



ST MEWAN PARISH COUNCIL

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Virtual Planning Meeting 16th June 2020 commencing at 19.00pm

Minutes of the meeting held Remotely via Zoom

Present: Cllr Mrs Tarbox (Chairman), Cllr Jannaway (Vice Chair), Cllr Mrs Padley, Cllr Mrs Mitchell, Cllr Mrs Ringrose, Cllr Kneller, Cllr Passmore, Cllr Wallis

P1/20 Persons Present/Apologies

All present.

Wendy Yelland – Parish Clerk

11 members of the public

P2/20 Declarations of Interest from Members / Dispensations

None

P3/20 Public Participation

The Chairman invited members of the public to speak and the clerk confirms Mrs Carolyn Bray, Mrs Carol Moore and Mr Michael Bunney have requested to speak.

Mrs Carolyn Bray is representing some residents who live in The Green and would like to raise questions: -

- How is the development for Cory Lansdowne aligned with an affordable housing scheme.
The Chairman advises that a Rural Exception Site is specifically for affordable housing and is a site that sits on the edge of settlement boundary. They must touch the settlement boundary and must predominately produce affordable housing where there is a need for housing in the immediate area or parish. Starts from 100 percent affordable and will allow cross subsidy housing but it cannot be more than 50% full market housing
- What is the requirement for affordable housing in the parish as it currently stands?
Advises this will arise in the course of the debate on this application with information received
- Plans show a cut through Mrs Brays's boundary wall and across the front of private property and is where a pavement has been placed
You need to make Cornwall Council aware of this issue. The Chairman makes the public aware the Parish Council are only consultees
- Flooding – The field is regularly waterlogged. Experienced the bow wave up to our property, flooding under the bridge and water running down towards Tye Farm
- The narrow part of the public byway is only 3.4m wide and the requirement of the Fire Brigade is 3.7m wide
- Concerns over the Allotment wall being removed
The Chairman confirms it was Resolved at a Full Council not to move the Allotment Wall Boundary as requested (refer to 11th December 2019 Minutes No:OC168/19)
- Concerns of residents that there could be a lack of transparency with the Cornwall Council Planning Officers for various reasons and because they don't meet as a Committee

There is a process that the planning officer makes a recommendation on the application and if the Parish Council do not agree they can then ask for the application to be called where it will be heard by the Cornwall Council Planning Committee

- Will residents be notified by Cornwall Council?

Not necessarily and is dependent on the Cornwall Council website, however the Parish Council will be notified.

Mrs Carol Moore

- Submitted an objection to Cornwall Council on the Planning Portal
- Concerned not all points will be considered
- Planners decision may not be disclosed in full

The Chairman expresses Planning is a process and not a question on Freedom of Information

- Residents not only who live on The Green but in the village of Trewoon have grave concerns with a development on a single-track lane that pinch points into less of a width for an emergency vehicle. The byway is used on a daily basis by walkers, dog walkers, families and horse riders and even more so in this lockdown period for ease of social distancing.
- This Development does not consider the rubber stamping of 19 houses that is going ahead on St Mewan Lane which is a more accessible area.
This land is outside the settlement of Trewoon and the affordable housing is not 50%. The application equates to 47% therefore it doesn't meet the minimum requirement
- Affordable housing has been approved and built in the county and the applications overturned to reduce the number of affordable houses on the site. The developer Lansdowne Cory will have 16 plots but only build 3 houses as 6 affordable rent could be overturned. Can provide applications where this has occurred.
- No specific number but would suggest by the size of land there will eventually be 40 houses
- In the surrounding area there is 2235 properties being built albeit not in the parish of Trewoon but within the area of St Austell. Calculations show there will be more than enough affordable housing to provide the need
- Not acceptable to decimate a by way with a tree tunnel and no light pollution. This is valuable amenity space for the village of Trewoon

Mr Michael Bunney

Speaking in a personal capacity as a Gorran Parish Councillor for the neighbouring parish council, previously as a Cornwall Cllr for the neighbouring division and a candidate in the St Mewan Parish by election recently cancelled.

