

**Minutes of a Planning Meeting of St Mewan Parish Council held  
at St Marks Church Hall in Sticker on Monday 16<sup>th</sup> May 2016  
commencing at 7.00pm.**

**Present:** Cllrs Mrs P Tarbox, Mrs J Padley, Mrs Ringrose, J Kneller, C  
Passmore

**In Attendance:** Mrs W Yelland (Clerk)

**Public Present:** Mr Furze, Lisa Solley from Situ8 Consultancy.

**P1/16 Election of Chairman 2016/2017**

It was

**RESOLVED** to elect Cllr Mrs Patsy Tarbox as Chairman of Planning. Proposed Cllr Kneller, seconded Cllr Mrs Padley. All in favour.

**P2/16 Apologies**

Cllr Mrs Mitchell – Duly received and accepted.

**P3/16 Dispensation Requests**

There were no dispensation requests

**P4/16 Declarations of interest**

Cllr Mrs Ringrose declared a possible interest in Planning Application No.PA16/02822. The clerk confirmed there was no declaration of interest.

**P5/16 Public Discussion**

Lisa Solley presented on behalf of her client Mr Furze from Nanterrow. The previous application for a care home was refused and one of the main issues was flood related and the size of the development. Situ8 Consultancy met with the Planning Officer to discuss a pre- application for a low density residential development, consisting of 9 dwellings on the edge of the settlement and to include affordable social housing. A contribution to open space will depend on new guidance on thresholds and will depend on the policy information.

Alternative access to the previous application.

All trees would be retained and there are no objections from the Tree Officer.

Developing the central part of the site which is flat. Flood Risk assessment has been identified.

A public consultation event will depend on Cornwall Council. Whilst the development is outside of St Mewan Parish Council, they welcome input as it is on the edge of our parish boundary. Planning Cllr made a visit and providing the flood risk was overcome he could envisage no real issues. Lisa Solley confirmed with 5 and 4 affordable dwellings, there will be minimum visual impact because of the trees. There will be tree screening on St Margarets Park side. Planning Cllr queried the possible effect of the wildlife. Planning Cllr suggested for Mr Furze to attend the draft Neighbourhood Plan public consultation in Polgooth as this would show how local residents see a small infill development. Planning Cllr queried a landscape assessment and concerns over holes in the hedge. Situ8 are happy to consult again and value the parish input. Mr Furze is happy to re-instate hedging.

Mr Furze and Lisa Solley exited at 7.15pm.

*overleaf*

**P6/16 Matters Arising**

No matters arising

**P7/16 Planning Applications received:**

**Planning Application No:** PA16/02822

**Location:** 28, Lingfield Ave, Sticker,

**Proposal:** Proposed rear extension to bungalow, raising ridge height to bungalow, Raising ridge height of existing roof and replacing existing front porch.

The application, plans and all associated documents viewed. Discussion took place where concerns were raised with the impediment of light in the garden at 26 Lingfield Avenue due to the road having slight elevation and the build only 1m from the boundary. Enlarging the development from a 2 bedroom to 4 bedrooms would increase the size of 78%. Main concerns are the lack of parking. The top of the close has only a turning circle.

It was

**RESOLVED** to **SUPPORT** the application, however to record concerns over the loss of light with the property to the north and there is insufficient parking in the close with only a designated turning space. Proposed Cllr Kneller, seconded Cllr Mrs Padley. All in favour.

**Planning Application No:** PA16/03798

**Location:** Elm Tree Cottage, Ricketts Rd, Polgooth

**Proposal:** Proposed new detached 2 storey dwelling

The application, plans and all associated documents viewed. Discussion took place and

It was **RESOLVED** to **OBJECT** to the current application submitted.

The Parish Council remains of the same opinion and have No Objections to the original application PA12/02794 granted with Conditional Permission. Proposed Cllr Kneller, seconded Cllr Mrs Padley. All in favour.

**Planning Application No:** PA/16/04040

**Location:** Xen, Trelowth Rd, Polgooth

**Proposal:** Felling of two sycamores. Tree works subject to a Tree Preservation Order.

The application, plans and all association documents viewed.

It was

**RESOLVED** to support the application. Proposed Cllr Passmore, seconded Cllr Kneller. All in favour.

**P8/16 Correspondence received**

No correspondence received

There being no other business to be transacted the Chairman closed the meeting at 19.51pm

Signed.....  
Chairman of St Mewan Parish Council Planning Committee

Dated.....