



ST MEWAN PARISH COUNCIL

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Planning Meeting – 9th January 2020

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

P71/19 Persons Present/Apologies Present:

Cllrs Mrs G Tarbox (Chair), D Jannaway (Vice-Chair), J Padley, M Mitchell, J Ringrose, J Kneller, C Passmore, R Wallis, B Harrison (substitute)

Wendy Yelland – Parish Clerk

19 members of the public.

Apologies: Cllr Jannaway will be a late arrival.

P72/19 Declarations of Interest from Members / Dispensations

Cllr Mrs Tarbox Chair of Planning intends declaring an interest in Application 7i.

P73/19 Planning Meeting: Minutes 27th November 2019

It was

RESOLVED to approve the minutes of the Planning Meeting held on the 27th November 19 as a true and accurate record. Prop Cllr Kneller, sec Cllr Mrs Mitchell.

P74/19 Matters Arising

No matters arising.

P75/19 Public Participation

5 members of the public spoke objecting to application PA19/06196.

- Disappointing on the number of months for the application to be decided and that it is still be considered by CC
- There is no proof at this stage that affordable housing is required by local people
- The application does not comply with the St Mewan Neighbourhood Development Plan
- There are still insufficient parking spaces despite the application being reduced by one dwelling
- Astounded that Cornwall Council having declared a climate emergency is considering a flood mitigation site suspect to poor drainage, covered in concrete which adjoins a field in a flood zone
- Part removal of a Cornish Hedge will allow further water to run- off from the larger sloping field opposite into the flood zone with potentially disastrous consequences further down the valley
- There are disturbed land sites available and a green policy states 'preserve and protect what we have for future generations to enjoy.
- Development started at Higher Trewhiddle will add strain to local services already under immense pressure
- Not sustainable
- More valid reasons for objections to the development
- Lack of clarity with the housing register
- No proof of a case for building on a greenfield site other than it is more financially viable for the developer
- Parking congestion is a daily occurrence around the school and church
- Urban creep towards St Austell

- Decimation of rural beauty
- Proposal defies all rationale arguments
- If there is a genuine housing need for local people development should be equally spread across the parish of St Mewan and not centred in Trewoon.

Public participation is closed.

P76/19 Clerk's Report

No report.

Cllr Mrs Tarbox leaves the room.

P77/19 Planning Applications

Cllr Kneller (Chair of Full Council) to chair the following application.

- 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. Wide range of discussion took place with new documents submitted for re-consultation.

It was unanimously

RESOLVED to **OBJECT** to the application to the proposed development as follows: -

- 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. We therefore feel that the ability for developers to build more cheaply on greenfield sites than previously used land should not override these factors,
- 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 concerns on access which will inevitably increase the ongoing traffic and access issues in St Mewan Lane which has been ongoing 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
- There has been no substantive change since the last meeting held on the 28th August 2019 with no clarity on the housing information as requested to Gilbert & Goode under (minute no: P25/19).
- St Mewan Lane is a primary route for children accessing St Mewan School.
- We do not agree that there is justification of the "local need" for 19 affordable houses - NDP policy 2 and Cornwall Council guidelines.

Prop Cllr Kneller, sec Cllr Mrs Mitchell.

Cllr Mrs Tarbox re-enters. Cllr Jannaway joins the meeting.

- ii. Application [PA19/10211](#)
 Proposal Outline planning permission with all matters reserved for proposed new dwelling and associated works
 Location Land Adjacent 29 Tremewan Tremewan Trewoon
 Applicant Mr And Mrs K Knowles
 Grid Ref 199136 / 52956

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Wide range of discussion took place and it was

RESOLVED to **OBJECT** to the application as the development does not comply with Policy 1a) and e)

of the adopted St Mewan Neighbourhood Development Plan. Prop Cllr Mrs Tarbox, sec Cllr Kneller. All in favour.

Note: The SWW letter submitted re sewer.

- iii Application [PA19/11002](#)
Proposal Proposed garage
Location The Haven Chapel Hill Sticker St Austell
Applicant Mr & Mrs P Dalby
Grid Ref 198161 / 50096

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Cllr Mrs Tarbox advised members of concerns on a site visit which took place with two other committee members and the clerk. It was

RESOLVED to **OBJECT** to the application for the following reasons: -

- The adjacent property Camellias is higher than The Haven and will need a retaining wall to hold back the higher level of earth to support the planning permission for the 1.8 metre fence in the same location as shown on the original planning permission. The garage wall will be less than 1m from the boundary of Camellias and once the fence is erected leaves little room for maintenance.
- There are two manholes in the area where the proposed garage is intended, one of which is a foul drain not shown on the original planning permission. *New connections will be direct to the main sewer in Chapel Hill.*
- Not a suitable location

Note: Condition 8 of the planning permission has not been adhered to. The Haven is occupied. There has been no rebuild of a retaining wall and trellis to a height of 1.7m, as stated in the documents between the site and the neighbouring property to take account of the increased traffic serving two houses

Prop Cllr Wallis, sec Cllr Jannaway. All in favour.

- iv. Application [PA19/10367](#)
Proposal Proposed two storey rear extension to rear of property to accommodate the family size and construction of small dormer to allow the garage roof space to be converted into a home office
Location 4 Cooperage Gardens Trewoon St Austell Cornwall
Applicant Mr Adam Grumett
Grid Ref 199673 / 52784

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Wide range of discussion took place and documents and it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Tarbox, sec Cllr Kneller. All in favour.

- v. Application [PA19/10421](#)
Proposal Re-modelling of existing detached garage to form 2-bedroom residential annexe.
Location Chapel Green Woodgrove Park Polgooth PL26 7BN
Applicant Mr And Mrs Evelyn
Grid Ref 199218 / 50502

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Wide range of discussion took place and it was **RESOLVED** to request an extension to the Planning Officer enabling the committee to hold a site meeting before submission. Prop Cllr Mrs Tarbox, sec Cllr Kneller.

P78/19 To consider applications after despatch of the agenda as published on the Parish Council website.

No applications

P79/19 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

No reports

P80/19 Correspondence received up to time of meeting (previously circulated and for information only)

- a) Request from a family in Birmingham for the clerk’s assistance in relocation from Birmingham to St Mewan Parish. The clerk has signposted the lady to Cornwall Council.
- b) Agents wish to engage in meetings 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 with the criteria outlining the engagement of the Planning Committee.

There being no other business to be transacted the Chairman closed the meeting at 20.20pm

Signed.....
Chairman of the Planning Committee
Date.....

Members

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

