

**St. Mellion Parish Council
Extraordinary Meeting
6th December 2021 at 7:15pm
St. Mellion Church Hall
MINUTES**

PRESENT: Bridie Kent - Chair (BK); Pam Sambrook (PS), Nick Habermehl (NH); Hilary Gill (HG); Adam Sturtridge (AS);

APOLOGIES: Ben Bryan (BB)

IN ATTENDANCE: Ren Jackaman - Parish Clerk (RJ) and three members 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 Applications:

- **PA21/10761 Mr D Perrin, Roskilly, Church Lane, St Mellion, PL12 6RG**

Proposed rear and side extension to existing detached dwelling, including extensions to existing dormers and replacing existing detached garage with new detached double garage

Neighbour Consultation Expiry Date: 7th December 2021

Planning Officer: Steve Jefferson

The applicant Mr. Perrin was invited to give some background information:

The footprint of the house is staying basically the same but with the addition of a detached garage. They are full time foster

carers with a child in their care who is on long-term placement. The aim of the development is to provide this child with some independent space within the home and to allow space for more foster children.

BK asked how far the land progresses back from the building and it was established that there is a good degree of depth. It does not directly abut the neighbouring property as there is a 2 metre gap and a walkway. Parking will also be supplemented by the improvement of the driveway. Access can be problematic onto Church Lane at the moment, specifically when parked cars are too close to the entrance. The gateway will probably be widened as it is not currently suitable for modern cars. The front wall needs repairing anyway, so the height of the wall will likely be reduced at the same time, thereby improving visibility. They are satisfied that if approved, these improvements would give enough living space for the long-term without requiring further development.

Discussion:

- The proposed ground floor, first floor and east elevation plans were displayed onscreen.
- It was noted that the plans were many and detailed which is helpful.
- The proposed independent space (bedroom four) is separated but not completely cut off from the rest of the building.
- The east side has an existing window on the ground floor but no window is intended on the first floor of that gable end, as it was felt that this would create problems of oversight of neighbouring properties.
- The new detached garage is very close to the boundary but is balanced by a similar structure at a nearby boundary.

- No objections have been expressed by neighbours, either when consulted by the applicant or on the planning register.
- It was noted that the wall protects the view from the church.
- It was noted that the proposed development will vastly improve the appearance of the building.
- The road access is a perpetual concern, being directly opposite the school on Church Lane, which is narrow.
- The aim is to flatten the driveway so that any deliveries can be dropped more easily inside the property boundary.
- Times of deliveries should be carefully scheduled to avoid busy times at school drop off and pick up.
- The need for expanding the space within the property was acknowledged as necessary and valid.
- Stress was placed on the need to be as sustainable and environmentally sensitive as possible in the choice of materials; for the sake of the climate emergency but also to future proof the development.

It was proposed by BK, seconded by HG and RESOLVED to support this application, all in favour.

Meeting closed at 19:50