

Minutes of the Planning Meeting of St Mewan Parish held at St Marks Church Hall in Sticker on Wednesday 16th May 2018 commencing at 6.00 pm

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

**In Attendance:** Mrs W Yelland – Clerk

**Public Attendance:** Craig Rowe (Gilbert & Goode), Lisa Neal, John Triniman, Mick Howell, Ted Simpson, Pat Howell, Paul Bullock

The Chairman thanked everyone for attending.

**P106/18 Apologies**

Cllr Mrs Padley, Cornwall Cllr C Williams. 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.

Craig Rowe from Gilbert and Goode circulated a site location map to Cllrs re a pre- app affordable housing scheme at land to the east of Polyear Barn, Trelowth. Feedback from planners is the scheme fits with the NHP. As the PC aren't consulted on Pre-Applications Cllr Mrs Tarbox suggested Craig Rowe carries out a community engagement event outlining their proposals prior to a full application. Craig Rowe confirmed they are proposing:

- 20 units of affordable housing which are butting up to the settlement boundary
- To retain all trees under the TPO
- Submitting a landscape visual assessment
- Providing 2 off road parking spaces for 2/3 bedroom dwelling
- Consulting with the police on security measures
- Providing a footpath link to Springfield Close back to the settlement
- To treat all boundaries which will minimise impact on overlooking
- Organise a public consultation
- No more than 20 houses
- No contribution under S106
- 100% affordable with 70/30% of shared housing
- Managed by Ocean Housing
- Possibility with discount of sale

Mr Howell speaking on behalf of the residents in Hewaswater.

- Important to take control of planning
- Detrimental effect on local people living in Hewaswater
- Appalled at the proposals of M & D Developments
- The proposal was rejected in 2014
- Changes in development and the new proposals is insidious with the potential of urban sprawl
- Bullying from M & D Developments or Situ 8
- Felt that Situ 8's actions were unprofessional at the 4th April 18 planning meeting
- Proposed site is greenfield
- The area has already exceeded new housing targets
- The NPPF is to explore brownfield sites first

The proposals have unprecedented opposition from the concerned residents in Hewaswater and will conflict with village identity.

Mr Simpson – representative from Polgooth

- Apologises to the Chairman as he suggested to the Chairman that Mr Craig Rowe was not a member of the public and should not be allowed to speak in public participation.

The Chairman pointed out that any member of the public may speak.

- Congratulated the PC on the NHP giving the power of planning decisions to the parish council
  - Opposing the proposed development at land to the east of Polyear Barn
  - Does not want the village to become an urban sprawl into St Austell as there is only one field between St Austell and Polgooth
  - Applied the Freedom of Information re Cornwall Council having over allocated the houses to 2030. The village identity must be maintained.
  - There is no reasonable housing need and not to be supported by the PC
- The Chairman pointed out that the Parish Council have no control over planning as the Neighbourhood Plan forms part of the Cornwall Planning Policies, however it does allow the PC to have a say in how the parish is developed.
- 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 19th April 18 18 as a true and accurate record. Prop Cllr Kneller, sec Cllr Wallis. All in favour.

### **P111/18 Matters Arising**

No matters arising

### **P112/18– Planning Applications to be received and considered**

#### **PA18/03132**

**Location:** Land to the rear of Trewoon Post Office, Cooperage Rd, Trewoon PL25 5SL

**Proposal:** Construction of dwelling and associated works

The application, plans and associated documents were viewed. A lengthy discussion took place and it was **RESOLVED** and **SUPPORT** the application. Prop Cllr Mrs Tarbox, sec Cllr Mrs Mitchell. All in favour.

**PA18/04111**

**Location:** 15, Trevanion Rd Trewoon PL25 5SY

**Proposal:** Construction of a porch to the front elevation of the property  
The application, plans and associated documents were viewed. Discussion took place and it was **RESOLVED** to **SUPPORT** the application. The extension design matches the existing dwelling. Prop Cllr Kneller, sec Cllr Jannaway. All in favour.

**PA18/03449**

**Location:** Brake Cottage, Ricketts Rd, Polgooth, St Austell

**Proposal:** Works to trees subject to a tree preservation order. Removal and pollarding of various trees (Oak, Ash and Sycamore) The application, plans and associated documents were viewed. Discussion took place and was **RESOLVED** to **SUPPORT** the application. It was noted that the TPO only allows removal of trees that are deemed unsafe. Prop Cllr Passmore, sec Cllr Mrs Mitchell. All in favour

**P113/18 Correspondence received up to time of meeting**

1. Email from Hewawater resident re NHP
2. Email from Trelower Park resident re NHP

There being no other business the Chairman closed the meeting at 18.30 pm.

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

Date:.....

**Committee Members**

Cllr Mrs Tarbox – Chairman  
Cllr Passmore – Vice Chair  
Cllr Mrs Padley  
Cllr Mrs Ringrose  
Cllr Harrison

Cllr Wallis  
Cllr Mrs Mitchell  
Cllr Jannaway  
Cllr Kneller