



ST MEWAN PARISH COUNCIL

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Planning Meeting – 17th January 2020

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

P81/19 Persons Present/Apologies Present:

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

Wendy Yelland – Parish Clerk

1 member of the public.

Apologies: Cllr Kneller. Received and duly accepted.

P82/19 Declarations of Interest from Members / Dispensations

No declarations of interest.

P83/19 Planning Meeting: Minutes 9th January 2020

It was

RESOLVED to approve the minutes of the Planning Meeting held on the 9th January 2020 as a true and accurate record. Prop Cllr Wallis, sec Cllr Jannaway.

P84/19 Matters Arising

No matters arising.

P85/19 Public Participation

Mr Hill lives adjacent to application PA19/10421

- No issue with the actual conversion but feels that extending the roof by 1.8m to 2.0 will have a huge detrimental effect to the garden with overlooking and will block out a lot of sunlight as the roof increases in height.
- The plans submitted are incorrect and the occupiers at Chapel Green, which is understood will be used for holiday use are able to look into the garden and affect privacy.
- There are other options to extend which would be more sympathetic to their neighbouring property.

Public participation is closed.

P86/19 Clerk's Report

No report.

It was **PROPOSED** by the Chairman to move agenda item 7 to follow agenda item 8. Sec Cllr Jannaway.

P87/19 Planning Applications

- i. 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

After circulation of the forthcoming application plans, associated documents and the St Mewan Neighbourhood Development Plan, members felt it would be appropriate to have a site meeting on the 13th January 2020, accessing both properties, with permission, prior to today's meeting.

Wide range of discussion took place after viewing again the plans and associated documents, together with the St Mewan Neighbourhood Development Plan and it was

RESOLVED to **OBJECT** to the application based on the following: -

- Raising the roof would be overpowering which would result in a huge impact on the neighbouring property losing their right to enjoy amenity space and a lack of privacy due to overlooking. All of which we consider is 'planning harm' and can affect people's mental well being
- Does not comply with Policy 1a of the St Mewan Neighbourhood Development Plan and National Planning Policy Framework Policy 127a)
- Concerns there is only approximately 500/600m distance from the boundary to the fence at the southern end, as the garage does not run parallel. This would make it extremely difficult for maintenance.

NOTE: There are other opportunities for consideration where the garage can be extended in alternative directions, one being the north and would mirror the existing property of Chapel Green (photos attached). Prop Cllr Passmore, sec Cllr Jannaway. All in favour.

- ii. Application [PA20/00067](#)
Proposal To replace an existing conservatory Location Tolfrue Cottage Access To Pleasant Villa Hewas Water St Austell
Applicant Mr Harrison
Grid Ref 196556 / 49814

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 Wallis, sec Cllr Jannaway.

P88/19 To **RECEIVE** further information, **DISCUSS** and **RESOLVE** any further matters under application PA19/11002

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

Correspondence received from the Planning Officer after comments were submitted resulting from the planning meeting on the 9th January 2020 were carefully considered and it was **RESOLVED** and **AGREE** to **DISAGREE** with the proposed garage, however further **RESOLVED** to **OBJECT** to the agent's second submission to the Planning Officer. There are still no calculations/dimensions of a retaining wall to hold back the earth of Camellias and to include the fence required. In view of non-material amendments, modifications, conditions not adhered to and now further development submitted after the original application it would seem appropriate to ensure the build of a retaining wall and erection of the fence takes place before construction of a garage.

NOTE: On the original planning documents which were granted permission it clearly shows that a retaining wall would be built alongside the existing single skin wall between the new access to plots 1 and 2 and the bungalow named Al Khobar. One of the conditions, which is still in place, is that 'the driveway to the dwellings to be surfaced with permeable paving blocks prior to first occupation of either of the dwellings.' This has not been done.

Natural boundary trees and shrubs have been stripped despite the original design and access statement confirming the natural boundaries will remain at Camellias, Berwyn and Pattacott with gentle pruning enabling the natural screening to remain.

The original application is that both dwellings are referred to as dormer bungalows. This is a false impression of what has been built and they are clearly large houses. Our initial concerns and valid objections have been confirmed that this large executive house is too big for plot 1 and affects the privacy of Berwyn with resident complaining the occupiers of The Haven can look into her bedroom. We consider this is an example of planning harm and ultimately impinges on their mental well being.

P89/19 To consider applications after despatch of the agenda as published on the Parish Council website.

No applications

P90/19 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

No reports

P91/19 Correspondence received up to time of meeting (previously circulated and for information only)

No correspondence received

There being no other business to be transacted the Chairman closed the meeting at 12.47 pm

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)