

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 22<sup>nd</sup> MAY 2017 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.**

**Present:** Councillors: Bull, Colwill, Hanlon, Jones, King, Krishnan, Lanxon, Leonard, Oxenham, Pearce and Walker.

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

**Also in attendance:** Councillor Brown.

**P/17/01) Election of Chairman**

In the absence of Councillor Palmer, Councillor Walker took the Chair and asked for nominations for Chairman. Nominations were received for Councillors King and Palmer.

It was **RESOLVED** that the election of Chairman should be undertaken by way of a secret ballot.

A secret ballot was undertaken with Councillor King receiving 7 votes and Councillor Palmer receiving 3 votes.

It was **RESOLVED** that Councillor King be elected Chairman of the Planning and Regeneration Committee for the 2017/18 civic year.

*\*\* Councillor King arrived at the meeting\*\**

Councillor King thanked Members for their support and took the Chair.

**P/17/02) Election of Vice-Chairman**

It was **RESOLVED** that Councillor Oxenham be elected Vice-Chairman of the Planning and Regeneration Committee for the 2017/18 civic year.

**P/17/03) Apologies for absence**

Apologies for absence were received from Councillor Palmer.

Councillors Lanxon and Walker advised that they needed to leave the meeting early.

### **P/17/04) Declarations of Interest**

Councillor Krishnan declared an interest in Agenda Item 9 (iii) by virtue of being a BID Director.

### **P/17/05) Dispensations**

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

### **P/17/06) Minutes from the Meeting dated 24<sup>th</sup> April 2017**

It was **RESOLVED** that the minutes of the meeting held on the 24<sup>th</sup> April 2017 be approved and signed as a correct record.

### **P/17/07) Matters to note**

The Clerk advised that following a further 5-day protocol notification from Cornwall Council and the updated views of the Cornwall Councillor, the Chairman and Vice-Chairman had agreed to withdraw the Town Council's objection to planning application PA16/10872 – 42 Brockstone Road.

### **P/17/08) Public participation**

In order to accommodate two members of the public present, the Chairman agreed to bring Planning Application (iv) forward to agenda item (i).

### **P/17/09) Planning Applications**

- (iv) **PA17/02977:** U Fit Windows 30 - 32 Slades Road St Austell Cornwall. Demolition of commercial unit and erection of 2no. 2 bedroom apartments and 4no. 1 bedroom apartment.

Members reviewed the Planning Application and raised the following observations/concerns:

- The design possibly being out of keeping with the rest of Slades Road
- Visibility and access concerns
- The need for housing

The Applicant advised that he was working with Cornwall Council's Highways Officers to try and address concerns with regard to the access arrangements.

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

- i. **PA15/06128:** Land North Of Cuddra Aquatics Holmbush Road St Austell Cornwall. Outline application for construction of B2/B8 units with detailed access and all other matters reserved.

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

- ii. **PA17/01920:** Bridge Road Motors Bridge Road St Austell PL25 5HE. Proposed demolition of existing buildings and construction of 10 residential dwellings and associated works.

It was **RESOLVED** to make no objection to this application subject to the design being sympathetic to the historic bridge located nearby.

*\*\*Councillor Krishnan reiterated his interest in the following item and left the room\*\**

- iii. **PA17/02565:** White River Place St Austell Cornwall. Advertisement consent to display 4no. lamp-post banners.

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

*\*\*Councillor Krishnan returned to the meeting\*\**

- v. **PA17/03372:** 4 Horsley Rise St Austell PL25 4UP. Conversion of garage to kitchen space and construction of extension to existing hallway on the front elevation.

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

- vi. **PA17/03586:** 7 Pentewan Road St Austell PL25 5BU. Conversion of dwelling into two self-contained flats.

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

- vii. **PA17/03858:** McDonald's Pentewan Road St Austell Cornwall. Certificate of lawfulness for proposed unrestricted trading operation (i.e. 24 hours a day).

Members expressed strong reservations about this proposal. They felt that there would be a noise impact on the neighbouring properties and a further increase in both anti-social behaviour and litter that is already experienced in the area. Concern was also expressed about the precedent that this could create for other fast food out-lets in the area.

