

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 24th APRIL 2017 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

Present: Councillors: Colwill, King, Krishnan, Lanxon, Murtagh, Oxenham, Palmer (Chair), Stewart and Walker

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

Also in attendance: Councillor Brown.

P/16/123) Apologies for absence

Apologies for absence were received from Councillor Bull.

Councillors King and Lanxon advised that they had to leave early.

P/16/124) Declarations of Interest

There were no declarations of interest.

P/16/125) Dispensations

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

P/16/126) Minutes from the Meeting dated 13th February 2017

It was **RESOLVED** that the minutes of the meeting held on the 13th February 2017 be approved and signed as a correct record.

P/16/127) Matters to note

The Clerk advised that Planning Application Number: PA16/11995 (Land at Coyte Farm) was withdrawn at the last minute from Cornwall Council's 30th March 2017 Strategic Planning Committee Agenda.

***Councillors Brown, Oxenham and Stewart arrived ***

P/16/128) Public participation

The Chairman advised the members of the public present that he would move the planning application in which they were interested in to the first item after the presentation from Lipscombe Jones.

The Chairman welcomed Mr Simon Jones from Lipscombe Jones and Mr Angilley to the meeting.

P/16/129) Simon Jones - Lipscombe Jones

Mr Jones advised that the existing planning permission for the old bus depot site at Eliot Road would not go ahead due to the much higher costs than first thought for the clearance of the contaminated land and the considerable disruption that the building work is likely to have on the neighbouring properties.

Mr Jones advised that the applicant, Mr Angilley has now acquired some of the surrounding land which has given an extra 50% of land mass and has enabled a re-designed scheme of 60 apartments to be drawn up. Mr Angilley advised that the new scheme is less dense, is more sympathetic to the neighbours and has larger than nationally prescribed space standards. Some affordable housing will be provided with the scheme as well as education and public open space contributions. Members noted that although the scheme is on a brownfield site, it will have some green land within the development and 1 parking space per apartment.

Members raised the following issues/concerns:

- Access to the site
- The number of parking spaces on the site
- Whether solar energy will be used on the site
- The time scales involved for development
- Whether some network rail land could be incorporated into the site

The Chairman thanked Mr Jones and Mr Angilley for their informative presentation and drawings.

P/16/130) Planning Applications

In order to assist the two members of the public present, the Chairman agreed to move item (x) forward to item (i).

- (x) **PA17/03455:** 42 Growan Road St Austell PL25 3JP.
Application for works to trees subject to a tree preservation order - Various tree works.

Mr Lewis of 42 Growan Road advised that there are three trees to the rear of his property which, in his opinion, need some maintenance works and has been advised by Cornwall Council that all three trees have Tree Preservation Orders.

Mr Lewis expressed concern with regard to one tree in particular as it is leaning over his garage and for health and safety reasons would like it felled. He stressed to Councillors that he is happy to maintain the identified trees but needs the Planning Authority's support to do so.

It was **RESOLVED** to make no objection to this application subject to the applicant complying with the Tree Officer's recommendations.

- i. **PA17/01844:** Jarawac Trevarrick Road St Austell Cornwall. Variation of condition 3 (use restriction) of decision PA13/00752 to allow use of annexe as a holiday let.

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

- ii. **PA17/02208:** 46 Eliot Road St Austell Cornwall PL25 4NN. Lowering kerb.

It was **RESOLVED** to make no objection to this application subject to the surface of the new parking area being permeable.

- iii. **PA17/02509:** 110 Cormorant Drive St Austell Cornwall PL25 3BA. Proposed garage extension and en-suite bathroom.

It was **RESOLVED** to make no objection to this application subject to a condition being placed on the garage extension to prevent it from becoming habitable accommodation.

- iv. **PA17/02618:** 21 Eliot Road St Austell PL25 4NN. Regeneration of derelict residential site with the construction of two dwellings.

Members expressed concern that the proposed two storey houses might be out of keeping amongst the bungalows in the area. Concern was also expressed with regard to the proposed access to the site and the potential impact on the neighbouring properties.

It was **RESOLVED** to make no objection to this application subject to the access issues identified being resolved.

Councillor King abstained from voting on this application

- v. **PA17/02744:** 109 Trenance Road St Austell Cornwall PL25 5AW. Lower ground floor extension to existing lounge and kitchen areas.

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

- vi. **PA17/02914:** Car Park East Hill St Austell Cornwall. Outline application with all matters reserved for the erection of a mixed used building.

It was **RESOLVED** to support the principle of development on this site.

- vii. **PA17/03041:** 37 Chough Crescent St Austell Cornwall PL25 3AY.
Proposed bedroom extension over family room.

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

Councillor King left the meeting

- viii. **PA17/03293:** 73 Edgcumbe Road St Austell Cornwall PL25 5DX.
Non material amendment (1) for the creation of a safer pedestrian access away from the vehicular access and relocation of dwelling in respect of decision notice PA13/09630.

The Clerk advised that this planning application had been withdrawn.

- ix. **PA17/03423:** 22 Trevone Crescent St Austell PL25 5ED.
Proposed first-floor games room and conversion of existing games room into bedroom/ensuite.

It was **RESOLVED** to make no objection to this application subject to a condition being placed on the games room extension to prevent it from becoming habitable accommodation.

P/16/131) Premises Licence Applications

None.

P/16/132) Planning Decisions

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

P/16/133) Town and Country Planning (Tree Preservation) (England) Regulations 2012 – 24 Edgcumbe Road St Austell PL25 5DX

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

P/16/134) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that the following applications had been considered under the Town Council's urgent delegated planning decisions procedure:

PA16/10872 – land north of 42 Brockstone Road

Following a recommendation of approval by Cornwall Council, the Chairman and Vice-Chairman of the Committee agreed that the Town Council's objection should remain.

PA17/01114 – 7 Belmont Road

Following a recommendation of approval by Cornwall Council, the Chairman and Vice-Chairman of the Committee agreed that the Town Council's objection should remain.

Councillor King advised that the Planning Officer has since reviewed the application again and has now decided to recommended refusal.

PA16/09477 – 74 Slades Road

The Chairman and Vice-Chairman of the Committee "agreed to disagree" with Cornwall Council's Planning Officer and not insist on the application going to a Cornwall Council Committee.

P/16/135) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 22nd May 2017.

The meeting closed at 7.15pm