



ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)
Kerenza
The Chase, Sticker
St Austell PL26 7HL
Tele: 07464 350837

E: clerk@stmewanparishcouncil.gov.uk

W: www.stmewanparishcouncil.gov.uk

Follow us on Facebook & Twitter

Planning Meeting – 27th November 2019

Minutes of the meeting held in St Marks Church Hall, Sticker on the above date.

P61/19 Persons Present/Apologies Present:

Cllrs Mrs G Tarbox (Chair), D Jannaway (Vice-Chair), J Padley, M Mitchell, J Ringrose, C Passmore

No members of the public

Wendy Yelland – Parish Clerk

Apologies: Cllr Kneller, Cllr Wallis. Received and duly accepted.

P62/19 Declarations of Interest from Members / Dispensations

There were no declarations of interest

P63/19 Planning Meeting: Minutes 24th October 2019

It was

RESOLVED to approve the minutes of the Planning Meeting held on the 24th October 19 as a true and accurate record. Prop Cllr Mrs Padley, sec Cllr Passmore

P64/19 Matters Arising

Planning Application PA19/08706 – the application has been withdrawn

P65/19 Public Participation

No public participation

P66/19 Clerk's Report

Three developers wish to engage with the Planning Committee on housing projects within the Parish before the applications are submitted. The clerk has responded confirming the Parish Council has adopted the pre-application protocol which outlines the engagement of the Planning Committee.

P67/19 Planning Applications

- i. Application [PA19/07894](#)
Proposal Change of Use of detached garage (as approved in decision PA11/09377) to residential use for private rental purposes.
Location Tregoin Lodge The Green Trewoon PL25 5TA
Applicant Dr. Sarah-Jane Eastman
Grid Ref 199419 / 52702

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Wide range of discussion took place and documents clearly shows this is already in a habitable state and the change of use has already occurred. It was **RESOLVED** the application cannot be supported until there is clarification the proposal is compliant on the following:

- There is no fire risk/hazard due to the divider, walls and ceilings between the garage and habitable space being non-compliant with the required construction in accordance with current

Building Regulations designed to reduce and limit the spread of fire and that there will be no potential of carbon monoxide leakage from the garage into habitable space

- There are adequate discharge arrangements from the kitchen, bathroom and WC. Previous communication from the Parish Council to Environmental and South West Water in 2017 regarding signs of soapy water flowing into the ditch with other foul drains.
- The application is not in a Flood Zone.

ii. Application [PA19/09729](#)

Proposal Single storey rear extension and enlargement of garage. Re-submission of PA16/09847. Location 1 Southdown Close Sticker St Austell Cornwall

Applicant Mr D C And Mrs A J Rowe

Grid Ref 197868 / 50403

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Development Plan.

It was

RESOLVED to **SUPPORT** the application. Prop Cllr Mrs Tarbox, Cllr Jannaway.

P68/19 To consider applications after despatch of the agenda as published on the Parish Council website

5 day protocol request for the following application:-

Application PA19/08513

Proposal Change of use of 7 holiday cottages to unrestricted residential use

Location Bosinver Farm Cottages Trelowth St Austell Cornwall

Applicant Mr And Mrs D Smith Bosinver Farm Cottages

Grid Ref 199420 / 51140

Both Cornwall Council and St Mewan Parish Council have declared a climate emergency and therefore a wide range of discussion took place. It was RESOLVED to SUPPORT the change to unrestricted use providing there is a condition if the homes are to go onto the open market that they are made affordable housing in the light of Climate Change. Page 2 of 3 The reasons are as follows: - this negates the need for building on greenfield sites thus preserving the ability to absorb carbon dioxide, preserves wildlife and people's quality of life and give the opportunity for young people in the parish to have an affordable home of their own.

Members are disappointed that request for conditions cannot be imposed and have **AGREED** to **DISAGREE** with the officer's recommendation. Prop Cllr Mrs Tarbox, sec Cllr Jannaway.

P69/19 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

None

P70/19 Correspondence received up to time of meeting (previously circulated and for information only)

There being no other business to be transacted the Chairman closed the meeting at 10.26am

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)