

St. Mellion Parish Council Extraordinary Meeting
Tuesday 23rd July 2024 at 7:00 p.m.
St. Mellion Church Hall

PRESENT:

Cllr Bridie Kent (BK) Chair
Cllr Pam Sambrook (PS) Vice Chair
Cllr Hilary Gill (HG)
Cllr Nick Habermehl (NH)
Cllr Adam Sturtridge (AS)

ABSENT:

Cllr Ben Bryan (BB)

IN ATTENDANCE:

Parish Clerk Ren Jackaman (RJ)
One member of the public

1. Councillor matters

- 1.1. *To receive apologies for absences:* None.
- 1.2. *To receive declarations of pecuniary interests:* None.
- 1.3. *To receive declarations of non-registrable interests:* None.
- 1.4. *To approve written requests for dispensations:* None.

2. Planning matters

2.1. Planning Applications.

PA24/O4382 Mr Steven Laity, 10 Dunstan Lane, St Mellion, PL12 6UE

Existing timber frame store replaced with new garage, store and first floor bedroom over.

Consultation Expiry Date: 31st July 2024.

Planning Officer: Craig Hewitt

The plans and associated documents had been reviewed prior to the meeting and were shown on screen.

The following points were noted:

- The proposed structure has minimal impact on any neighbouring properties, except for the upper storey window which may overlook the property below it.
- It is visible from the road and from the Golf Club and the design is not in keeping with the neighbouring properties.
- It is significantly larger than the structure to be demolished with a much larger overall footprint.
- Though described as an adjunct to the existing dwelling, this has potential to become a self-contained dwelling should a kitchen area be fitted.
- It is therefore not a like for like replacement as described.
- A separate dwelling on the site would be problematic and inappropriate and would require a boundary and separate access driveway.
- There is no clear building line detailed and could therefore be a risk of encroachment.
- There would also be potential for holiday letting which should be a consideration under conditions.
- Concerns were expressed regarding the setting of undesirable precedent.
- The application in general is very sparse on information with regard to measurements, materials and internal fittings.

It was proposed by PS, seconded by BK and **RESOLVED** that based on the limited information provided in the application not this application should not be supported, all in favour.

2.2. Enforcement Refusals, Approvals & Appeals:

PA24/03866 St Mellion Estate, St Mellion, Saltash, PL12 6SD

Application for the approval of reserved matters of appearance, landscaping, layout and scale for up to 160 holiday lodges (Phase 2) details following outline consent PA19/10510 dated 28.05.2020

Consultation Expiry Date: 19th June 2024.

Planning Officer: George Shirley.

Status: Awaiting Decision

PA24/01887 Louise Evans Woolaton Barn, St Mellion, PL12 6RN.

Internal works to Grade II dwelling as well as erection of garage to serve the dwelling.

Planning Officer: Ellen Lawrence.

Consultation Expiry Date: 7th May 2024

Planning Officer: Ellen Lawrence.

Status: Awaiting Decision

PA24/02394 Louise Evans Woolaton Barn, St Mellion, PL12 6RN.

Listed Building Consent: Internal works to Grade II dwelling as well as erection of garage to serve the dwelling.

Planning Officer: Ellen Lawrence.

Consultation Expiry Date: 7th May 2024

Status: Awaiting Decision

23/00224/REF Mr. Peter Newton, Horsepool Lodge, St Mellion, PL12 6RN

Change of use from holiday to residential dwelling.

Appeal against refusal of PA23/07772.

Case Officer: Tamsin Burr.

Start Date: 15th April 2024.

Status: Ongoing

BK closed the meeting at 7:34pm