



# ST MEWAN PARISH COUNCIL

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## Planning Meeting – 28<sup>th</sup> August 2019

Minutes of the meeting held in Trewoon Village Hall on the above date.

### P21/19 Persons Present/Apologies

**Present:** Cllrs Mrs G Tarbox (Chair) Mrs M Mitchell, Mrs J Padley, Mrs J Ringrose, J Kneller, R Wallis, B Harrison (Substitute)

27 members of the public including 3 from Gilbert and Goode Cornwall Cllr Cherilyn Mackrory

Wendy Yelland – Parish Clerk

**Apologies:** Cllr D Jannaway

### P22/19 Declarations of Interest from Members / Dispensations

Cllr Mrs Tarbox declared an interest in Planning Application 5i.

### P23/19 Planning Meeting: Minutes 2<sup>nd</sup> July 2019

It was

**RESOLVED** to approve the minutes of the Planning Meeting held on the 2<sup>nd</sup> July 19 as a true and accurate record. Prop Cllr Mrs Tarbox, sec Cllr Wallis.

### P24/19 Matters Arising

No matters arising

Cllr Mrs Tarbox Chair of Planning declared an interest in Application 5i and left the room.

Note: Prior to the commencement of meeting the clerk requested the Chair of Full Council Cllr J Kneller to Chair planning application number PA19/06196 meeting due to annual leave of Cllr Jannaway Vice-Chair of Planning.

### P25/19 Public Participation

Application PA19/06196. 5 members of the public spoke in opposition to the proposed development: -

- Fails to consider the wishes of the Parish and village population (evidenced by NDP evidence file)
- Fails to meet the requirements of those currently on the housing register (not a single comment of support submitted by anyone on the housing register)
- Local, available, brownfield sites (disturbed land) should be used first. (Availability of such sites provided within the NDP Evidence file)
- Encourages urban sprawl -even identifies the next green field for potential development (Evidence: Gilbert & Goode plans)
- Destroys a green field which sits within a 'standalone parcel'. (NDP Settlement Boundary Assessment)
- Destroys part of an integrated habitat which supports several protected species (Evidence: Ecology Report created for the developer)

- Local traffic and pedestrian problems (e.g. Speeding, rat run, Church, St Mewan School, pavement width etc) all of which will be exacerbated (Evidence: Problems that exist are in Parish Council minutes 2017 to current date).
- Health issues relating to air quality will be exacerbated (Evidence: Online objection to development by Mr R Haywood which included identified and published research)
- Adds numbers to an already burdened infrastructure for schools, poor pavement which is too narrow, sewage systems and the sustainability is questionable
- Climate Change and Flood mitigation. This is not just within the field but for further afield e.g. Polgooth (NDP Trewoon Boundary Assessment)
- Proposed buildings are visually out of character with other buildings on the lane (non-compliant with NDP Landscape Character Assessment)
- Non-compliant with Policy 11 of the NPPF
- CC declared a Climate Emergency 'change the way land is used and developed to tackle climate emergency
- Unreliable and fluctuating figures of affordable housing in the whole parish and targeted in one village
- Using a greenfield site rather than a brownfield otherwise known as disturbed land. Imerys has shown an interest (evidenced) in the creation of small developments on their disturbed land
- One Neighbourhood Development Plan objective is to protect and enhance the natural rural environment
- The Neighbourhood Development Plan and its supporting documentation expresses the wishes of those living in the parish and the final formalised document should not be viewed as just a series of statements but a representation of community spirit and expectations. This development goes against both of spirit and expectations.
- Why homes are needed when there are houses lying empty
- Loss of countryside
- CPRE offering a letter of support to the group opposing the application
- Affordable housing figures have been long debated and still no real evidence from CC or from developers a need exists in the parish
- Plenty of houses for sale at the same cost of what this development will offer

Mr Ellis CAD Architects from Gilbert & Goode wishes to address the objections raised.

Impact on the road – Believes they have the capability to improve Highways and road safety by reducing vehicle speeds by introducing designated vehicle crossing points and introducing a 100metre protected footway. We are looking to amend our current proposal on the advice of CC Highways including an additional road build out linked to the one already shown on our drawings. Providing a new footway. The road built out will bring down vehicle speeds. Don't anticipate it will increase vehicle movement at peak times. Homes are within walking distance to the school. Highways have submitted no objections.

Loss of field – classified as low agricultural grade and has limited agricultural use due to size – Ecologists have assessed the site and is of no more or less than ecological value of other fields. There is ecology value primarily in the hedgerows and trees and intend to maintain and introduce landscape buffers which will be seeded with new grass species to grow and encourage wildlife. Intend protecting existing badger sets and introducing bird boxes. With these interventions we can increase biodiversity on the site. Whilst we are aware there are brownfield sites however because of mediation of this land it will increase the overall cost where it will be uneconomical to provide affordable homes. Effectively there is a need in the parish, and this will deliver shared and rented accommodation. Cost of renting on the open market is extremely high, home ownership is out of reach. After our public consultation event young families expressed an interest wanting to live in the parish and these families will be prioritised. This development has the potential to improve the highways road safety and increase biodiversity and asks the Planning Committee to advance the planning application.

Cllr Kneller closed public participation.

Cllr Kneller read an objection submitted by resident Mrs G Tarbox.

The Clerk read an objection from a resident in Trewoon as it doesn't comply with the Neighbourhood Development Plan. Their family member living at Tremeadow Rise has had ongoing issues for 14 months obtaining maintenance completion of the newly built property and the property is expensive to run. Affordable homes were priced at £205000 with no negotiation which is overpriced compared to coastal area properties at £245000.

