



ST MEWAN PARISH COUNCIL

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Planning Committee Meeting Minutes: 10th June 2026 commencing at 18.25 pm in St Marks Church Hall, Sticker

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

In attendance: Wendy Yelland Parish Clerk

Public Present: Cornwall Cllr Julie Cunningham.

P13/26 Apologies

Cllr Mrs Tarbox, Cllr Williams. Received and duly accepted

P14/26 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.

P15/26 Public Participation

No members of the public.

P16/26 Committee Meeting Minutes: 13th May 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 Harris, sec Cllr Mrs Heyward

P17/26 Clerk's Report

Nothing to report

P18/26 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. **PA26/00580/PREAPP** Pre-application advice for proposed demolition of existing farmhouse which currently forms two dwellings and replacement with two new dwellings, plus conversion of existing barns into holiday use. Linking access track to site from Trecarne.

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

It was **RESOLVED** not to comment on the pre application. Cllr Vine, sec Cllr Mrs Heyward.

- i. **Application number:** PA26/03050
Proposal: Construction of 2 storey side extension, dormer to rear and greenhouse with variation of condition 2 of decision notice PA25/09235 27.02.2026.
Location: Carne Stents Gover Valley St Austell Cornwall PL25 5RD
Applicant: Mrs Lindsey Pepper

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 Vine, sec Cllr Mrs Harris. **Action: Clerk**

P19/26 To consider applications after despatch of the agenda as published on the Parish Council website.

It was

RESOLVED to **CONSIDER** Application PA26/02738 and Application PA26/03050. Prop Cllr Vine, sec Cllr Richards.

Application PA26/03645
Proposal Proposed garage
Location 4 Sunnyvale Meadow Hewas Water St Austell PL26 7FS
Applicant Mr Jason Bullen Chy Developments Ltd
Grid Ref 196931 / 50060

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

Application PA26/03754
Proposal Garage building
Location Nanterrow Lower Tregongeeves Polgooth St Austell
Applicant Mr Paul Furse
Grid Ref 199767 / 50821

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 follows:

1. The plans are not consistent with the red line in the previous application
2. No clear plan of the access
3. Not clear whether the applicant is cutting into the bank which could destabilise Tregongeeves Lane
4. Unable to keep a clear track on the history of the site as to whether it is a new site or an amendment to an existing development as it shows parking for two cars.
5. Increased traffic on poor egress at the junction turning towards Polgooth Village.

Prop Cllr Richards, sec Cllr Mrs Heyward. **Action: Clerk**

P20/26 PA21/12529 and PA26/01607 CIL refund clawback of Neighbourhood portion

To **DISCUSS** correspondence and take any action necessary

Members discussed the correspondence received from Cornwall Council regarding the Community Infrastructure Levy clawback.

It was

RESOLVED that a letter is sent to the CIL Team requesting evidence ie their site visit specifically to confirm how the total square metreage of the property was determined. This request follows concerns raised by residents that the development may exceed the original footprint. Prop Cllr Mrs Harris, sec Cllr Vine. **Action: Clerk**

P21/26 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. **None**

P22/26 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

None

P23/26 Correspondence received up to time of meeting (previously circulated and for information only)

No correspondence

There being no further business to be transacted the meeting closed at 18.50pm

Signed.....
Chair of Planning

Date:.....

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