- Read all the well written comments online made by local residents of Trewoon.
- Wanted to speak and urge the Parish Council to hear the detailed objections
- Written a statement of objection with 6 key reasons and from my experience as of Parish Councillor of 8 years and a Cornwall Cllr St Mewan Parish Council would have very strong reasons and very strong grounds if they were mindful in objecting to the Hembal Lane application
- Affordable housing - St Mewan Pariah have more than done their bit to meet the affordable need in the parish and in particular Trewoon.
- In St Mewan between 2010 and 2019 156 housing units were completed, over 50% of the target in the Cornwall Local Plan for the whole of Mid Cornwall and the St Austell area which goes down to the parish of Gorran.
- This figure does not include the applications passed since Jan 2020.
- St Mewan Parish is more than meeting its need and feel there is a strong argument for rejecting this application due to lack of need which has been met with previous applications
- Valid objections on Highways and Services
- Habitat, Ecology, and the Landscape Character Assessment shown in the St Mewan Neighbourhood Development Plan. This is a rural area and byway and in my opinion the damage would be significant and severe
- Flooding concerns detailed in the Neighbourhood Development Plan
- Concerns over economic viability and the mix as it is not 100% affordable and not even 50%. A 50/50 would still raise concerns.
- Very good grounds for the parish council to object to this application as St Mewan has more than met the affordable housing need and with people that state a local connection

➤ The Parish has done far more with a hugely disproportionate percentage of affordable housing need and of the housing need in the Cornwall Local Plan, over 55%. Cornwall Council should reflect on this and in my opinion is good grounds for objecting. I would be happy to help the Parish Council if they choose to object to this application and further the success of that objection.

Mr Bunney confirms he has emailed the clerk with his detailed objection and submitted the objection on the Planning Portal.

James Mustoe Cllr for Mevagissey division

- Cornwall Council has asked me to stand in as an acting Ward member until the by election. The Chairman and the Parish Council are not aware Cllr Mustoe had been asked as they haven't received notification to that effect.
- Confirms to the Planning Committee that he would be happy to support the Parish without taking an opinion himself.
- Expressed his interest in the Tregongeeves application being considered tonight as it is close to the Pentewan boundary.

Mrs Bray

- Although the 5 properties which abuts the land were notified, no one in the local area, the allotment holders and residents on The Green were informed of the application
- The process of the application has not been fair and concerns many people who wish to object; however, they have no access to the internet. The Cornwall Council letter states you can write but there is no address given
- Register a concern about the lack of consultation and lack of transparency with the local community
- Mrs Bray has emailed Cornwall Council and to date has had no reply
- Register a concern over publication notice of development - The landowner is responsible to publish the notice and there is one where the planned entrance will be, however the elderly people in The Green who are shielding and can't come out feel very strongly they are being discriminated

Miss Isabel Moore

- Young resident has concerns about the byway as it is used by walkers, horse riders, but this area has been the closest thing to a playground and being able to social distance has made life bearable
- If this development goes ahead it will be even more difficult to stay connected

Mrs Carol Moore

- Included in the development proposal is the entrance and indicated as 30mph and not a dangerous road. The NHP survey in 2016 stated the A3058 is the most dangerous road in Cornwall
- This junction will now serve a minimum 49 cars plus the existing 35 in the estate plus delivery. This equates to potentially 100 vehicles
- This is not a good development for the residents nor for the Parish. Development should serve the residents not the developer and feel there are better sites

The Chairman closed the public participation.

P4/20 Planning Meeting: Minutes 11th March 2020

It was

RESOLVED to approve the minutes of the Planning Meeting held on the 11th March 2020 as a true and accurate record. Prop Cllr Kneller, sec Cllr Wallis.

P5/20 Clerk's Report

Nothing to report.

P6/20 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

- i. **Application** [PA20/03907](#)
Proposal Outline application with some matters reserved for mixed residential development, affordable and open market
Location Hembal Lane Farm Hembal Road Trewoon St Austell
Applicant Mr T Lansdowne Cory Lansdowne Estates Ltd
Grid Ref 199224 / 52656

The Chairman confirmed:

- The application has received objections and support
- Outline application with reserved matters on landscaping. Planning decisions are made in line with planning policies and should be guided and in line with the NPPF, the Cornwall Local Plan and the St Mewan Neighbourhood Development Plan.
- This application will be discussed on these policies and only then will the Planning Committee reach a conclusion after debate. The Parish Council are only consultees in planning applications

