

Minutes of the Planning Meeting of St Mewan Parish
Council held at St Marks, Sticker on Wednesday 6th
September 2017 commencing at 6.00 pm

Present: Cllrs Mrs P Tarbox (Chairman), Mrs Mitchell, Mrs Ringrose, R Wallis, Cllr Passmore

In Attendance

Mrs W Yelland – Clerk

The Chairman thanked everyone for attending.

Public Attendance

Tracey Young, Mr Karl Ford, Mr Clench

P44/17 Apologies

Cllr Mrs Padley and Cllr Kneller. Received and duly accepted.

P45/17 Declarations of Interest

None

P46/17 Dispensation Requests

None

P47/17 Public Participation

Planning agent Tracey Young representing Mr Karl Ford is available to answer any questions appertaining to the planning application.

P48/17 Planning Meeting Minutes

It was

RESOLVED to accept the minutes of the Planning Meeting held on the 22nd August 17 as a true and accurate record. Prop Cllr Wallis seconded Cllr Mrs Mitchell. All in favour.

P49/17 Matters Arising

The Clerk confirmed the Planning Application PA17/04670 will be going to Central Planning Committee on the 2nd October 17.

P50/17 - PA17/04670 Camelias, Chapel Hill Sticker

The clerk confirmed the Planning Officer is preparing his report for Central Planning. Nothing has changed since the Parish objections.

P51/17 Planning Applications to be considered

PA17/07439

Location: 46 Polyear Close Polgooth St Austell Cornwall

Proposal: Tree location at the bottom of my garden. If possible to remove left limb (A) and loose smaller limbs opposite (B) to keep a good oak tree shape. With the crown.

Plus thin out dead wood.

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

PA17/07890

Location: 1 Cooperage Road Trewoon PL25 5SH

Proposal: The proposal is to remove the existing timber decking area and replace with a single storey bedroom, lounge and shower room extension for the applicant's mother.

The application, plans and associated documents were viewed. Discussion took place and it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Passmore, sec Cllr Mrs Padley. All in favour.

PA17/07528

Location: Formerly Greenbank Access to Granvue And Treevillas St Mewan St Austell

Proposal: Proposed new dwelling and one replacement dwelling
The application, plans and associated documents were viewed. Discussion took place. Points raised

- Permission was originally granted for one two -storey, 4 bedroom replacement dwelling and the new application is for 2, 3 storey 4 bed roomed dwellings with one objection.
- The clerk read a statement from the agent to allay any concerns that the development is designed to ensure privacy is maintained to the existing properties.
- The St Mewan NH Plan does carry weight in planning matters and in this instance Policy 2 – Rural exception sites which does require a level of affordable housing.
- Concerns with overdevelopment of two houses

It was proposed by Cllr Mrs Tarbox, sec Cllr Mrs Mitchell to raise S/O's.

The agent explained the houses have been designed with raised gardens at the rear of the property which are accessible by the balcony.

The distance between the properties is 2 – 4 metres.

It was proposed by Cllr Mrs Tarbox, sec Cllr Mrs Mitchell to reinstate S/O's.

Further discussion with concerns of the size of houses proposed and how the Committee need to be mindful the developments don't look aesthetically out of keeping. No concerns over the access, however the development doesn't comply with Policy 2 of the Neighbourhood Plan and is therefore outside of the development boundary.

It was proposed by Cllr Mrs Tarbox, sec Cllr Mrs Mitchell to raise S/O's.

The agent stated the affordable housing is delivered on a brownfield site and the application and supporting evidence is based on planning policies.

It was proposed by Cllr Mrs Tarbox, sec Cllr Mrs Mitchell to reinstate S/O's.

It was

RESOLVED to **SUPPORT** the application, on the condition the Planning Department can confirm the clarity on rural exception sites, there is an affordable housing review and it is compliant with Policy 2 of the St Mewan Neighbourhood Plan. Prop Cllr Mrs Tarbox, sec Cllr Mrs Mitchell. All in favour.

PA17/06998

Location: Sticker AFC Trewithen Lane-End Football Pitch Sticker St Austell

Proposal: Add two extensions to existing spectator stand, raise existing walls to new levels
and install new roof

The application, plans and associated documents were viewed. Discussion took place and the application is in line with Policy 10 of the St Mewan Neighbourhood Plan, therefore it was **RESOLVED** to **SUPPORT** the application. Prop Cllr Mrs Tarbox, sec Cllr Wallis. All in favour

P52/17 Residents Concerns

1. Coopers Mill Trelowth Road Polgooth PL26 7AZ - a mobile home has been erected without planning permission.

It was **RESOLVED** the clerk writes to Enforcement at Cornwall Council. Prop Cllr Mrs Tarbox, sec Cllr Mrs Mitchell. All in favour

2. Hewaswater – Field being possibly used for Commercial use.

It was **RESOLVED** the clerk writes to Cornwall Council asking for confirmation of a license required from agricultural to commercial. Prop Cllr Mrs Tarbox, sec Cllr Mrs Mitchell. All in favour.

P53/17 Correspondence received up to time of meeting

None

There being no other business the Chairman closed the meeting at 18.58pm.

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

Date:.....

Committee Members

Cllr Mrs Tarbox – Chairman

Cllr Passmore – Vice Chair

Cllr Mrs Ringrose

Cllr Mrs Padley

Cllr Mrs Mitchell

Cllr Kneller

Cllr Wallis