

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 31st JULY 2017 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

Present: Councillors: Colwill, Hanlon, 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: Councillors Brown and Heyward.

P/17/46) Apologies for absence

Apologies for absence were received from Councillor Bull.

P/17/47) Declarations of Interest

Councillor Jones declared an interest in Agenda Item 12 by virtue of being a Trustee of the St Austell Arts Centre.

P/17/48) Dispensations

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

P/17/49) Minutes from the Meeting dated 24th July 2017

It was **RESOLVED** that the minutes of the meeting held on the 24th July 2017 be approved and signed as a correct record.

*** Councillor Leonard arrived during the next item***

P/17/50) Matters to note

The Clerk advised that the St Austell Bay Economic Forum (SABEF) are hoping to approve the Community Economic Development Plan for St Austell Bay & Clay Country in September.

The Case Officer has advised that Planning Application Number PA17/05413 (11 Trelake Road) is a notification to Cornwall Council of works to trees in a Conservation Area and therefore did not need a formal response from the Town Council. The applicant has however agreed to carry out the works as recommended by the Tree Officer.

P/17/51) Public participation

None.

*** Councillor Lanxon arrived during the next item***

P/17/52) Planning Applications

- i. **PA17/05223:** 4 North Hill Park St Austell Cornwall PL25 4BJ. Application for a non material amendment (1) following the grant of planning consent PA16/04711. Amendments sought - Increase extension by 0.5m to the rear, alter shape of windows, addition of 2 windows.

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

Councillor Brown arrived during the next item

- ii. **PA17/05840:** 82 Bodmin Road St Austell PL25 5AG. Outline Application for residential development with all matters reserved.

Members raised concerns about the sustainability of the site, the harm it might have on the public right of way and the sensitivities of the area.

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

- It is not a sustainable site
- There is a five-year housing land supply and no need for this development
- Inappropriate development in a sensitive area
- Harmful to the important public right of way which links to the clay trails

Councillor Walker abstained from voting on this item

- iii. **PA17/05842:** 82 Bodmin Road St Austell PL25 5AG. Construction of an annexe/holiday accommodation. (Demolition of existing workshop).

It was **RESOLVED** to make no objection to this application subject to the public right of way being maintained.

Councillor Walker abstained from voting on this item

- iv. **PA17/06077:** Premier Travel Inn Carclaze St Austell Cornwall. Construction of a two-storey hotel extension; additional car parking; realignment of access and upgrade to reception.

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

Councillor Pearce arrived during the next item

- v. **PA17/06096:** Bethel Park Bucklers Lane St Austell Cornwall. Removal of limbs on Oak Tree (T1) covered by a Tree Preservation Order.

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

- vi. **PA17/06155:** 3 Sparnon Close St Austell PL25 5AR. Retrospective planning application for off street parking bay.

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

- vii. **PA17/06189:** 54 Porthmeor Road St Austell PL25 3LX. Erecting a double carport adjoining the front of the dwelling.

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

- viii. **PA17/06574:** 4 Menear Road St Austell Cornwall PL25 3DE. Extension of existing detached garage to accommodate hobbies/sunroom with storage over.

It was **RESOLVED** to make no objection to this application subject to a condition to ensure that the conversion is used in conjunction with the host dwelling.

- ix. **PA17/06954:** 12 Poltair Road St Austell Cornwall PL25 4LS. Conversion of existing garage to form granny annexe, including provision of pitched roof in place of existing flat roof with accommodation therein.

It was **RESOLVED** to make no objection to this application subject to a condition to ensure that the conversion is used in conjunction with the host dwelling.

P/17/53) Premises Licence Applications

None.

P/17/54) Planning Decisions

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

P/17/55) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/17/56) Cornwall Community Infrastructure Levy Draft Charging Schedule

Members considered the consultation papers relating to the Community Infrastructure Levy and raised the following comments/concerns:

- Concern that the CIL rate for St Austell was zero and the need for Cornwall Council to regularly review the CIL level and increase it for St Austell as soon as it becomes viable to do so.
- That the allocation of CIL funding should be a function of the Community Network Panels.
- General support for the Regulation 123 list.
- General support for the discretionary relief and instalment schemes.
- The inclusion of the following two road schemes within either the Section 106 listings, Section 278 listings or the Regulation 123 list depending on which was most likely to provide funding:
 - The lowering of the road under the bridge at Holmbush
 - Improvements to the crossroads by Bethel Chapel

It was **RESOLVED** that the Clerk should respond to the consultation document as follows:

1. Request that Cornwall Council regularly reviews the CIL levels and increases the levy for St Austell as soon as it becomes viable to do so;
2. The allocation of CIL funding should be a function of the Community Network Panels;
3. That the lowering of the road under the bridge at Holmbush and improvements to the crossroads by Bethel Chapel should be included within the Section 106 listings, Section 278 listings or the Regulation 123 listings, whichever is most likely to receive funding.

P/17/57) Cornwall Site Allocations Development Plan Document

The Clerk advised that once adopted, this document would provide better safeguards for the Town and strongly recommended that Cornwall Council should be asked to adopt it as soon as possible. He added that following correspondence from Redrow, Members might wish to consider asking

Cornwall Council to put the Coyte Farm site into the document during the next round of reviews.

Members raised the following issues/concerns:

- The need for the document to be approved as quickly as possible;
- Too many modifications to the document at this stage may need another round of consultation which might delay its adoption;
- The planning permissions that might not be delivered;
- The changing nature of planning legislation;
- The need for regular reviews of the document

Members felt that they should not ask for the Coyte Farm site to be added to the document at this stage for the following reasons:

- The request might delay the adoption of document;
- The site is within Pentewan Valley Parish.

It was **RESOLVED** to support the document and request that Cornwall Council adopt it as soon as possible.

Councillor Walker abstained from voting on this item

P/17/58) Cornwall Minerals Safeguarding Development Plan Document

It was **RESOLVED** to support the document.

P/17/59) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Tuesday 29th August and Monday 2nd October 2017.

The meeting closed at 6.55pm.