

Minutes of the Planning Meeting of St Mewan Parish held at St Marks Church Hall in Sticker on Wednesday 7th March 2018 commencing at 6.15 pm

Present: Cllrs Mrs P Tarbox (Chairman), C Passmore (Vice-Chair), Mrs Ringrose, Mrs Padley, Mrs Mitchell, J Kneller, D Jannaway, R Wallis

In Attendance

Mrs W Yelland – Clerk

The Chairman thanked everyone for attending.

Public Attendance

Cornwall Cllr Cheryl Williams, Mr Vick, Mr Goodwin, Mr Kendall, Mr M Kendall, Mr R Kendall, Mrs Bullock, Mrs Simpson, Mr Simpson, Mr Tolliday, Mr and Mrs Fuller, Mr Adkins, Mr and Mrs Trays, Mr Giles

P98/18 Apologies

No apologies

P99/18 Declarations of Interest

None

P100/18 Dispensation Requests

None

P101/18 Public Participation

The Chairman invited members of the public to speak. Mr T Simpson was the representative to speak on behalf of the residents from Polgooth present. A handout with residents' concerns is circulated to members of the Planning Committee

Purpose

The purpose of these notes is to inform Parish Councilors of the potential development of the old Market Garden on land that stretches from Coliza Hill to The Meadow, Polyear Close and Springfield Close and the impact this will have on the health and properties of local residents. (Plan A)

Background

The land in question once formed part of the Polyear Farm and was for many years a Horticultural Business and Market Garden. It had Polythene Tunnels, a reservoir that collected water for the plants and associated out buildings.

About 18+ years ago, the Market Garden was badly damaged by a storm and the previous owner decided that the business was no longer viable. The remains of the Market Garden including polythene sheeting was apparently dumped into the reservoir and buried.

The land was also used as a dumping ground for builders waste, various vehicle and their engines. It was also the dumping ground for the spoil from construction of The Meadow which has elevated the ground above its natural level.

Over the intervening years, the site has been totally neglected but has transformed itself into a wildlife corridor that provides a haven for deer, fox, nesting birds, bats and numerous other species.

On about the 28th of February, the owner of the site Mr. Tim Phillips of Blueven, Delmay Properties etc. sent a text message to one of the residents stating that in about three weeks time, contractors would be moving in to clear the land and presumably level the site in preparation for a planning application.

Issues of urgent concern

There are three areas of urgent concern that we would like to bring to Councilors attention. In doing so, we are in the knowledge that at this stage (Prior to application) the Parish can do little other than to support the residents concerns.

- **Contaminated Land**
- **Increased Flooding Risk.**
- **Loss of Wildlife Habitat.**

Contaminated Land. We believe this land to be contaminated with builders waste and before any stripping, removing or shifting of topsoil and the substructure takes place, a comprehensive environmental assessment of the site should be undertaken with test pits and core samples properly analysed.

If asbestos has indeed been dumped on the site, this very hazardous material presents a very serious health risk to the residents and is governed by legislation. This dangerous material can only be removed by licensed contractors and taken to approved sites for disposal. It is our opinion that the current owner may over-look this issue and will endeavor to 'bury the problem'

We have been in contact with the Environment Agency (EA) and expressed our concerns, which they are taking seriously. The EA have issued a reference number and have advised us to use the "Incident Hotline" to report the start of any works. They have said that because they are having difficulty in locating a registered address for Mr. Phillips, they will make a appearance on site to ensure all protocols are properly followed.

Increased Flooding Risk. Run-off from the site in question has been a flooding issue for many years for the residents of The Meadow and remains unaddressed by our absent landowner. The Meadow and the back trail on the north side of the Meadow regularly flood and cause a nuisance to residents and damage to the road surface. (video available if required)

If the topsoil and sub-structure of the site in question is disturbed, it will invariably lead to more flooding and more damage. This has been reported to Cornwall Council but because it is on private land (Owner never constructed road to proper standard therefore the road remains unadopted) Cornwall Council will not take any action.

Loss of Wildlife Habitat. The land in question is not fenced off or secured in any way. Over the years local residents have used the land for walking dogs and general enjoyment of our local environment. It has become apparent that many animal species have move into the area and it is a wildlife habitat and corridor which nicely separates the settlements of Polgooth, Trelowth and Bosinver.

If the land is 'scoured' by contractors leveling the site this important habitat will be lost. This is of concern to all of us who live nearby and its our view that a comprehensive wildlife survey should be undertaken to ascertain that no endangered species are being destroyed.

In addition, there are a number of Tree Protection Orders (TPOs) placed on the more mature trees that we fear may be cut down in ignorance.

What the residents would like the Council to consider

- Take the residents 'urgent' concerns seriously and discuss areas where the Council could bring pressure to bear on the land owner to act responsibly and according to established protocols especially in respect of the management of asbestos waste.
- Consider meeting with residents on-site to discuss our concerns.
- Inform residents of the conclusions of the Neighborhood Plan and the Parish Councils intentions for this land.
- Write to the Environment Agency to add weight in respect of the contaminated land issue.
- Local Authorities have a duty to safeguard wildlife and we would strongly urge the Parish Council to lobby Cornwall Council to undertake a wildlife survey to protect endangered species.

Conclusion

This land has been the subject of a planning application by the owner for 80+ houses, shops and workshop during the time of Restormel Borough Council (Plan B) It was turned down for reasons that we are still researching.

In addition, we also consider that the much talked about proposals for 600+ new homes at Coyte Farm and Trewhiddle, would erase our green spaces and eventually lead to Polgooth, Trelowth and Bosinver being just another part of the Greater St. Austell area.

In conclusion, it is our opinion, that this land should be designated an open-space for the enjoyment of local people and wildlife. It forms a perfectly natural buffer zone between settlements that helps maintain our village's identity and prevents 'Urban Sprawl' which is becoming a common feature of Cornwall's towns and villages.

References:

- 1) Part II of The Environmental Act 1990.
- 2) Contaminated Land (England) Regulations 2000.
- 3) Control of Asbestos Regulations 2012.
- 4) The Wildlife and Countryside Act 1981.

P102/18 Planning Meeting Minutes

It was

RESOLVED to accept the minutes of the Planning Meeting held on the 25th January 18 as a true and accurate record. Prop Cllr Kneller, sec Cllr Mrs Mitchell. All in favour.

P103/18 Matters Arising

No matters arising

P104/17– Planning Applications to be received and considered

PA18/01245

Location: Electricity Sub Stations Penisker Road High Street Cornwall

Proposal: Application for retrospective planning for the retention of two substations on land next to WPds Bulk supply point

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

PA18/00992

Location: 5 Prideaux A3058 Between Long Lane and Tremewan High Street PL26 7T

Proposal: Demolition of existing garage for a two storey extension, a new garage and front porch to existing dwelling

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

PA18/01401

Location: Vians Barn Trelowth Road Polgooth St Austell

Proposal: Construction of detached garage with gym/hobbies room over.

The application, plans and associated documents were viewed. Discussion took place and was **RESOLVED** to **SUPPORT** the application. Prop Cllr Kneller, sec Cllr Wallis.

P88/18 Correspondence received up to time of meeting

None received

There being no other business the Chairman closed the meeting at 18.45 pm.

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
Cllr Jannaway