

**St. Mellion Parish Council Extraordinary Meeting**  
**Tuesday 23<sup>rd</sup> 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:*

**PA24/04382 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: 31<sup>st</sup> 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.
- The householders would need to liaise/agree with the St. Mellion Park Residents Association to gain access to the private sewer that covers the park.
- 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, it 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: 19<sup>th</sup> 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: 7<sup>th</sup> 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: 7<sup>th</sup> 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: 15<sup>th</sup> April 2024.

**Status: Ongoing**

BK closed the meeting at 7:34pm