Cllr Wallis would like to ask further questions to Mr Ellis' regarding his comments addressing the objections.

Affordable Housing – If the people from the Home choice Register for St Mewan take priority that means you will be looking to go outside the parish if there are not sufficient local people to fill 20 properties. Affordable housing development should be sized to meet a reasonable assessment of requirement.

Highway Improvements – The Parish Council has had extensive discussions with CC in general re highways issues, speeding in St Mewan Lane, parking and traffic issues at the school and have suggested various build outs, crossing points etc all of which Highways have given no justification to the Parish Council for implementing this. How are Highways now recommending this?

Using Greenfield rather than Brownfield Development – Claims that disturbed land is too expensive to clean up and build. This is a statement without financial justification. A lot of money will be spent on drainage for this development on a poor area of land There are other areas NE of Trewoon identified in the NDP as being more suitable for development. There needs to be proof of a case for building on green field site particularly when CC are investing 30million pounds in to provide more green spaces.

Cllr Kneller raised S/O' seconded Cllr Harrison.

Mr Ellis Cad Architects

- Can influence Highways because they are building the Highways improvements and carrying out the work.
- Greenfield against Brownfield - If it was viable, we would be building on brownfield land.

Cllr Kneller - Without breaching Data Protection, the council would like confirmation how many houses have local people living at Tremeadow Rise, their development opposite. Factual evidence would be useful to establish the real need.

Jo Harley Gilbert & Goode

- Confirmed this information would be provided as she doesn't have this to hand

Cllr Mrs Padley – Appreciates if there is a real need. Strongly objects to building on a greenfield site when there are more suitable areas for development on brownfield sites. In this area the council are constantly tackling ongoing traffic issues, highway issues, speeding, pavements not suitable for children walking to school.

Cllr Wallis - Construction site method statement is reasonable but needs to address in more detail the controls at start of construction, which is the time when most mud is likely to tracked/spilled on road. Through recent experience at Tremeadow Rise. The method statement needs to clarify that adequate parking space will be provided at all stages of construction. At the moment it says, "a space for a large vehicle", however this means waiting vehicles will be in St Mewan Lane. It is not clear who is responsible for monitoring the contractor's performance against the construction method statement and if necessary, making enforcement for contractors to comply. If CC are mindful to approve, the development the construction statement needs to clarify who will enforce. Preferably this should be Cornwall Council Planning.

The Chairman reinstated Standing Orders', seconded Cllr Harrison.

## **P26/19 Clerk's Report**

Nothing to report

## **P27/19 Planning Applications**

- i. **Application:** [PA19/06196](#)  
**Proposal:** Construction of 20 Affordable Residential Dwellings and Associated Works  
**Location:** Land South of St Mewan Lane St Mewan Lane Trewoon Cornwall  
**Applicant:** Mr Gilbert and Goode Ltd  
**Grid Ref:**199671 / 52448

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Discussion took place and it was **RESOLVED** to **OBJECT** to the application as it does not comply with the St Mewan Neighbourhood Development Plan.

- Landscape Character Area Assessment – Policy 11 and 2(f)
- Parking – Does not provide enough parking spaces for residents and there are none for visitors.
- Greenfield and Wildlife Site – Policy 3 There is a conflict between the Cornwall Council Climate Change Emergency plan which provides money to enhance existing and provide new biodiversity sites and this application which will destroy an existing established pasture in an area of medieval field landscape.
- Risk of flooding due to drainage issues – NPPF para 149, Policy 2
- High-risk to poor air quality - Cornwall Council' Clean Air for Cornwall Strategy
- Lack of sustainability to the infrastructure with particular concerns on access which will inevitably increase the ongoing traffic and access issues in St Mewan Lane which has been on gong for many years– Policy 8
- Design of development is not in keeping - Policy 2
- Not fulfilling the criteria of a Rural Exception Site – Policy 2

Prop Cllr Kneller, sec Cllr Harrison. All in favour.

Cllr Mrs Tarbox Chair of Planning re-entered at 19.44pm

- ii. **Application:** [PA19/05811](#)  
**Proposal:** Extension to provide increased toilet and cloakroom facilities.  
**Location:** St Mewan C P School St Mewan Lane St Austell PL26 7DP  
**Applicant:** Mr Andrew Gibson  
**Grid Ref:** 199788 / 51672

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Development Plan. Discussion took place and it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Kneller, sec Cllr Mrs Tarbox. All in favour. To note: The extension will affect current parking space.

**P28/19 To consider applications after despatch of the agenda as published on the Parish Council website**

No applications

**P29/19 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish**

Cllr Mrs Tarbox, Cllr Kneller and Cllr Wallis would like to attend the CC Planning Conference/Workshop  
Cllr Harrison would like to attend the Local Flood Forum Workshop

**P30/19 Correspondence received up to time of meeting (previously circulated and for information only)**

- a) Par & Tywardreath Newsletter. St Mewan PC were mentioned in their newsletter having successfully overturned an application at Central Planning in CC due to the adopted St Mewan Neighbourhood Plan.

There being no other business to be transacted the Chairman closed the meeting at 19.54pm.

Signed.....  
Chairman of the Planning Committee

Date.....

**Members**

- Cllr Mrs Tarbox – Chairman
- Cllr Jananway – Vice – Chair
- Cllr Mrs Mitchell
- Cllr Mrs Padley
- Cllr Mrs Ringrose
- Cllr Kneller
- Cllr Passmore
- Cllr Wallis
- Cllr Harrison (Substitute)