

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL held on MONDAY 27th MARCH 2017 in St John's Methodist Church Sunday School Rooms at Bodmin Road, St Austell, PL25 5AE at 6pm.

Present: Councillors: Brown, Bull (Mayor), Colwill, French, Heyward, Keast, King, Lanxon, Leonard, Murtagh, Oxenham, Palmer, Pears, Stewart and Walker.

In attendance: David Pooley (Town Clerk), Sara Gwilliams (Deputy Town Clerk).

C/16/232) Apologies for Absence

There were apologies for absence from Councillors Double, Krishnan and Lake.

Councillor French advised that he needed to leave the meeting at 7pm.

C/16/233) Declarations of Interest

Councillor Walker declared an interest in Agenda item 7 (i) by virtue of his wife being employed by the Academy which had bid for the right to provide a school at the West Carclaze Eco Community site.

C/16/234) Dispensations

The Clerk advised that it would be advisable to grant Councillor Palmer a dispensation to attend and speak on Planning Application PA16/09306 at Cornwall Council's Strategic Planning Committee on the 30th March 2017 if he is nominated to attend the meeting on behalf of the Town Council. It was agreed to deal with this matter under agenda item 10.

C/16/235) Minutes of Meeting held on the 20th March 2017

It was **RESOLVED** that the minutes of the meeting held on the 20th March 2017 be approved and signed as a correct record.

C/16/236) Matters to Note

The Clerk advised that further to minute **C/16/197**, St Austell Healthcare had agreed to a private meeting at 6pm on the 3rd April 2017 at the Stable Block. He explained that this meeting would not be open to the press or public.

C/16/237) Public participation

The Mayor advised that she would allow members of the public to speak when each planning application was considered.

*** Councillor Walker reiterated his interest in the following item and left the room before any discussions took place***

Councillor Lanxon left the meeting during this item

C/16/238) Planning Applications

- i. **PA14/12186:** Land At West Carclaze And Baal Carluddon St Austell Cornwall. Outline application for 'West Carclaze Eco-community' comprising

the demolition, site clearance and associated earthworks and the phased development of up to 1500 dwellings, a local centre, incorporating local retail, health and community facilities, a primary school, employment floorspace and associated areas of open space, renewable energy provision and energy centre(s), drainage and associated infrastructure. All matters reserved with points of access from the A391 only to be agreed.

Members received a presentation from Mr John Hodkin of Eco Bos who outlined the latest proposals highlighting a number of amendments that had been made to the application in response to the public consultation.

Members were generally supportive of the proposals and welcomed the employment, education and health facilities proposed. They were also pleased that there would be contributions towards highways improvements at Tregonissey Lane End and Sandy Hill junctions and air quality monitoring/strategies.

Members raised questions with regards to drainage, the safety of sky tip, the allocation of housing for local people, the potential for hydro energy within the development and the extent to which jobs were secured.

Mr Grove-White, Cornwall Council explained the current position with regards to planning policy and the process by which the application had been included within the Cornwall Local Plan.

It was **RESOLVED** to support the application subject to suitable Section 106 and Section 278 agreements being put in place to secure:

- 30% affordable housing and self-build properties;
- Education, employment, health and open space facilities;
- Drainage mitigation;
- Highways contributions to mitigate the impact on the junctions at Tregonissey and Sandy Hill and the surrounding roads;
- Air quality monitoring and mitigation strategies.

Councillors Brown and Bull abstained from voting on this matter

*** Councillors French and Keast left the meeting***

- ii. **PA16/11797:** The Rann Wartha 9 Biddicks Court St Austell PL25 5EW. Change of Use and conversion of former Conservative Club premises into hotel bedrooms, demolition of existing conservatory and removal of dividing fence for the creation of enlarged pub beer garden and new hotel bedrooms in first floor of existing Pub.

It was **RESOLVED** to make no objection to this application subject to asking Cornwall Council to explore the potential for a footpath through the site to North Street and ensuring that anti-social behaviour in the area is not worsened by the proposals.

The Mayor agreed to deal with item 7 (x) next as a member of the public present was interested in the application.

Councillor Lanxon returned to the meeting during this item

- x. **PA17/01999:** Pentillie 31 Trevarthian Road St Austell PL25 4BT. Demolition of two storey house, block of garages including accommodation over and detached split level annexe to enable construction of five dwellings, on-site estate roadworks and parking.

Mr Curtis outlined the history of this site and the decision of the planning inspector in 2014. He advised that in his view the proposal was still too dense and that it would do nothing to enhance the appearance of the Conservation Area.

A proposal to make no objection to this application was lost.