It was **RESOLVED** to strongly object to this application on the grounds of anti-social behaviour, noise and litter concerns.

- viii. **PA17/03958:** 119 Holmbush Road St Austell Cornwall PL25 3LN. Proposed two bedroom cottage.

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

- ix. **PA17/04076:** 73 Edgcumbe Road St Austell Cornwall PL25 5DX. Variation of Condition 4 of Decision Notice PA13/09630 for Reserved Matters application for the erection of one dwelling (single storey); namely to separate vehicular access from pedestrians for safety reasons. The existing access to be converted into a footpath.

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

- x. **PA17/04080:** 24 Cromwell Road St Austell Cornwall PL25 4PS. Proposed extensions and alterations to form first floor accommodation and associated works.

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

- xi. **PA17/04128:** Tamar House The Sidings St Austell Cornwall PL25 4TJ. Non material amendment to vary the landscaping, parking and contaminated land conditions to conversion of existing building with associated parking and landscaping area from B1 use (office) to C3 use (5no. apartment dwellings) to PA15/01660.

It was **RESOLVED** to make no objection to this application subject to a technical assessment of the drainage proposals.

### **P/17/10) Town Plan/Neighbourhood Plan**

The Clerk advised that the previous Council had requested that the new Council explore as soon as possible the potential for a neighbourhood plan for St Austell. He explained that there was a need to consider whether a neighbourhood plan would offer any additional safeguards to what was already in the local plan. He suggested that guidelines on Houses in Multiple Occupation and Design could be put in to a neighbourhood plan but the benefits of this had to be weighed up against the cost of producing a plan which past experience has shown can be up to a six figure sum.

Members raised the following issues:

- Whether the Town Council could obtain any guidance from the bigger Towns such as Truro who are in the process of producing a neighbourhood plan;
- Whether a neighbourhood plan can give a steer in terms of sustainable energy;
- Whether it can replace some of the policies that have been lost from the Restormel Local Plan eg: Areas of Special Character
- That expert advice was needed to help the Town Council decide whether to proceed or not.

It was **RESOLVED** that the Clerk would invite Sarah Arden, Cornwall Council's Neighbourhood Planning specialist, to a future meeting of the Town Council.

### **P/17/11) Pondhu House Working Group**

The Clerk explained that part of the devolution package was to explore the future options for Pondhu House. He advised that he was due to meet with representatives from Locality and Architectural Heritage shortly to obtain their advice on how to proceed. He advised that it would be helpful to set up a Pondhu House Working Group to help shape the future potential use of the building.

It was **RESOLVED** that Councillors: Colwill, Hanlon, Heyward, Leonard and Walker would sit on the Town Council's Pondhu House Working Group.

### **P/17/12) Premises Licence Applications**

**1. Premises Name and Address: Hair Workshop, 19 Trinity Street, St Austell, PL25 5LS. Application Type: New. Licensable Activities: Alcohol.**

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

**2. Premises Name and Address: Bun & Run (Mobile Trailer), Daniels Lane, Holmbush, St Austell. Application Type: New. Licensable Activities: Late Night Refreshment.**

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

### **P/17/13) Planning Decisions**

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

### **P/17/14) Cornwall Council – Urgent Delegated Planning Decisions**

The Clerk advised that under the 5 day protocol the Chairman and Vice-Chairman, in consultation with the Cornwall Councillor Divisional Member had agreed to withdraw their objection to Planning Application Number: PA17/01999.

### **P/17/15) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - PA16/04788 St Austell Enterprise Park Treverbyn Road Carclaze St Austell**

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

### **P/17/16) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - PA16/06587 Land South East Of 12 Trelevan Close Trelevan Close St Austell PL25 4UU**

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

### **P/17/17) Town and Country Planning (Tree Preservation) (England) Regulations 2012 – 22 – 24 Edgcumbe Road, St Austell**

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

### **P/17/18) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 19<sup>th</sup> June and Monday 31<sup>st</sup> July.

The meeting closed at 7.15pm.