



# ST MEWAN PARISH COUNCIL

Parish Clerk: Wendy Yelland (CiLCA)  
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## Planning Meeting – 20<sup>th</sup> February 2020

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

### **P92/19 Persons Present/Apologies Present:**

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

Wendy Yelland – Parish Clerk

4 members of the public.

**Apologies:** Cllr Mrs Ringrose. Received and duly accepted.

### **P93/19 Declarations of Interest from Members / Dispensations**

No declarations of interest.

### **P94/19 Planning Meeting: Minutes 17<sup>th</sup> January 2020**

It was

**RESOLVED** to approve the minutes of the Planning Meeting held on the 17<sup>th</sup> January 2020 as a true and accurate record. Prop Cllr Jannaway sec Cllr Mrs Mitchell.

### **P95/19 Matters Arising**

Application PA19/10421 to be re-considered with re-modelling of plans.

### **P96/19 Public Participation**

Agent Mr M Lynch on behalf of Mr P and R Furze presented a concept sketch layout of 20 dwellings at land West of Glenleigh Park, Sticker providing a large and spacious village green, vehicular access, community allotments, orchards and woodland space for seating areas. Cllr Mrs Tarbox advised the agent more information would be considered to meet the criteria of a Rural Exception Site.

Noted details published on the sketch design of for 7 x 1 bed, 6 x 2, 4 x 3 bed and 3 x 4.

Mr Lynch confirmed to the clerk he would be happy to share the confidential pre-application which was originally submitted for 4 houses and a meeting hall.

Cllrs asked about the ratio of affordable housing, parking and the allotments but none of this has been established yet.

The agent is aware of the Neighbourhood Development Plan and this proposed concept is at an early stage.

The Chairman thanked him.

Mr Dowrick on behalf of the Trewoon Action Group expressed his shock at the lack of a fair hearing for the Trewoon development of 19 dwellings at the Central Sub Committee Planning Meeting held on Monday 17<sup>th</sup> February 2020 in St Austell. The Chairman confirmed his letter had been circulated to members.

Public participation was closed.

### **P97/19 Clerk's Report**

Under Item 8 on the agenda

## P98/19 Planning Applications

Application number: [PA20/00229](#)

Proposal: Removal of condition 7 under 88/14/009732/F dated 29.06.19 to allow for replacement of timber windows with wood-finish PVCU.

Location: The Mowhay Little Polgooth St Austell PL26 7DD

Applicant: Mr D Geeves

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 with the word 'WOODEN' removed from the condition. Prop Cllr Kneller, sec Cllr Jannaway.

Application [PA19/10821](#)

Proposal Revised application for proposed extension and creation of two dwellings from existing bungalow previously approved under application PA18/10529. The application also seeks a new access onto the highway.

Location Carn Lea 18 Westbridge Road Trewoon PL25 5TF

Applicant Martin

Grid Ref 199251 / 52980

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 subject to Highways approval with the correct splays. Prop Cllr Wallis, sec Cllr Kneller.

Application [PA20/00614](#)

Proposal Proposed two storey extension to rear, new pitched roof structure to garage, front porch, internal alterations and associated works.

Location Pattacot Chapel Hill Sticker PL26 7HG

Applicant Mr S Eustace

Grid Ref 198170 / 50066

The application, plans and associated documents were viewed, together with the St Mewan Neighbourhood Plan. Discussion took place and it was **RESOLVED** to hold a site visit before submitting a consultee comment. Prop Cllr Wallis, sec Cllr Tarbox.

Application [PA20/00515](#)

Proposal Single storey extension to rear

Location Blackpool House A3058 Between Long Lane And Tremewan High Street PL26 7TE

Applicant Mr And Mrs R Bridgeman

Grid Ref 198013 / 53008

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 Tarbox, sec Cllr Jannaway.

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 Evely

Grid Ref 199218 / 50502

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 Kneller.

Application [PA20/00617](#)

Proposal Construction of new garage

Location Arlington House Road From A390 To Truro Road Hewas Water St Austell

Applicant Mr Nathan Stephens

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 Policy 1a and Policy 1h of the Neighbourhood Plan. Prop Cllr Wallis, sec Cllr Mrs Tarbox.

**P99/19 Planning, Appeals and Enforcement Decisions**

The Chairman read the timeline of the Central Sub- Committee hearing on application no: PA19/06196 | Construction of 19 Affordable Residential Dwellings and Associated Works | Land South of St Mewan Lane St Mewan Lane Trewoon Cornwall PL25 5SP on Monday 17<sup>th</sup> February 2020. Members were advised of the legal advice given on Wednesday 19<sup>th</sup> February 2020 and It was **RESOLVED** the Chair of Planning in conjunction with the clerk compiles a letter and circulates as recommended. Prop Cllr Kneller, sec Cllr Mrs Mitchell.

Chapel Hill, Sticker. Discussion took place on the previously circulated letter from a resident expressing planning harm she is experiencing due to the lack of privacy to her bedrooms. The resident was told and when she saw the plans, that a small window with frosted glass would be overlooking her garden and bedroom windows. She is now facing a large kitchen window and door with no privacy at all. The resident’s windowsills are low which exacerbates her plight.

Members sympathised with the resident as this site has had material and non-material amendments after approval to Plot 1 build in question, however despite serious concerns made known to the planning officer, the amendments went ahead on the decision of the Divisional Ward Member. Sadly, there is nothing the Parish Council can now do.

The applicants are still in breach of Conditions set out in this application. What is the point in conditions imposed if they are not adhered to? It makes a mockery of the planning process. It was **RESOLVED** to submit a complaint to enforcement. Prop Cllr Mrs Tarbox, sec Cllr Mrs Padley.

**P100/19 Draft Cornwall Design Guide & draft Cornwall Streetscape Design Guide Consultation**

It was **RESOLVED** to delegate the authority to Cllr Kneller and Cllr Wallis to submit a response on behalf of the Council. Prop Cllr Mrs Tarbox, sec Cllr Mrs Padley.

**P101/19 To consider applications after despatch of the agenda as published on the Parish Council website**

Application PA20/00665  
Proposal Replacement of existing septic tank with a new sewage treatment plant (to include the decommissioning of existing apparatus).  
Location Reclaym Limited Blackpool Refurbishment Plant High Street Trewoon  
Applicant Mr Sean Simpson Imerys Minerals Limited  
Grid Ref 198532 / 52731

It was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Tarbox, sec Cllr Wallis

**P102/19 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish**

Nothing to report

**P103/19 Correspondence received up to time of meeting (previously circulated and for information only)**

1. Trewoon resident
2. E mail reference Ocean Housing

There being no other business to be transacted the Chairman closed the meeting at 11.17pm

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)