

**Minutes of a Planning Meeting of St Mewan Parish Council held
at St Marks Church Hall, Sticker on Tuesday 30th August 2016
commencing at 7.00pm**

Present: Cllrs Mrs P Tarbox – Chairman, Mrs J Padley, Mrs Ringrose, Cllr Mrs Mitchell
Cllr J Kneller, Cllr C Passmore

In Attendance: Mrs W Yelland – Clerk

Public Attendance: Mrs and Mrs D Jannaway, Mr S Burton, Mrs P Smart, Mr and Mrs R
Burton

P34/16 Apologies

No apologies

P35/16 Declarations of Interest

None

P36/16 Dispensation Requests

None

P37/16 Public Participation

Six members of the public. The Chairman thanked the public for attending and opened the public participation. All members of the public attending were concerned about the Hewas Inn Appeal Notice and were objecting. The Chairman suggested, with the time allowed it may be advantageous for one person to make representation. This was agreed.

Mr Jannaway expressed he had done his best to wade through the appeal document lodged by Laurence Associates on behalf of St Austell Brewery, regarding the Hewas Inn. There are very few answers to the concerns raised by objectors to the beer garden in the original applications and a few blithe statements that noise and nuisance, overlooking and parking issues would be minimal with no evidence for stating this. Photos were shown to the Planning Committee and the Appeal Notice. Laurence Associates are still maintaining the two events held in the beer garden over the last few years were acceptable because no one complained. They were extremely noisy and disruptive but no one complained as it was a one off family event and the other was a charity event. The question is how can the Environmental Department, the Planning Officer and the Parish Council all be incorrect in rejecting the beer garden.

The only new supporting evidence appears to be that of a similar pub, The Victoria Inn at Threemilestone, is of a similar layout and disposition and that they have been granted permission for a beer garden. Laurence Associates are technically correct when they say that Threemilestone is a more densely populated village than Sticker. Studying satellite photos of the two premises, one can see that at most, the Victoria Inn has perhaps six houses in the immediate vicinity that might be affected by the beer garden. In contrast to this, there are 20 plus dwellings immediately surrounding the rear garden of the Hewas Inn. There are no properties that directly attach to the beer garden at the Victoria Inn, where there is an access road, plus driveways separating three of the properties and the same access road plus a hedge and some large Leylandi plants and gardens shielding the other three dwellings.

All six properties have large rear gardens which are shielded by the houses themselves where occupants would be probably be seldom troubled by noise and I would imagine never by smoke and fumes. Mr Jannaway has visited the Victoria Inn and the topography of the two pubs is totally different. The land around the Victoria Inn is totally flat and the beer garden is enclosed by large wall meaning that most of the sound will either be contained or will direct upwards. As was pointed out in many statements against the original planning application, the rear garden of the Hewas Inn has a steep slope which acts like an amphitheatre, amplifying noise. In my opinion, there are very few, if any comparisons between the Hewas Inn and the Victoria Inn which stand scrutiny. In fact, far from enhancing the appeal, the Victoria Inn example detracts from it, exemplifying the lay out that is required for a non-intrusive beer garden, which the Hewas Inn can never achieve.

Mobile phones would create even more noise as people would have to raise their voices to make themselves heard as there is a such a poor signal in Sticker.

The Chairman thanked Mr Jannaway for representation and closed the Public Participation.

P38/16 Matters Arising

None

P39/16 To approve the minutes from the previous Planning Meeting held on the 27th July 16

It was

RESOLVED to accept the minutes of the Planning Meeting held on the 27th July 16 as a true and accurate record. Proposed Cllr Mrs Mitchell, seconded Cllr Mrs Tarbox. All in favour.

