on neighbours and the proposed works are a high-quality addition that enhances the property's amenity and sustainability, without adversely affecting the character of the building or the surrounding area.

P76/25 Committee Meeting Minutes: 14th January 2026

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 Mrs Tarbox, sec Cllr Vine.

P77/25 Clerk's Report

Further information received for application PA25/O9420 under Agenda Item 7.

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 PA26/O1607 Proposal** Demolition of the existing building, the erection of a two storey detached dwelling and a single storey detached shed for Bat Mitigation. Revised siting of dwelling to PA21/O4353 dated 12th July 2021 without compliance with Condition 4 of decision notice PA21/12529 dated 23/03/2022 with variation of Condition 1 of decision notice PA25/O1869 dated 23/05/2025.
Location Land North Of Thatchers Lodge Chapel Hill Sticker St Austell **Applicant** Mr R Bennetts Coastal Building Limited **Grid Ref** 198148 / 50145

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

It was **RESOLVED** to **OBJECT** to the application as it does not comply with Condition 4 in the approved application PA21/1259. *The development hereby permitted shall not commence until the installation of a system for the disposal of surface water on the site has been completed in accordance with the details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme for maintaining the system. The system shall be retained and maintained thereafter in accordance with the approved details.* Reason: To avoid flooding and in the interests of water quality and the residential amenities of future occupiers, in accordance with the aims and intentions of Policy 26 of the Cornwall Local Plan and paragraphs 18, 163 and 170 of the National Planning Policy Framework 2019. Flooding was already recognised in the previous applications, and the Parish Council has deep concerns of the impact on the lower lying properties in the area.

Does not comply with the St Mewan Neighbourhood Development Plan as it results with inadequate parking facilities. Parking is an issue throughout the village, and it should be noted that Sticker Car Park is privately owned and may not exist in perpetuity. The applicant should consult the Design Code. Prop Cllr Mrs Tarbox, sec Cllr Davis. **Action: Clerk**

- ii. **Application PA26/O1414 Proposal** Proposed removal of existing roof structure to bungalow, construction of a raised roof to create additional habitable space, refurbishment of existing bungalow, construction of plant room, demolition and replacement of existing garage to include home office and associated works.
Location Climbers Chase Church Hill Sticker St Austell **Applicant** Mrs Suzy Jarman **Grid Ref** 198111 / 50196

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

P79/25 Planning, Appeals, Enforcement Decisions and 5-day protocols

- a) To **RECEIVE** planning, appeals or appeal outcomes to date. **RESOLVE** any further action if appropriate. **NONE**
- 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. PA25/O9138 – Land at Trevanion Rd. Members disagreed with the officer's recommendation for approval and requested it be called into Committee. Agreed by Cornwall Cllr Julie Cunningham but overruled by Head of Planning who has made the decision to overrule the committee request, which can be done in cases where it would be unreasonable to make any other decision. (The local council protocol is available to view on the Council's website) Cllr Cunningham is aware of this. The application will proceed through delegation for approval.

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

Members thank the Planning Officer for the Parish Council to make further comment on recent information received from SWW, however members wish to **OBJECT** as they feel strongly that the Local Authority should still consider whether there is adequate infrastructure for sewerage and drainage to support any new development in Trewoon and are Objecting on the following as there are still no assurances from Cornwall Council or Southwest Water that the systems can cope with additional development. The recent information from South West water have only stated that a scheme will be developed in period 9 2030 to 2035 and this scheme is to mitigate flooding and pollution for that part of network. Frankly this is far too long to wait as people are experiencing ongoing problems now.

Existing infrastructure is demonstrably at capacity due to:-

Regular emergency pumping which would indicate systemic failure

Development would exacerbate a known public health risk

Approval without confirmed, funded, and implemented upgrades is premature

The National Planning Policy Framework requires adequate infrastructure before development

Health hazard concerns due to:-

Sewage surcharging or backing up

Odour and contamination

Environmental pollution

Public health concerns

Members feel this is deemed a statutory nuisance, a public health risk and a failure of adequate infrastructure provision. Environmental Health and the Environment Agency should be involved in the applications.

Evidence

There is evidence of:

Records of pumping frequency

Correspondence with Southwest Water

Regular flooding and sewage incidents

South west water has stated a scheme will be developed in period 9 2030 to 2035 and this is scheme to mitigate flooding and pollution for that part of network. Frankly this is far too long to wait as people are experiencing problems.

Why are developers not required to fund upgrades to the infrastructure or planning conditions imposed requiring confirmation that adequate drainage/sewer capacity exists before planning consent.

Regular pumping indicates the system is operating beyond design capacity which is not a sustainable long-term solution.

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 Davis. **Action :Clerk**

It was further resolved to request a meeting with SWW. **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)

1. CALC – As the Cornwall Local Plan develops, CALC have been approached to request clarity from Cornwall Council on how and when Town and Parish Councils can engage with the process and be part of the conversation. CALC have been in discussion with the Head of Planning and Housing regarding this, and a full response is below. The response includes:

- Acknowledgement of Town & Parish Councils' role
- Explanation of how engagement will work
- Why this Local Plan engagement differs from the last
- Explanation of the role and limitations of Neighbourhood Priority Statements (NPS)
- Rollout plans and upcoming engagement
- How to contact the planning team
- Information about forthcoming Cabinet paper

There being no further business to be transacted the meeting closed at 17.36pm

Signed.....
Chair of Planning

Date:.....

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