



Minutes of the Planning Meeting of St Mewan Parish held in
St Marks Church Hall, Sticker on Tuesday 2nd July 2019
commencing at 7.00pm

Present: Cllrs Mrs P Tarbox (Chairman), Cllr Jannaway (Vice- Chair), Cllr Mrs Mitchell, Cllr Mrs Padley, Cllr Mrs Ringrose, Cllr Passmore, Cllr Wallis

In Attendance

Mrs W Yelland – Clerk

Public Attendance

Mr Uden, Mr Paul Jones, Mr Paul Bullock

P012/19 Apologies

Cllr Kneller. Received and duly accepted.

P13/19 Declarations of Interest

Cllr Wallis declared an interest in application no. v

P14/19 Dispensation Requests

None

P15/19 Public Participation

The Chairman asked if members of the public wished to speak on any items on the agenda.

Mr Paul Jones is happy to answer any questions appertaining to application no: iii.

P16/19 Planning Meeting Minutes

It was

RESOLVED to approve the minutes of the Planning Meeting held on the 22nd May 19 as a true and accurate record. Prop sec Cllr Wallis, sec Cllr Passmore.

P17/19 Matters Arising (information and reporting only)

No matters arising

P18/19 Planning applications to be received and considered

- i. **Application No:** PA19/03917
Proposal: Proposed garage
Location: Formerly Greenbanks, St Mewan, St Austell PL26 7DT
Grid Ref: 199248/51332

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. A wide range of discussion took place and considering the plot is in a rural location the committee have concerns regarding

overdevelopment of the plot. Questions raised regarding the changing room area, which is classed as an outbuilding, the actual need for an additional garage to the already approved triple garage. The committee considers there is vast planning creep on the site.

It was **RESOLVED** to **OBJECT** to the application as follows:

- The site sits outside the settlement boundary as defined in the St Mewan NDP
- Permission was granted to originally replace a dwelling that burnt down and we feel further development on this site would be contrary to the St Mewan PC NDP. Prop Cllr Wallis, sec Cllr Mrs Padley.

ii. **Application No:** PA19/03969

Proposal: to provide vehicular bridge over Gover stream

Location: Land opposite Little Gover Farmhouse, Gover Valley, St Austell

Grid Ref: 2001135/52891

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. The Chairman explained that Little Gover and the bridge is in the St Mewan Parish, however the land is in St Austell Town. Discussion took place and there are concerns regarding the Japanese Knotweed which could potentially exacerbate the situation with vehicle movement, road safety exiting from a narrow lane into the bridge. Members felt these concerns would be dealt with Defra and Highways; therefore, it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Passmore, sec Cllr Padley.

iii. **Application No:** PA19/01230

Proposal: Development of 9 dwellings with associated parking, roads and drainage

Location: Sunnyvale, Road from A390 to Truro Rd, Hewaswater, St Austell

Grid Ref: 196493/49932T

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. The chairman raised the valid Public Protection Contaminated Land Planning Consultations and the Public Protection Noise and Odour Planning Consultations consultee comments. 3 members of the St Mewan Parish Planning Committee and the clerk attended a site visit. Concerns of

- potential flooding risk further downstream which could cause an impact for St Ewe Parish
- clarity required regarding the environmental map
- each plot has a separate soakaway which water is collected in the tank, overall there will be increased flow down the river
- surface water drainage maintenance responsibilities lie with the householder of plot 1 and will require regular inspection
- although there is no particular house style in Hewaswater the appearance of the proposed development is not in keeping with the rural feel of St Mewan Parish and is more of an urban development

Members referred to the NDP and discussed Policy 1a.

It was identified the properties are very close together with elevation very high which will make maintenance difficult. The density of the properties is of concern. The pre app was for 8 dwellings.

Standings order were raised allowing the developer to speak

Cllr Wallis asked if every house has a parking space, if all houses have a garage and what is the approx. minimum space between plot 5 and 6.

Mr Jones – Confirmed every house has a garage. The distance off a single parking space is 3.6m. more than you would expect with a stairway.

