

Minutes of the Planning Meeting of St Mewan Parish held at St Marks Church Hall in Sticker on Wednesday 4th April 2018 commencing at 6.00 pm

Present: Cllrs Mrs P Tarbox (Chairman, Cllr Mrs Padley, J Kneller, D Jannaway, R Wallis

In Attendance

Mrs W Yelland – Clerk

The Chairman thanked everyone for attending.

Public Attendance

Cornwall Cllr Cherilyn Williams, Mrs Neal, Mr Tomlin, Mr & Mrs Davies, Mr Deacon, Mr Clancy, Miss Clancy, Jane Coper, Mr & Mrs Sergeant, Angela Warwick, Mr Padley, Mr Simpson and Mr Bullock

P106/18 Apologies

Cllr Mrs Mitchell and Cllr Mrs Ringrose. Received and duly accepted.

P107/18 Declarations of Interest

None

P108/18 Dispensation Requests

None

P109/18 Public Participation

The Chairman invited members of the public to speak.

- Angela Warwick from Situ 8 Consultancy - Members received a copy of the proposed development site at Hewaswater with details of a public consultation being held in Sticker Village Hall on 17th April 18 from 4.00pm to 7.00pm. The intention is to build 10 homes, 5 of which is affordable, where this is good access to Sticker and to footpaths. An ecological survey is yet to be carried out prior to a pre- application being submitted. The chairman showed Ms Warwick a flyer dated February 18 which was distributed to residents in Sticker by the applicant.
- Mrs Neal a resident of the parish, was approached verbally by M & D Developments outlining their proposal to build 30 houses on land at Hewaswater. The representative inferred that residents would be supporting 30 houses rather than Wainhomes building 130.
- Mr Tomlin representing application PA18/02075 and PA18/02080. The two existing barns are currently holiday lets. There was previous approval of one barn for change of use to residential accommodation in December 16 this has worked well with the existing accommodation and being used for visitors out of season and foreign students. No further building works is intended. Cllr Wallis asked if the intention is to retain ownership and it was confirmed it is not possible to split the ownership.
- Mr Deacon representing application PA/01587. To give clarity on the previous planning history with refusal of development due to being sited

in Flood Zone 2 & 3 with the remainder in Flood Zone 1. The new proposal has been designed and contained in Flood Zone 1 following an encouraging response of potential support from the planning officer on the pre-application submitted. Flood Zone 1 automatically passes the sequential test, the retaining wall is owned by the applicant who intends to carry out a structural engineer's report once planning permission has been granted. Walls are not strictly planning matters. The light will not be affected, and uninterrupted views are not planning matters.

- Mr Simpson advised the planning committee that a pre-application has been submitted for land east of Polyear Barn. The group has looked at the plan and correspondence, where this is a distinct difference on what the applicant is proposing and would like the Planning Committee to note this please.
- Mr Sergeant asked for details on the voting card received for a referendum of the Neighbourhood Plan. Cllr Mrs Tarbox briefly explained on how the NHP has been in the making for 4 years with public consultations for all parishioners to attend. The consultations have been well publicised on social media, local post offices, flyers, the press and the NHP website. Cllr Kneller advised the dates of the forthcoming exhibitions.

The Chairman closed the public participation.

P110/18 Planning Meeting Minutes

It was

RESOLVED to accept the minutes of the Planning Meeting held on the 7th March 18 as a true and accurate record. Prop Cllr Mrs Padley, sec Cllr Wallis. All in favour.

P111/18 Matters Arising

No matters arising

P112/18 Town & Country Planning (Appeals) (Written Representation Procedure) (England) Regulations 2009

DCLG Ref APP/D0840/W/17/31898 - Cornwall Council Ref PA17/075

Proposal: Proposed new dwelling and one replacement dwelling

Location: Formerly Greenbank Access to Granvue & Treevillas, St Mewan St Austell PL26 7DT

It was **RESOLVED** nothing has changed to the council's previous consultee comments made.

Prop Cllr Tarbox, sec Cllr Kneller. All in favour.

P113/18- Planning Applications to be received and considered

PA18/01587

Location: Land South West of Primrose Dell Poloogth

Proposal: Construction of a new dwelling

A site visit took place with Cllr Mrs Tarbox, Cllr Mrs Mitchell, Cllr Jannaway, Cllr Passmore and the Clerk on 22nd March 18. The applicant Mr Clancy was present. The application, plans and associated documents were viewed. A lengthy discussion took place and concerns raised are as follows:

- Overdevelopment of the site. This is a large footprint on a small plot. The proposed dwelling is larger than adjacent properties. Based on the ratio

of the new dwelling to land this equates to 2.65:1 which is 40% of land mass. 3 bordering properties has a ratio of 6.5:1, 7.5:1 and 8.2:1.

- A provision for two parking spaces in front of the proposed garage which is considered too close to the boundary wall which will limit already restricted street parking and access for other residents. The Neighbourhood Plan states 3 parking spaces where possible.
- Climate change and flood risk assessment reports clearly show that any new development should not harm existing properties. There is a lack of preciseness on the siting of the proposed dwelling and although it appears from the site plan it is on the boundary of Flood Zone 1, Primrose Dell and adjacent properties are in Flood Zone 3 and at a lower level which could cause more problems to residents due to run-off.

Whilst the Neighbourhood Plan looks to support infill, it was **RESOLVED** and **OBJECT** to the application based on:

1. Overdevelopment of the site.
2. Not in keeping with the surrounding area
3. Too close to the road frontage which subsequently moves the building line forward
4. The proposed new access
5. Close proximity to Flood Zone 3

Prop Cllr Mrs Tarbox, sec Cllr Kneller. All in favour.

PA18/02016

Location: Mead Cottage Lower Sticker St Austell PL26 7JL

Proposal: Three single storey extensions to existing dwelling and annexe to create a utility room, cloakroom and oak frame sun room for multi-generational living.

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

PA18/01622

Location: Polgooth Press Trelowth Road Polgooth PL26 7BG

Proposal: Conversion and raising of roof to provide two storey dwelling. Revised design to application no PA14/04843 dated 07/08/14.

The application, plans and associated documents were viewed. Discussion took place and was **RESOLVED** to **SUPPORT** the application providing the materials used for the extension is in keeping with the surrounding properties, no timber cladding and not of a modern design, all of which complies with the Neighbourhood Plan and CISI report. Prop Cllr Wallis, sec Cllr Kneller. All in favour.

PA18/02075

Location: Poltarrow Farm St Mewan St Austell Cornwall

Proposal: Removal of holiday occupancy restrictions to allow the two barns to be used as unrestricted residential accommodation (dwelling house use)

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

PA18/02080

Location: Poltarrow Farm St Mewan St Austell Cornwall

Proposal: Removal of holiday occupancy restrictions to allow the two barns to be used as unrestricted residential accommodation (dwelling house use). Prop Cllrs Kneller, sec Cllr Mrs Tarbox. All in favour.

P114/18 Correspondence received up to time of meeting

1. St Mewan PC has now received a statutory consultee notice for Coyte Farm development of 150 houses. The date of the Planning Committee meeting will be Thursday 19th April 18. Venue to be advised.
2. Residents in Sticker upset and concerned. Door knocking by a representative from M & D Developments intimating to support the development of 30 houses at Hewaswater or risk Wainhomes building 130 houses
3. Concerns over possible engineering works made to a culvert which is causing flooding at the resident's property. The clerk has passed this to Cornwall Cllr Cherilyn Williams.

There being no other business the Chairman closed the meeting at 18.44 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