

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 9th JANUARY 2017 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

Present: Councillors: Bull, Colwill, King, Lanxon, Oxenham and Palmer (Chair).

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

Also in attendance: Councillor Brown.

P/16/95) Apologies for absence

Apologies for absence were received from Councillors Krishnan, Murtagh, Stewart and Walker.

** Councillor Bull advised that she needed to leave the meeting early due to an evening engagement**

P/16/96) Declarations of Interest

There were no declarations of interest.

P/16/97) Dispensations

The Clerk advised that no requests for dispensations had been received.

P/16/98) Minutes from the Meeting dated 28th November 2016

It was **RESOLVED** that the minutes of the meeting held on the 28th November 2016 be approved and signed as a correct record.

P/16/99) Matters to note

The Clerk advised that the Sandy Hill Academy Planning Application was due to be heard by Cornwall Council's Central Sub Area Planning Committee on Monday 16th January 2017 at New County Hall, Truro.

P/16/100) Public participation

The Mayor advised that in order to accommodate the public present he would bring agenda item 7 (ii) (PA16/09850) forward to agenda item (i) and agenda item 7 (ix) (PA16/11895) forward to agenda item (ii).

P/16/101) Planning Applications

Councillor Lanxon arrived during the next item

- ii. **PA16/09850:** Coleraine Higher Tremena St Austell PL25 5QQ. Demolition of existing dwelling outhouses and swimming pool and erection of 6No. dwellings.

The Chairman welcomed Mr Davis of Alan Leather Associates and the owners of Coleraine to the meeting.

Mr Davis outlined proposals for the re-development of the site of a 1950's bungalow and adjoining land which had been in the family since construction. He advised that following the previous applications and discussions with Cornwall Council relating to larger schemes, the scheme had been considerably reduced with a revised access.

Members raised the following issues/concerns:

- The number of objections from members of the public highlighting highways, access and tree preservation concerns;
- The quality and ownership of the access road to the proposed site;
- The adequacy of the sewerage system in the area;
- Drainage concerns;
- Its location in relation to the Conservation Area

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

- Land not identified in the Cornwall Site Allocations Development Plan Document
- Inadequate access arrangements
- Highways safety concerns
- Ownership of the lane unclear
- Loss of good quality mature trees
- Drainage concerns
- Sewerage concerns
- Not supported locally

It was further **RESOLVED** to ask Cornwall Council to hold a site visit before determining this application.

Councillor King abstained from voting on this item

- ix **PA16/11895:** 46 Trelawney Road St Austell PL25 4JB. Proposed internal annex, kitchen and bedrooms extension, replacement garage and associated works.

The Chairman welcomed Mr Colston to the meeting.

Mr Colston advised that the proposed extension was for his father who was suffering from dementia and diabetes and was no longer able to care for himself. He added that he had consulted his neighbours and they were supportive of the application.

It was **RESOLVED** to support this application.

- i. **PA16/09477:** 74 Slades Road St Austell PL25 4HQ. Outline planning permission with all matters reserved: Demolition of existing dwelling and replacement with seven detached dwellings.

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

- Overdevelopment of the site
- Inadequate parking arrangements
- Highways safety concerns

It was further **RESOLVED** that the Clerk should write to the Service Director, Planning and Sustainable Development at Cornwall Council to ascertain Cornwall Council's position with regard to the submission of outline planning applications.

Councillor Bull left the meeting

- iii. **PA16/10727:** 30 Penwinnick Road St Austell PL25 5DS. Conversion of garage and addition of a first-floor extension.

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

- iv. **PA16/10872:** Land North Of 42 Brockstone Road Brockstone Road St Austell Cornwall. Outline permission for a proposed building plot.

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

- Inadequate access arrangements
 - Inadequate parking arrangements
 - Lack of information to demonstrate that the plot is suitable for a dwelling
- v. **PA16/10883:** 1 Chandlers Walk St Austell PL25 3NB. Works to a tree subject to a tree preservation order. Felling of Southern Beech.

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

- vi. **PA16/10976:** 8 Wedgewood Road St Austell Cornwall PL25 3HY. Remove existing collapsing 1 metre high unrendered wall and replace with a 1.5 metre rendered wall, capped and painted the same colour as house block wall.

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

- vii. **PA16/11130:** 27 Trevanion Road St Austell PL25 4RZ. Proposed detached dwelling and replacement garage.

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

- viii. **PA16/11595:** 2A Fore Street St Austell Cornwall PL25 5HP. Replacement first floor windows.

It was **RESOLVED** to make no objection to this application subject to the Conservation Officer being happy with the proposals.

- ix. **PA16/12071:** 24 Edgcumbe Road St Austell PL25 5DX. Works to a tree subject to a tree preservation order. Removal of Lawson Cypress.

It was **RESOLVED** to object in the strongest terms to the removal of the Lawson Cypress tree.

P/16/102) Premises Licence Applications

None.

P/16/103) Planning Decisions

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

P/16/104) Devonshire Homes

Members expressed concern with regard to the on-line only consultation process adopted by Devonshire Homes as they felt that it precluded people without access to a computer from responding.

It was **RESOLVED** that the Clerk should write to Devonshire Homes to advise of members concerns about the on-line consultation process and suggest that any further consultations should be undertaken involving a public meeting or exhibition.

P/16/105) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that under delegated procedures it had been agreed that the Town Council would not insist on Planning Application Numbers PA16/09743 (36 Trevarrick Road, St Austell) and PA16/09841 (37 Trevarrick Road, St Austell) being considered by Cornwall Council's Planning Committee.

P/16/106) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Copper Beeches 52 Truro Road St Austell PL25 5JJ

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

P/16/107) Appeal Decision – PA16/06341 6 Eliot Road St Austell PL25 4NL

Members noted the correspondence detailing the background to the appeal dismissal. Councillor King advised that he would monitor the enforcement action now required.

It was **RESOLVED** to note the Appeal Decision.

P/16/108) Town and Country Planning (Tree Presentation) (England) Regulations 2012 – 22 – 24 Edgcumbe Road, St Austell

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

P/16/109) Town and Country Planning (Tree Preservation) (England) Regulations 2012 – Menear Meadows, St Austell

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

P/16/110) Cornwall Council Community Infrastructure Levy – Preliminary Draft Charging Schedule Version 2

The Clerk advised Members that the proposed Community Infrastructure Levy (CIL) was very important to the county as it was a mechanism for collecting developer contributions towards the infrastructure needed to support new development.

He advised that the document states that areas within Zone 5 for new housing development will not receive any CIL payments which is regrettably the zone within which St Austell has been placed.

There will still be Section 106 monies from major housing schemes but the lack of a CIL payment will significantly reduce opportunities for improving infrastructure. There is also a risk that CIL monies will be invested in wealthier areas which are most able to generate CIL funding which will target investment towards those areas rather than where most needed.

It was **RESOLVED** that the Clerk should respond to the consultation paper outlining the following concerns and comments:

1. The lack of a CIL payment for the St Austell area;
2. The need for a fair and transparent method of pooling and distributing CIL monies, possibly linked to Community Network Areas;
3. Support the projects listed for the St Austell area;
4. Enquire about highways improvements at Tregonissey Road/Treverbyn Road, Holmbush and Porthpean Road junction which appear to be omitted from the list;
5. Support the retention of Section 106 funding for key infrastructure such as education and highways improvements.

P/16/111) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 13th February 2017 and Monday 27th March 2017.

The meeting closed at 7.29pm.