Wide range of discussion took place and salient points raised: -

- Firmly agrees with Mr Bunney that the need for affordable housing is a big issue and fortunately we are now in receipt of a lot of information on this
- Astounded that someone is considering building a development where the only access road is subject to flooding on 100-year basis
- Concerns on the access past the pinch point of the wall to the Parish Allotments including the swept area. Lorries will easily clip the Parish Council allotment wall which is not acceptable
- Access for the Fire Service is not sufficient and disappointed the Fire Authority puts the onus back on another party to determine whether it meets the requirements
- Concerns the extended use of the byway will be overburdened and this development will increase the usage significantly. Not confident whether the byway will withstand this
- Network Rail have been looking for a site to store equipment adjacent and understand they have spoken to the developer. Appreciates Network Rail does not require planning permission; however, one would assume the developer does. To investigate
- Where does the Parish Council stand if there is damage to the Allotment wall? Cllr Wallis suggests a photographic record and measurements taken
- Grave concerns over the flood assessment which states the surface water will discharge into the stream and will not encounter any problems. Testimonials that flood water runs down the byway and causes a muddy swamp subsequently resulting in blown manhole covers depositing sewage and various items of distasteful waste to resurface and remain above ground causing a potential health hazard
- The by way is very narrow for a car and a pedestrian to pass and is courting disaster for this access point proposed
- Huge flooding issues under the railway bridge on a regular basis with one week commencing 8th June 2020. Disappointed in the attitude of the report not considering people who live further down the lane. With the hedge moved this will encourage more flooding
- Cornwall Council recently turned down an application in the Parish because the access point was in Flood Zone 3, this application is no different
- The recent St Mewan Lane development - The Parish Council asked the developer Gilbert & Goode on numerous occasions to provide the number of homes they filled for people who have a local connection to the parish. The Parish Council have not received this information to date
- Thanks to the good work of Cornwall Cllr Dick Cole who has provided the Parish Council with some invaluable information on the actual affordable housing need in the Parish. There were only 3 homes filled out of the 9 at Tremeadow Rise which was occupied by people with a local connection the Parish
- Previous history on Badgers Watch Phase 1 and 2 – members understand that Phase 2 was difficult to fill with people with a local connection and possibly filled with people outside the Parish

- Currently there is only 3 people currently on the Home choice register with a local connection to the Parish of St Mewan
- The development site is part of a very historic landscape

A wide range of discussion took place on planning policies and took into consideration the public comments raised on the application and it was unanimously agreed to **OBJECT** to the application. Proposed by Cllr Mrs Tarbox, sec by Cllr Kneller as members consider this application does not comply with: -

1. NDP Rural Exception Sites Policy 2 (c) the development proposal is for affordable housing led schemes (i.e. deliver the maximum viable amount as informed by the housing need register for the Parish of St Mewan only)

The recent evidence clearly demonstrates there is no affordable housing need in the Parish with only 3 people currently on the Home Choice register.

Badgers Watch development Phase 1 2012 and Phase 2 delivered 2017/2018.

Previous history on Badgers Watch Phase 1 and 2 – members understand that Phase 2 was difficult to fill with people with a local connection and possibly filled with people outside the Parish

Tremeadow Rise (PA15/08809) Application was submitted in Sept 2015 and consent was granted on the 12th August 2016

The development included nine affordable homes through a Section 106 legal agreement. The application was debated at the Central Planning Committee in June 2016. The report stated that there were "93 households on the Cornwall Homechoice Register, 12 of which have indicated an interest in shared-ownership or low-cost home ownership. There are an additional two households listed on the Help to Buy SW register."

The development included nine affordable homes through a Section 106 legal agreement - three affordable rented units, three shared-ownership properties and three discounted sale properties. It was opened on 18th May 2018. According to Cornwall Council records, only three of the nine affordable units went to St Mewan families as follows: -

Rented units – one went to a household with a local connection to St Mewan Parish, while two went to households with links to a secondary (adjacent) parish.

Shared-ownership units – none went to a household with a local connection to St Mewan Parish; all three went to households with links to a secondary parish.

Intermediate discounted sale units – two went to a household with a local connection to St Mewan Parish; one went to a household with links to a secondary parish.

Even though there were 93 households recorded on the register seeking rented properties in 2015/2016, only one went to a household with a local connection to St Mewan Parish.

St Mewan Lane PA19/06196 – Recently passed in February 2020 for 19 100% Affordable Housing. This provider is a registered provider and not commercial.

The Home choice statistics showed there were 22 families / couples / individuals with a local connection which qualified them for affordable rented accommodation in St Mewan, however only 7 households state a preference to live in St Mewan parish.

