

Minutes of a Planning Meeting of St Mewan Parish Council held  
in Polgooth Village Hall on Monday 30th January 2017  
commencing at 7.00 pm

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

**In Attendance**

Mrs W Yelland – Clerk

**Public Attendance**

Cornwall Cllr Malcolm Harris

**P93/17 Apologies**

All present

**P94/17 Declarations of Interest**

No declarations of interest

**P95/17 Dispensation Requests**

No dispensation requests

**P96/17 Public Participation**

No members of the public

**P97/17 To approve the minutes from the previous Planning Meeting held on the 11<sup>th</sup> January 17**

It was

**RESOLVED** to accept the minutes of the Planning Meeting held on the 11<sup>th</sup> January 17 as a true and accurate record. Proposed Cllr Mrs Mitchell, seconded Cllr Mrs Padley. All in favour.

**P98/17 Matters Arising (Information only)**

No matters arising

**P99/17 Planning Applications and Appeals received**

**PA16/11994**

**Location:** Land at Coyte Farm North East of Tregongeeves Depot St Mewan St Austell

**Proposal:** Outline planning permission for the construction of up to 150 homes, public open space, landscaping and all associated infrastructure works, with all matters reserved except access.

The application, plans and all associated documents were viewed. Lengthy discussion took place where all members including Cornwall Cllr Harris expressed their grave concerns on the development proposed and

It was

**RESOLVED** and **OBJECT** to the application. Proposed, seconded Cllr Passmore, seconded Cllr Mrs Mitchell. All in favour.

### **SITE LOCATION**

1. St Mewan is the neighbouring parish and will be most affected due to the position of the site being on the St Mewan parish side, on the hill sitting north east and in close proximity of the A390.
2. The proposed development site is not connected to St Austell.
3. The Cornwall Local Plan has been adopted and St Austell has fulfilled its target on the number of houses required.
4. St Mewan Neighbourhood Plan Development and public consultation shows strongly that the villages want to retain their unique identity and do not want to risk coalescing into St Austell.
5. This site is not in the Local Plan Site allocations document; indeed, it has been specifically excluded from development in the emerging St Austell Town Framework.

### **ACCESS AND INCREASED VOLUME OF TRAFFIC**

1. There are serious issues with the T junction access onto the main A 390 trunk road, also with any potential pedestrian access for the school crossing on an already extremely busy road which currently suffers from congestion.
2. Increased car journeys from between 150 and 300 extra houses each with 2 parking spaces. If Higher Trehiddle and Coyte Farm are developed this would add as many as 760 houses to the western side of St Austell and will conflict with Cornwall Council's Transport Strategy for St Austell which confirms that this would cause serious congestion and air quality issues risking health.

### **AIR QUALITY**

1. St Mewan Community Primary School, as in the report, is only 600m away from the site which raises grave concerns about the impact this development will have with increased levels of nitrogen dioxide through the additional cars and lorries.
2. The report is non-committal and again, grave concerns were raised about the impact in Truro Rd and Edgecumbe Green which will be severely affected with increased levels of nitrogen dioxide. These are existing residential areas and should not be disadvantaged by a new development in an inappropriate location.
3. The increased traffic on the A390 which is already an area with poor air quality and see Cornwall Council now exploring the option of the compulsory purchase of homes in badly affected areas. This development will exacerbate the current situation.
4. Monitoring for several years has shown that air pollution levels in St Austell are higher than they should be and a Detailed Assessment of Air Quality at several locations along the A390 was commissioned. This report has confirmed poor air quality at several locations along the A390. Defra agreed that an Air Quality Management Area (AQMA) should be declared. The AQMA was declared in 2014."

### **HERITAGE IMPACT**

1. In our opinion St Mewan Church a Grade 1 listed building and its setting is not of low value as stated in the report and the development will cause particular harm to the area in the 'new' cemetery with the line of sight of the proposed development in close view and distance approx. 650m. Increased traffic will result in both air and noise pollution.
2. As the site location is adjacent to Quaker Burial Ground and only separated by a hedge this could result in a serious risk of damage to sacred ground.

### **VISUAL IMPACT**

1. The visual impact will not be minimal in the parish of St Mewan and would be extremely harmful when approaching the western gateway to St Austell as it is a 'hilltop' site.
2. The majority of the greenfield site is Grade 3 a land which is protected in the Cornwall Local Plan.

**FLOOD RISK**

1. With this scale of development plus, there is a high probability of water run - off into the Polgooth valley flood zone and further down to the Pentewan Valley.

**INFRASTRUCTURE**

1. Families who are local to both St Mewan and Pondhu school are not able to gain a place for their children due to the schools being full to capacity and constantly over-subscribed.
2. This development will cause a huge amount of added pressure on a whole host of services already in crisis which includes GP surgeries, dentists, primary and secondary schools and hospitals. This needs to be seriously considered when considering a development of this size.

**PA16/11804**

**Location:** Glenleigh Park, Sticker, St Austell PL26 7JD

**Proposal:** Lifting of conditions 1 and 2 (now discharged) and variation of condition number 3 (plans approved) in respect of decision notice PA12/08002 (use of land for the siting of a maximum of 65 residential mobile homes) to allow revised site layout plan showing 66 mobile homes.

The application, plans and all associated documents were viewed. A lengthy debate took place

It was **RESOLVED** and **OBJECT** to the submission for retrospective planning permission. It is considered a serious breach of planning control.

The planning permission given clearly states that 65 units are permitted but 66 units have been sited on the park. Particular attention was paid to the impact on the immediate surroundings with the reduced areas of green space and diminished areas of parking, this is proving difficult for elderly residents. This breach of planning had previously been reported by residents to Cornwall Council some months ago, but effective action has not been forthcoming. Proposed Cllr Kneller, seconded Cllr Mrs Padley. All in favour.

**P100/17 No correspondence received**

There being no other business the Chairman closed the meeting at 8.02 pm

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

Date:.....

**Planning Committee**

- Cllr Mrs Tarbox (Chairman)
- Cllr Mrs Mitchell
- Cllr Mrs Padley
- Cllr Mrs Ringrose
- Cllr Passmore
- Cllr Kneller