

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 19<sup>th</sup> JUNE 2017 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.**

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

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

**Also in attendance:** Councillor Brown and Heyward.

**P/17/19) Apologies for absence**

Apologies for absence were received from Councillor Hanlon.

**P/17/20) Declarations of Interest**

None.

**P/17/21) Dispensations**

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

**P/17/22) Minutes from the Meeting dated 22<sup>nd</sup> May 2017**

It was **RESOLVED** that the minutes of the meeting held on the 22<sup>nd</sup> May 2017 be approved and signed as a correct record.

**P/17/23) Matters to note**

The Clerk advised that he had nothing to add.

**P/17/24) Public participation**

The Chairman advised the members of the public present that he would move the planning applications in which they were interested in (Agenda Item 9 (i) and (viii)) to the first item after the two Neighbourhood Plan presentations.

**P/17/25) Neighbourhood Plans**

The Chairman welcomed Sarah Furley, Cornwall Council Principal Planning Officer to the meeting.

Ms Furley explained that a Neighbourhood Plan was a land use plan and once fully developed and approved, carried full policy weight in the planning process and would sit alongside the Local Plan. She advised that 9 plans had been adopted so far in Cornwall with approximately 100 Town and Parishes Councils in the process of putting a plan together. Around 25 draft plans are in place.

She emphasized that a Neighbourhood plan must:

- be permissive
- be about land use planning and
- be produced by the community

Ms Furley advised that a Neighbourhood Plan could be given the power to allocate green space but it should not repeat information contained within either the Local Plan or the Development Plan Document.

She explained the approximate cost of producing a Neighbourhood Plan and the funding/officer resource that would be met by Cornwall Council should the Town Council decide to proceed. Ms Furley advised Members on the statutory process involved in producing a Neighbourhood Plan which on average is taking around 2 years.

Members raised the following issues:

- If there was something that a Neighbourhood Plan could fulfil that the Town Framework could not;
- Whether a Neighbourhood Plan could incorporate policies that had been lost with the Restormel Plan eg: Areas of special character;
- Whether a Masterplan for one particular area of the town could be produced eg: Carlyon Road

In response, Ms Furley advised that:

- Members could identify something specific to put in the plan that the Town Framework did not have eg areas of special character, design quality or design code;
- Master planning for one particular area could be addressed as long as it was in line with the DPD and linked policies;
- In her view, Neighbourhood Plans were carrying less weight in the planning processes than they used to.

Members thanked Ms Furley for her informative and interesting presentation.

## **P/17/26) St Mewan Neighbourhood Plan**

The Chairman welcomed Mr Richard Wallace, Chairman of the St Mewan Neighbourhood Plan Steering Group to the meeting. He advised that the Steering Group had been working on the plan for 3 1/2 years, approximately £17K had been spent so far and CRCC had helped to fund some of the costs involved. The Plan is currently out for a 6-week formal consultation with 3 consultations having taken place so far. Mr Wallace advised that the group had sought some professional help during this time to help determine some statistical information. The draft Plan identifies areas of land for small developments only as the consultation process has revealed that local people wish St Mewan to remain quiet and semi-rural. Mr Wallace drew Members attention to the "green buffer" between St Austell and Trewoon which they felt was important for both St Mewan and St Austell.

It was **RESOLVED** to support the green buffer between St Austell and St Mewan.

The Chairman thanked Mr Wallace for his presentation.

## **P/17/27) Planning Applications**

- i. **PA17/02862:** Western National Ltd - Bus Depot Eliot Road St Austell Cornwall. 60 new residential dwellings.

The Clerk advised that the following concerns had been highlighted by the Planning Officer and members of the public with regard to the proposal:

- Road/access to the site
- The effect on the Urban Village
- The number of houses proposed on the site
- The lack of parking provision
- The density of the proposal
- The height of the development

Mr Angilley, the applicant advised that he had acquired 50% more land adjacent to the site which in his opinion could easily accommodate the 60 units proposed. The traffic assessments have been done and an independent review has indicated that the development will not cause any traffic issues. He advised that the parking of one space per property is in accordance with Planning guidelines and that the Urban Village would overlook this site, not the other way around.

Members raised the following issues/concerns:

- The need for more than 1 parking space per property
- The height of the 5 storey buildings
- The low level of affordable housing provision within the scheme
- The Police Architectural Liaison Officer concerns
- The need to deliver housing in accordance with the Local Plan
- The desire to use local suppliers

It was **RESOLVED** to make no objection to this application subject to:

- The Devon & Cornwall Police Architectural Liaison Officer being satisfied with the proposals;
- Cornwall Council Highways Officers being satisfied with the proposals;
- A further viability check being undertaken with regard to the affordable housing provision within the site.

