

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 24th JULY 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 and Palmer.

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

Also in attendance: Councillors Brown and Heyward.

P/17/34) Apologies for absence

Apologies for absence were received from Councillors Pearce and Walker.

P/17/35) Declarations of Interest

None.

P/17/36) Dispensations

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

P/17/37) Minutes from the Meeting dated 19th June 2017

Councillor King clarified that he was available to attend the 31st July 2017 meeting but not the 29th August 2017 meeting.

It was **RESOLVED** that the minutes of the meeting held on the 19th June 2017 be approved and signed as a correct record.

P/17/38) Matters to note

The Clerk advised that further to minute number **P/17/25** an informal Town Council meeting has been arranged for Monday 4th September for Members to discuss in more detail whether or not to pursue a Neighbourhood Plan for St Austell.

In answer to a question, the Town Clerk **AGREED** to speak to the Community Link Officer about the latest position with regard to the SABEF Community Economic Development Plan for St Austell Bay & Clay Country.

Councillors Lanxon and Leonard arrived

P/17/39) Public participation

The Chairman agreed that the member of public present could speak when his Planning Application was being considered.

Councillor Brown arrived during the next item

P/17/40) Planning Applications

- i. **PA17/02304:** 88 - 90 Truro Road St Austell Cornwall PL25 5HH. Proposed erection of 3 dwellings and provision of parking.

Members noted the revised access arrangements for this application which has the approval of Cornwall Council's Highways Officer. Members felt that the proposed improvements are still not satisfactory, mainly due to the close proximity of the access to the traffic lights. Over-development of the site was also expressed as a concern.

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

- An unsafe access which is too close the traffic lights
 - The lack of parking provision
 - The loss of amenity land
 - The impact of air quality in the area
 - Over-development
- ii. **PA17/05000:** Alan Davis Automatics Wheal Northey St Austell PL25 3EF. Outline planning permission with all matters reserved: Replacement of Existing Building with eight houses.

The Chairman welcomed Mr Bateman, Agent for the applicant to the meeting.

Mr Bateman explained that the premises at Wheal Northey are now almost redundant and the family would now like to replace the existing building with residential housing and associated parking.

Members raised the follow issues/concerns:

- Permitted development rights could allow the existing building to be converted from office use to residential use without planning permission;
- The potential increase in traffic in the area;
- The likelihood of the visitors parking at the new development being used by visitors to the Wheal Northey Doctors Surgery;
- The loss of industrial land;

- The decline in commercial business at the location;
- The sustainability of the location for housing;
- The lack of detail due to the nature of the planning application.

On balance, Members felt that the area is a sustainable housing location although expressed reservations about the proposed parking arrangements.

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

*** Councillors Bull, King and Lanxon abstained from voting on this application ***

*** Councillor Colwill voted against this application ***

- iii. **PA17/05271:** Day Lewis 1 - 3 Victoria Place St Austell Cornwall. Listed building consent for: general repairs; replacement of old asbestos cement slates with new natural slate to rear elevation; replacement of 4 no. rear elevation windows and 1 no. rear elevation door and side screen; redecoration of building externally in colours to match existing.

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

- iv. **PA17/05409:** 3 Lyndhurst Avenue St Austell PL25 3HJ. Proposed extensions and improvements.

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

- v. **PA17/05413:** Moonraker 11 Trelake Road St Austell Cornwall PL25 5NH. Application for tree works to reduce the height of sycamore trees and also to prune and thin side branches (within a conservation area).

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

- An incomplete application form;
 - A lack of information with regard to the reason for the works.
- vi. **PA17/05575:** 1A Trevarrick Road St Austell Cornwall. Application for change of use from D2 to B1A (office other than A2/B1C (light industrial)).

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

- vii. **PA17/05673:** 1 Robartes Place St Austell Cornwall PL25 4JQ. To demolish existing bungalow and replace with 3 no. two storey 3 bedroom dwelling units with associated parking.

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

- Inadequate access
- Over development
- Lack of amenity space

Councillor Bull abstained from voting on this application

- viii. **PA17/05700:** 35 Eliot Road St Austell PL25 4NN. Proposed first floor bedroom extension.

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

- ix. **PA17/05735:** St Austell Church Hall Trevarthian Road St Austell PL25 4BH. Demolition of derelict church hall building approx area 400m²: retention of existing entrance onto the site, cottage, stone shed and car parking.

It was **RESOLVED** to make no objection to this application subject to the Highways Officers ensuring that suitable traffic management plans are put in place for the contractors' vehicles during demolition.

- x. **PA17/05795:** 6 Eliot Road St Austell PL25 4NL. Proposed replacement garage, kitchen and bedroom extension, addition of roof dormers and associated works.

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

- Over-development;
- Adverse impact on the neighbouring properties.

Councillor Bull abstained from voting on this application

- xi. **PA17/05810:** 5 Elm Terrace St Austell PL25 5QF. Notification of proposed works to a tree in a conservation area. Felling of Monkey Puzzle.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer's recommendations being taken into consideration with regard to the planting of a replacement tree.

- xii. **PA17/05841:** 106 Alexandra Road St Austell Cornwall PL25 4QJ. Installation of a dropped kerb.

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

- xiii. **PA17/06103:** 28 Jubilee Meadow St Austell PL25 3EX. Works to trees subject to a tree preservation order. Crown raising of four Oaks to six metres from ground level.

It was **RESOLVED** to make no objection to this application subject to the works being carried out in accordance with the Tree Officer's recommendations.

P/17/41) Premises Licence Applications

- 1. Premises Name and Address: Aldi, Slades Road, St Austell, PL25 4HW. Application Type: Minor Variation. Licensable Activities: Change to premises plan.**

The Clerk advised that this application has been determined.

- 2. Premises Name and Address: J M Mini Market, 12 Victoria Place, St Austell, PL25 5PE. Application Type: New. Licensable Activities: Alcohol.**

Members expressed concern about the current anti-social behaviour issues in the town centre and although not opposed to the application, felt that some restrictions should be applied.

It was **RESOLVED** to make no objection to this application subject to consideration being given to restricting the hours of trade from 9am to 5pm and that Cornwall Council be asked to liaise with the applicant about the strength of alcohol sold at the premises.

Councillor Krishnan left the meeting

P/17/42) Planning Decisions

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

P/17/43) Cornwall Council – Urgent Delegated Planning Decisions

None.

Councillor Lanxon left the meeting

P/17/43) Cornwall Shop Front Design Guide

The Town Clerk drew Members attention to the Cornwall Shopfront Design Guide and Shopfront Design Guide for St Austell previously circulated.

He advised that the consultation had been circulated locally and that he had received a comment from a local sign maker that contrary to the comments on page 9 (Fascia signage) of the document, perspex signage is perfectly acceptable as long as the design is right, with the added advantage over other materials of being very hard wearing and long lasting. It was also suggested that Cornwall Council should approach local firms to quote for any works due to be carried out. It was also noted that other providers are available to provide disability advice and that one organisation should not be promoted above others within the document.

It was **RESOLVED** that the Town Clerk should write to Cornwall Council expressing the Town Council's support incorporating the following suggestions:

- That Perspex signage is acknowledged as an acceptable material to be used in some circumstances with appropriate design and should not be discounted;
- That Cornwall Council should work with and encourage the use of local contractors wherever possible in relation to the types of work proposed in the guides;
- That other providers are available within Cornwall to provide disability advice as well as Disability Cornwall.

P/17/44) Dates of Meetings

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

The meeting closed at 7.58pm