



# 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](mailto:clerk@stmewanparishcouncil.gov.uk)

W: [www.stmewanparishcouncil.gov.uk](http://www.stmewanparishcouncil.gov.uk)

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## Planning Meeting – 11<sup>th</sup> March 2020

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

### **P104/19 Persons Present/Apologies**

All present including Cllr Harrison (Substitute)

Wendy Yelland – Parish Clerk

6 members of the public

### **P105/19 Declarations of Interest from Members / Dispensations**

None

### **P106/19 Planning Meeting: Minutes 20<sup>th</sup> February 2020**

It was

**RESOLVED** to approve the minutes of the Planning Meeting held on the 20<sup>th</sup> February 2020 as a true and accurate record. Prop Cllr Wallis, sec Cllr Kneller

### **P107/19 Matters Arising**

Awaiting outcome of enforcement

### **P108/19 Public Participation**

Chairman invited members of the public to speak.

Mr and Mrs T Lansdowne of Cory Lansdowne Estates Ltd. Mr Lansdowne addressed members presenting a Rural Exception Site scheme and welcomes any comments and questions.

Questions raised by members: -

- The mix of affordable housing – 10 affordable and 9 open market, however this could change depending on the Affordable Housing Team who could ask for more
- Why do you consider extra parking is needed for the council allotments – only a proposal but identified there is a problem to park
- Concerns of the access on a byway with heavy trucks – it is very narrow and have an analysis which Highways have asked for. Apologies for not including this document.
- How did you consult the public – letter drop to adjacent houses on the approach and the bottom of the byway to the landowner south
- How many consultee responses – 1. Additional leaflets in post office and shop with a Facebook page leaving details of my address and phone number. There has been a lot of interest on Facebook
- How were the social media responses qualified – only names
- Members hadn't seen it and concerns of not reaching to the wider community who have no social media access – there was no other way to do it, tried to book the hall, however we would still have had to advertise
- Part of the Parish Council's pre- application is to schedule a date for the hall booking which allows people to engage with the developer and interact on a one to one. Concerns that not

enough people have had an opportunity to engage other than through Facebook – the Facebook page is still running

- Other developers have booked an open event from 3.00pm to 7.00pm which gives the wider community an opportunity of attending – the Facebook page is still running from Xmas
  - Members haven't been notified
  - The purple line on the plan – footpath leading to Hembal Lane
  - What are the two areas of undeveloped land – originally planned for housing and now reduced on the supplementary plan area
  - This is on an area subject to flooding – the flood zone is roughly where the car park is
  - Parking – Parking is provided of 2, 3 and 4 spaces
  - Clarification on the covering letter - the open element will totally subsidise the affordable
  - How do you justify the need when Trewoon has just delivered 19 houses – Gilbert and Goode affordable housing element is 13 and our element is 7, the other are 6 intermediate sales
- The Chairman clarifies to the developer the recent application all comes under affordable

Julia Lansdowne addressed members confirming she has declared an interest due to working in the Affordable Housing Team at CC since May 2019. Explains how the Ocean site is 19 but 13 are social housing and 6 are shared ownership. The Home choice is for social renting only. Shared ownership need figures comes from the Help to Buy SW who have now been taken over by Help to Buy South and they had to do a complete re registration and we have yet to receive the figures as at end of March/April. Terms of assessing the need is a combination of Homechoice renting and Help to Buy South is for shared ownership or intermediate sales.

Mr Lansdowne – To clarify on our 10, 7 are for rent and 3 discounted sales.

The Chairman thanked Cory Lansdowne Estate Ltd.

Mr Michael Bunney addressed members confirming he is the candidate standing for Mebyon Kernow. A local person who is still a Parish Cllr for Gorran. If successful, he will be the voice for the people and the Parish Council's representative at Cornwall Council. He will listen to the PC take the lead from the PC and to work very closely with local residents and the PC as the official representative.

The Chairman closed the public participation.

### **P109/19 Clerk's Report**

Nothing to report.

### **P109/19 Planning Applications**

The Parish Council has been consulted on the planning applications listed below. The Committee is asked to consider the applications and agree a response to the Planning Authority (Cornwall Council)

The applications and their plans can be viewed on the Online Planning Register at

[http://planning.cornwall.gov.uk/online-applications/?utm\\_source=website&utm\\_medium=planningregisterlink&utm\\_campaign=planning](http://planning.cornwall.gov.uk/online-applications/?utm_source=website&utm_medium=planningregisterlink&utm_campaign=planning)

- a) 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

Following a site visit to ensure there would be no effect to the immediate neighbours, it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Mitchell, sec Cllr Mrs Tarbox.

- b) Application [PA20/01479](#)  
Proposal Change of use of five existing holiday cottages to unrestricted residential use  
Location Bosinver Farm Cottages Trelowth St Austell PL26 7DT  
Applicant Mr And Mrs D Smith Bosinver Farm Cottages  
Grid Ref 199414 / 51082

The Chairman drew members attention to Policy 7 - 2.46 and Policy 8 of the Cornwall Local Plan- A financial or other contribution will be sought from proposals to remove holiday occupancy restrictions on existing dwellings using the thresholds set out above where there is evidence of need and where development would otherwise have been provided on site for community infrastructure including affordable housing. A wide range of discussion took place, taking into account the quality of the build structure which is suitable for permanent residential use and it was **RESOLVED** to **SUPPORT** the application **subject to adherence to policy 7 2.46 of the Cornwall Local Plan and Policy 8 with a proportion of Community Benefit to the Parish.** Prop Cllr Kneller, sec Cllr Mrs Tarbox.

- c) Application [PA19/08476](#)  
Proposal Listed Building Consent for the Conversion and extension of barn to a dwelling  
Location Barn West Of Polglaze Farm Hewas Water St Austell Cornwall  
Applicant Mrs M Stephens  
Grid Ref 196392 / 49839

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 Kneller, sec Cllr Jannaway.

- d) Application [PA19/08475](#)  
Proposal Conversion and extension of barn to a dwelling  
Location Barn West Of Polglaze Farm Hewas Water St Austell Cornwall  
Applicant Mrs M Stephens  
Grid Ref 196392 / 49839

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 Kneller, sec Cllr Jannaway.

#### **P110/19 Planning, Appeals and Enforcement Decisions**

None to consider.

#### **To consider applications after despatch of the agenda as published on the Parish Council website**

##### **PA20/00917**

Proposed erection of 3-bedroom detached dormer bungalow and 4-bedroom detached dormer bungalow with integral garage with variation of conditions 2, 3 and 8 in respect of decision PA17/04670 relating to Plot 2  
Camellias (Plot 2) Chapel Hill Sticker St Austell Cornwall PL26 7HG

Wide range of discussion took place on the proposed lifting of restrictions, relating to windows, the driveway which means no habitation to the houses prior to the driveway being paved with permeable block. Members have grave concerns with this site, in particular a restriction which was lifted on Plot 1 against the Parish Council's and residents' concerns and has resulted in a loss of privacy to the neighbouring property Berwyn. This application will also result in the lack of privacy to the neighbouring property Al Khobar therefore it was **RESOLVED** to **OBJECT** to the lifting of all restrictions as restrictions are put in place for a reason. Prop Cllr Kneller, sec Cllr Mrs Tarbox.

#### **P111/19 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish**

No reports to note.

#### **P112/19 Correspondence received up to time of meeting (previously circulated and for information only)**

No correspondence to note.

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)