It was **RESOLVED** to object to this application on the grounds that the property is in the Conservation Area and the proposal did not preserve or enhance the Conservation Area.

- xiii. **PA17/02304:** 88 - 90 Truro Road St Austell Cornwall PL25 5HH. Proposed erection of 3 dwellings and provision of parking.

Members of the public expressed their concern with regard to the proposal and highlighted issues relating to highways, access, parking and lack of amenity space.

It was **RESOLVED** to object to this application on the grounds that:

- the access was unsafe and too close to the traffic lights,
- A lack of parking provision and the loss of amenity land;
- The impact on air quality
- Overdevelopment

- iii. **PA17/00022:** Land South West Of 1 Trelawney Road St Austell Cornwall. Construction of new dwelling.

The Clerk advised that this application had been considered previously and that improvements had been made to the parking and turning provisions within the site.

It was **RESOLVED** to make no objection to this application.

- iv. **PA17/00264:** 63 Trevarthian Road St Austell PL25 4BY. Construction of a water purification plant.

It was **RESOLVED** to make no objection to this application.

- v. **PA17/01114:** 7 Belmont Road St Austell Cornwall PL25 4UQ. Application for outline planning permission with all matters reserved for 2-3 bedroom bungalow in the garden.

Even though this is an outline planning application, it was **RESOLVED** to object to this application as any building on this site would result in:

1. Overlooking/loss of privacy
2. Loss of amenity land
3. An adverse impact on the host property

- vi. **PA17/01372:** 33 Courtney Road St. Austell Cornwall PL25 4JE. Non-material amendment (1) for positioning dwelling 300mm further south east; constructing dwelling 730mm deeper and 197mm wider, additional size has increased ridge height by 256mm; deletion of the stone quoins in respect of decision notice PA14/05174.

It was **RESOLVED** to make no objection to this application.

- vii. **PA17/01396:** 153 Slades Road St Austell PL25 4HW. Extension to existing foodstore, including external alterations to elevational treatments and shopfront, minor alterations to the car park arrangement and pedestrian access.

It was **RESOLVED** to make no objection on condition that the following issues are addressed:

1. Control of noise levels and continued monitoring thereof, particularly out of hours;
2. Provision of overflow parking facilities for Sandy Hill Academy;
3. Suitable controls being put in place to control the routes taken by delivery lorries

- viii. **PA17/01643:** 69 Alexandra Road St Austell Cornwall PL25 4QW. Removal of front garden to create two parking spaces. Reinstall flower bed wall and face with granite from removed boundary wall.

It was **RESOLVED** to make no objection to this application.

- ix. **PA17/01744:** 13 Fairfield Close St Austell PL25 3HE. Proposed porch, bedroom and en-suite extension.

It was **RESOLVED** to make no objection to this application.

- xi. **PA17/02000:** Truro Road Recreation Ground, Truro Road, St Austell, Cornwall. Notification of proposed works to trees in a Conservation Area.

Councillor Heyward advised that she had reported the Town Council to Cornwall Council's enforcement officers following the removal of a tree in Truro Road Park.

The Clerk advised that a retrospective notification form had been submitted to Cornwall Council and that a replacement tree was being sought in consultation with Cornwall Council's Tree Officer.

It was **RESOLVED** to note the situation.

- xii. **PA17/02023:** 6 Manor Close St Austell Cornwall PL25 4HH. Rear single storey extension to accommodate an annex.

It was **RESOLVED** to make no objection to this application subject to a suitable planning condition being placed on the annex to ensure that it can only be used in conjunction with the host property.

C/16/239) Premises Licence Applications

The Clerk advised there were no new Premises Licence Applications.

Councillor Brown advised that Cornwall Council had discussed the potential to introduce a cumulative impact zone for St Austell but had decided to defer consideration of this matter until after the May election.

C/16/240) Planning Appeal - PA16/08678 Land East of 24 Edgcumbe Road St Austell

It was **RESOLVED** to note the correspondence regarding the appeal.

C/16/241) Strategic Planning Committee – 30th March 2017

It was **RESOLVED** to appoint Councillor Palmer to represent the Town Council at Cornwall Council's Strategic Planning Committee on the 30th March 2017, such attendance to be an approved duty.

It was further **RESOLVED** that Councillor Palmer be granted a dispensation to speak on Planning Application PA16/09306 to reflect the views of the Town Council.

C/16/242) Planning Decisions

It was **RESOLVED** that the report and decisions be noted.

C/16/243) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that there had been no urgent planning decisions made since the last meeting.

C/16/244) Dates of Meetings

It was noted that the date of the next meeting is Monday 24th April 2017.

The meeting closed at 8.17pm.