*\*\*Councillor Bull abstained from voting on this application\*\**

- viii. **PA17/04765:** 18-20 Woodland Road St Austell PL25 4QY.  
Conversion of doctor's surgery to 8 residential flats.

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

### **P/17/28) St Austell Bay Economic Forum (SABEF) - A Community Economic Development Plan for St Austell Bay & Clay Country**

The Chairman welcomed Mr David Chadwick to the meeting who explained the background to the production of the SABEF Community Economic Development Plan for St Austell Bay & Clay Country.

Members were generally supportive and welcomed the initiative of SABEF to develop the Community Economic Development Plan. They expressed a willingness and desire to feed in to further drafts of the plan. Members felt that there was some good information in the plan so far, but that it was lacking in a few areas. The key points made during the discussions were:

- It was felt that a multi-faceted approach to regenerating St Austell was required;
- Transport infrastructure was identified as very important including the A30 link road and measures to address air quality;
- It was felt that greater emphasis could be placed on digital technology and the potential to generate jobs within this area;

- There was general support for the horticultural vision linked to Eden, Heligan and Pinetum Lodge amongst others;
- There was mixed feelings with regard to the clay/ceramics vision;
- It was felt that there was a greater need to encourage service industries, cultural facilities, restaurants and specialist high quality traders in to the town centre to replace retail losses;
- It was felt that there was a need to acknowledge climate change and the importance of renewable energies in the strategy;
- It was stated that social enterprise needed greater emphasise within the report;
- It was suggested that there was a potential to build on the Cornish brand for in particular food, drink and eateries;
- Members asked how the plan will be progressed and whether an Action Plan will develop from it.

It was **RESOLVED** to support SABEF and the general direction of the Community Economic Development Plan for St Austell Bay & Clay Country.

### **P/17/29) Planning Applications**

- ii. **PA17/04247:** Mordros 4 Avonwynn View St Austell Cornwall. Proposed extension over existing garage to form an additional bedroom, bathroom and lounge.

It was **RESOLVED** to make no objection to this application subject to:

- A suitable condition to ensure that the extension can only be used in conjunction with the main dwelling;
- Network Rail's conditions being taken into consideration.

*\*\*Councillor King abstained from voting on this item\*\**

- iii. **PA17/04265:** Land South Of 37 Trevarrick Road Trevarrick Road St Austell Cornwall. Detached dwelling.

It was **RESOLVED** to make no objection to this application subject to a suitable land contamination report being obtained and assessed.

- iv. **PA17/04281:** Land South Of 7 Landrew Road Landrew Road St Austell Cornwall. Pair of semi-dwellings and associated works.

It was **RESOLVED** to object to this application on the grounds of over development. Members however asked that it be recorded that they may view an application for one property on this site more favourably.

- v. **PA17/04422:** 33 Turnavean Road St Austell Cornwall PL25 5NX. Works to an Oak subject to a TPO.

It was **RESOLVED** to object to this application as it stands. The Town Council are however content to be guided by the Tree Officer and his recommendations.

- vi. **PA17/04556:** 20 Central Avenue St Austell PL25 4JG. Proposed extensions and general alterations.

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

- vii. **PA17/04710:** Land Adjoining 76 Bodmin Road St Austell Cornwall. Non-material amendment (NMA 1) for additional room formed under proposed garage with the addition of a window and an additional to kitchen (both changes to the proposed west elevation) in respect of decision notice PA16/07763.

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

- viii. **PA17/04880:** 15 Cannis Road St Austell Cornwall PL25 4EB. Proposed entrance porch, study and conversion of garage to a garden sun room.

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

- ix. **PA17/05195:** Truro Road Park Truro Road St Austell Cornwall PL25 5JE. Works to trees in a Conservation Area.

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

### **P/17/30) Premises Licence Applications**

**1. Premises Name and Address: Lidl, Daniels Lane, Holmbush, St Austell, PL25 3HS. Application Type: New. Licensable Activities: Alcohol.**

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

### **P/17/31) Planning Decisions**

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

### **P/17/32) Cornwall Council – Urgent Delegated Planning Decisions**

None.

### **P/17/33) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 31<sup>st</sup> July 2017 and Tuesday 29<sup>th</sup> August 2017.

Councillor King tendered his apologies for the meeting on Monday 31<sup>st</sup> July 2017.

The meeting closed at 8.20pm.