They have a local connection to the parish but may not seek to live there.

As of 20th May, there are 25 households on the register with a local connection to the parish.

The number with a preference is still only 7– 4 of whom are already in affordable homes and if rehoused would free upon an existing property for further reletting.

2. NDP Policy 2 (f) development proposals adjoining Trewoon are responsive to the Settlement Boundary Character Assessment.
3. NDP Policy 2 (g) Development would not worsen flood risk to both existing and proposed properties, highways or land
4. NDP Policy 11 Subject to the requirements of other policies in this plan, proposals for development will be supported where they have demonstrated that they respond to local character and reflect the identity of the local surroundings based on the St Mewan Parish Local Landscape Character Assessment and using Cornwall Council's 'judging landscapes sensitivity

and capacity - a development management toolkit'. Development which will detract from or have an adverse impact on characteristics that have been identified by the community and are shown in the St Mewan Parish Local Landscape Character Assessment (found within the Evidence Report) as important to the character of the local area, will not be supported.

5. Cornwall Local Plan No 23 2.175 Cornwall's historic environment is the product of 10,000 years of human activity responding to its unique geography and location. The enclosed lowland landscapes of medieval fields, and a predominantly dispersed rural settlement pattern of farming hamlets and medieval church-towns largely named using the Cornish language.
6. NPPF - Promoting healthy and safe communities Policy No 94 It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: 28 a) give great weight to the need to create.
7. NPPF - Open Space and Recreation No 98 Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
8. Access is in Flood Zone 3
9. Grave concerns over the Emergency Vehicle access and may not be compliant due to the extremely narrow byway at access point and all other large vehicles which need to access the site. Fire Services requirement is 3.7m width, the byway is only 3.3m. (photo sent to the Planning Officer).
10. Localism Act 2011 – The Localism Act 2011 contains a wide range of measures to devolve more powers to councils and neighbourhoods and give local communities greater control over local decisions like housing and planning with key points to reform to make the planning system more democratic and more effective, and to ensure that decisions about housing are taken locally. The Parish Council Planning Committee considered all valid comments from the local community with 64% of the community objecting to this development.

ii. **Application** [PA20/04056](#)

Proposal Construction of residential dwelling with attached garage

Location Land North Of Nanterrow Lower Tregongeeves Polgooth St Austell

Applicant Mr Paul Furse

Grid Ref 199766 / 050859

Discussion took place and the drawings appears to conflict with the application form. The plans are showing 4 bedrooms as opposed to 3 bedrooms stated on the application form.

It was **AGREED** to defer the application until the clerk seeks clarification with the Planning Officer.

iii. **Application** [PA20/03355](#)

Proposal Creation of an "access-only" entrance from the Class3 spur road that connects Trelowth Road with Tregongeeves Lane and retain the existing access point on Tregongeeves Lane as an "exit only" point and construction of a hardstanding

Location 3 The Old Cooperage Trelowth Road Polgooth PL26 7AZ

Applicant Mr Richard Tyrer

Grid Ref 199700 / 50601

Discussion took place and it was **RESOLVED** to **OBJECT** to the application based on the Highways report being non-compliant. Prop Cllr Kneller, sec Cllr Mrs Padley.

P7/20 Planning, Appeals and Enforcement Decisions

- a) To **RECEIVE** planning or appeal outcomes. **RESOLVE** how best to proceed
- b) To **CONSIDER** planning enforcement issues in the Parish

Nothing to report.

P8/20 To consider applications after despatch of the agenda as published on the Parish Council website.

It was **RESOLVED** to consider the application below. Prop Cllr Mrs Tarbox, sec Cllr Kneller.

Application PA20/04510

Proposal Proposed replacement roof over Sunroom, internal alterations to provide 2 New Bedrooms & Shower room extension and Utility in Garage
Location 1 Trevanion Road Trewoon PL25 5SY
Applicant Mr & Mrs Powell
Grid Ref 199276 / 52927

Discussion took place and it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Wallis, sec Cllr Passmore.

P9/20 Members reports/feedback from training/workshops/meetings/external bodies/matters of interest in the parish

No reports to note.

P10/20 Correspondence received up to time of meeting (previously circulated and for information only)

1. Resident in Polgooth requests the Parish Council to investigate a structure which has been erected in a neighbouring property. The clerk has confirmed signposting to Cornwall Council.

There being no other business to be transacted the Chairman closed the meeting at 20.07pm

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)