Cllr Passmore asked about the steps.

Cllr Wallis has concerns with an extending ladder to service properties

Mr Jones - Stairs to the rear of Plot 1- 6 which are three storeys at the back with steps up to the back of house. The drainage would not fall under the responsibility of Plot 1 but would fall under the management company and will clarify. All the storm water will be retained on site in an attenuation tank and will hold the water, this will be controlled and shouldn't have any effect on the river and will be looked at by the engineers.

Cllr Mrs Padley asked about the permeable surface.

Mr Jones - The drive surface will be brick paved which will assist the attenuation tank. At this stage there should be no concerns for the infrastructure and soakaways as they are in its early stages. The management company will be set up to deal with the management company of the road.

The chairman re-enforced that the committee are looking at the details submitted of the full planning application.

Standing Orders were re-instated

Until these issues are defined the planning committee still has concerns.

- The density and materials are not in line with Policy 1a of the St Mewan NDP.
- The proposed properties are too high
- Proximity of proposed properties are too close for ease of maintenance
- Surface water drainage system operation and maintenance -This is not clear or adequately developed at this full planning application stage. Responsibility should not fall to a single householder to maintain one of the key soakaways.
- Clarity on the Environmental map
- The by-pass is high on the embankment of the development site
- Surrounding sound of the new properties will impact with the existing properties
- Recent adjacent development of Riverfield and The Stables is more in keeping with the rural location of the parish

It was

RESOLVED to **OBJECT** to the planning application as it is not compliant with Policy 1 of the St Mewan Neighbourhood Development Plan.

- The density is not in line with Policy 1a of the St Mewan NDP, the committee feels there is too many houses on the proposal

- The development of properties is too high making it look and feel like urban street development dominating the rural landscape of the parish
- The proximity of the properties is too close for ease of maintenance
- The statement made by the developer in their report relating to the Environmental Map is incorrect and causes the committee concern

iv. **Application No:** PA19/04914

Proposal: Proposal for 4 detached houses with integral garages (PA15/03338) with variation of condition 5 in respect of Louvre screening to be replaced with obscure glazing with restricted opening

Location: 15 Westbridge Road Trewoon PL25 5TE

Grid Ref: 199252 / 52859

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Discussion took place and it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Padley, sec Cllr Mrs Ringrose.

Cllr Wallis left the table.

v. **Application:** PA19/04508

Proposal: Erection of uPVC porch to front elevation of house

Location: 18 Marlborough Way Sticker PL26 7EX

Grid Ref: 197621 / 50167

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Discussion took place and it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Passmore, sec Cllr Mrs Padley.

vi. **Application** PA19/05423

Proposal Variation of conditions 3 and 4 of decision 85/14/00588F dated 12/08/1985 to remove the agricultural occupancy restriction and personal use

Location Lanarth Cooperage Road Trewoon St Austell

Grid Ref 199875 / 52616

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Discussion took place and it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Passmore, sec Cllr Jannaway

PA19/19 To consider applications after despatch of the agenda as published on the Parish Council website

There were no applications

P20/19 Correspondence received up to the time of meeting

1. Cornwall Council- Rural Housing Enabler
2. Cornwall Council – Response regarding complaint of permanent caravan use sited in a residential garden. It was deemed this does not represent a material change of use.
3. Trewoon Action Group – objections to further development on St Mewan lane where there has been no proof of need, a fairer distribution of affordable housing in the parish, loss of ancient viable pastureland which supports

wildlife, possible loss of flood mitigation site. Photos supplied of recent farming on the green field land where there is proposed development.

There being no other business the Chairman closed the meeting at 18.57pm

Signed.....
Chairman of St Mewan Parish Council Planning Committee
Date:.....

Committee Members

Cllr Mrs Tarbox – Chairman
Cllr Jannaway – Vice Chair
Cllr Mrs Mitchell
Cllr Mrs Padley
Cllr B Harrison (Sub)

Cllr Mrs Ringrose
Cllr Kneller
Cllr Passmore
Cllr Wallis

DRAFT