P40/16 Planning Applications Received

PA16/02756 Hewas Inn Appeal Notice

Location: Hewas Inn Fore St Sticker

Proposal: Change of use of part of the garden to form a family pub garden. The application, plans and all associated documents viewed. Discussion took place. The Chairman Cllr Mrs Tarbox expressed that there really is no comparison with the Hewas Inn and The Victoria Inn at Threemilestone. The Victoria Inn is an industrial area. In addition, there are concerns of young children that reside in the surrounding area and how they could be affected with additional customers to the pub consuming alcohol and creating noise. Policing a family beer garden would be impossible and it would be difficult to mitigate nuisance through noise.

Cllr Mrs Padley is disappointed that no representation from St Austell Brewery, Laurence Associates or the pub has ever been made and out of courtesy someone should have attended the Parish Council Planning Meetings held on these applications. Cllr Kneller agreed and that the Planning Committee have always ensured the community feel they have an adequate opportunity to express their views and feel their interests have been considered in the planning, decision making and implementation of the Parish Council Planning Committee outcome. This is in addition to discussion on the relevant policies. After Councillors investigating the list of 18 public houses listed in the appeal statement it was concluded the location, topography and surroundings are all vastly different to the Hewas Inn. The Victoria Inn at Threemilestone is a commercial property in close proximity to an industrial estate. The siting of this new development would be totally erroneous, therefore it was unanimously **RESOLVED** to **OBJECT** to the application and send a letter to the Planning Inspectorate. Proposed Cllr Kneller, seconded Cllr Mr Mitchell. All in favour.

Members instructed the clerk to draft a letter to the Planning Inspectorate raising councillors concerns and circulate to the Planning Committee Councillors for approval. Salient points are as follows: Location, Topography, Surroundings, Nuisance through Noise, Light Pollution, Air pollution, Loss of Privacy, Volume of People, Traffic Hazards, Harmful Living Conditions. **Action: Clerk**

P41/16 PA16/07183

Location: Oak Ridge, Little Polgooth, St Austell

Proposal: Erection of a general purpose agricultural building

The application, plans and all associated documents viewed. Discussion took place and it was **RESOLVED** to **SUPPORT** the application. Proposed Cllr Mrs Tarbox, seconded Cllr Mrs Ringrose. All in favour.

P41/16 PA16/07442

Location: 4, Trevanion Hill, Trewoon

Proposal: Proposed retrospective application for roof dormers, single storey extension and raised patio. The application, plans and all associated documents viewed. Discussion took place and it was proposed while the Planning Committee do not support retrospective planning applications, on this occasion the committee **SUPPORT** the application. Proposed Cllr Kneller, seconded Cllr Mrs Tarbox. All in favour.

P42/16 PA16/07787

Location: Whisperings, Higher Jesmond, Polgooth

Proposal: Loft conversion including the raising of ridge height

The application, plans and all associated documents viewed. Discussion took place, and it was **RESOLVED** to **SUPPORT** the application. Proposed Cllr Passmore, seconded Cllr Mrs Mitchell. All in favour.

P43/16 PA16/07439

Location: Primrose Dell, Higher Jesmond, Polgooth

Proposal: Erection of dwelling and garage

The application, plans and all associated documents viewed. Discussion took place and it was **RESOLVED** to **OBJECT** to the application due to The Flood Assessment Report stating the site is partially lying in Zone 2, 3a and 3b which includes a zone with the high probability of flooding, and a zone where there is a functional floodplain and development should not be permitted. Polgooth has a history of flooding and the over development of this site would potentially exacerbate what is already a high flood risk area. Potentially this additional dwelling could have a serious impact on the surrounding properties. Proposed Cllr Mrs Tarbox, seconded Cllr Passmore. All in favour.

P44/16 Correspondence received up to the time of meeting

None received.

P45/16 Matters of Interest in the Parish

There were none.

There being no other business to be transacted the Chairman closed the meeting at 19.45 pm.

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

Date.....

Committee Members

Cllr Mrs P Tarbox (Chairman)

Cllr Mrs M Mitchell

Cllr Mrs J Padley

Cllr Mrs J Ringrose

Cllr J Kneller

Cllr C Passmore