

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 13th FEBRUARY 2017 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

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

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

Also in attendance: Councillors Brown, Heyward and Leonard.

P/16/112) Apologies for absence

Apologies for absence were received from Councillors Stewart and Walker.

Councillor King advised that he needed to leave the meeting early.

P/16/113) Declarations of Interest

There were no declarations of interest.

P/16/114) Dispensations

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

P/16/115) Minutes from the Meeting dated 9th January 2017

Members noted that the last sentence, before the resolution at the top of page 6 should read "*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 minutes of the meeting held on the 9th January 2017 be approved and signed as a correct record subject to the above amendment.

Arising from a question, the Clerk confirmed that a response had been received from Cornwall Council's Planning department confirming that the large number of outline applications received over recent years was probably due to a Local Plan not being in place until recently. The Planning Officer suggested that the benefits to the Town Council of considering outline planning applications and full planning applications separately was that it gave the Town Council an opportunity to consider each application twice.

The Clerk confirmed that a response had not been received from Devonshire Homes about their consultation process.

Arising from a question, the Town Clerk **AGREED** to contact Cornwall Council to obtain an update on Planning Application Number PA16/09850 (Coleraine, Higher Tremena, St Austell).

P/16/116) Matters to note

The Clerk advised that he had nothing further to add.

P/16/117) Public participation

The Chairman advised that in order to assist the members of the public present, he would move planning application number (iii) to item (i) and planning application number (x) to item (ii).

Councillor Lanxon arrived during the next item

P/16/118) Planning Applications

- i. **PA16/11994:** Land At Coyte Farm North East Of Tregongeeves Depot St Mewan St Austell. Outline Planning Permission for the construction of up to 150 homes, public open space, landscaping and all associated infrastructure works, with all matters reserved except access.

The Chairman welcomed Mr Jody Jeffrey, Senior Planning Manager, Redrow to the meeting.

Mr Jeffrey explained that Redrow are gradually establishing business in Cornwall and pride themselves on high quality housing using traditional local materials. He advised that the design and materials used at Pool are similar to those proposed for Coyte Farm.

The proposal is to build up to 150 homes on the land to the South of Truro Road, 30% of which would be affordable with two parking spaces per property, considerable open space and an orchard.

There would be Section 106 contributions to Education, Highways, Open Spaces and Pentewan Valley Parish Council. A commitment has also been made to create a number of new apprenticeships during construction.

Mr Jeffrey drew Members attention to the proximity of the development to the already approved Trehiddle site and the potential link from Trehiddle to Coyte Farm to create a sustainable development. He advised that the Coyte Farm proposal was affordable and deliverable within 5 years.

The Chairman thanked Mr Jeffery for his presentation.
Members made a number comments/observations including:

- The impact the proposal would have on St Austell
- The site being outside of the emerging Site Allocations Development Plan Document
- The Local Plan demonstrating that there is a 5 year land supply
- The shortage of affordable housing in St Austell
- The good quality build offered
- The potential linkage to the Trehiddle site to make it a sustainable development

A proposal to make No Objection to this application was lost by 3 votes to 6.

It was **RESOLVED** to object to this application on the grounds of the site being outside of the emerging Site Allocations Development Plan Document.

- ii. **PA17/00696:** 6 Eliot Road St Austell PL25 4NL. Retrospective repairs to strengthen existing walls and pillars increase the height of the pillars in order to build in between the pillars on the existing wall heights.

Councillor King advised that he was trying to contact Cornwall Council's enforcement officers as the fence erected without planning permission is still in place and totally out of keeping with other boundaries in the area.

It was **RESOLVED** to object to this application on the grounds of the fence being too high and too imposing.

Councillor King left the meeting

Councillor Pears left the meeting

- iii. **PA16/11319:** Kernow Veor Carclaze Road St Austell PL25 3TA. Residential development of up to 82 dwellings and associated infrastructure - Outline with some matters (appearance, landscaping, scale and layout reserved).

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

- Proven highways issues in the surrounding area
- Proven Air Quality issues nearby
- The site not being an allocated site in the emerging site allocations development plan document

- iv. **PA16/11844:** Sedgemoor Centre Priory Road St Austell Cornwall. Proposed external alterations to a building.

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

Councillor Lanxon declared an interest and left the meeting

- v. **PA16/12004:** Cuddra Womens Institute Cuddra Hall Bucklers Lane St Austell. Entrance porch and covered way.

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

- vi. **PA16/12187:** 23 Chipponds Drive St Austell PL25 5DE. Demolition of existing conservatory and construction of replacement sun room.

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

- vii. **PA16/12191:** Former Police Liaison Building Palace Road St Austell PL25 4AL. Conversion of existing B1 office building to form 6 flats and extension to provide 4 flats.

It was **RESOLVED** to make no objection to this application subject to the Police Architectural Liaison Officer comments being taken into consideration particularly with regard to the use of plant screening to prevent any overlooking issues.

Councillor Bull abstained from voting on this application

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

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

- Overdevelopment
- Lack of parking
- Inadequate vehicular access on to a busy road

Councillor Bull abstained from voting on this application

- ix. **PA17/00096:** Former Totem Building Daniels Lane St Austell PL25 3HS. Advert Consent: Internally illuminated fascia sign to be erected on the North-East corner elevation of Lidl Store.

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

- x. **PA17/00630:** Unit 58 Stennack Road St Austell Cornwall. Change of use to a D2 dance studio is sought. Internal changes only by removing the mezzanine storage on the first floor along with the first floor offices. This will create two dance studios on the ground floor. All rooms will be kept on the ground floor to create reception area, changing rooms, waiting area, toilets and shower and two offices.

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

- xi. **PA17/00955:** Gerrans Point North Hill Park St Austell PL25 5QJ. Proposed conservatory, conversion of existing garage and alterations to existing dwelling.

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

P/16/119) Premises Licence Applications

None.

P/16/120) Planning Decisions

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

P/16/121) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/16/122) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 27th March 2017 and Monday 24th April 2017.

The meeting closed at 7.28pm