

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on TUESDAY 29<sup>th</sup> AUGUST 2017 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.**

**Present:** Councillors: Bull, Colwill, Hanlon, Jones, King, Lanxon, Leonard, Oxenham (Chair), Palmer and Pearce.

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

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

**P/17/60) Apologies for absence**

Apologies for absence were received from Councillor King and Walker.

**P/17/61) Declarations of Interest**

There were no declarations of interest.

**P/17/62) Dispensations**

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

**P/17/63) Minutes from the Meeting dated 31<sup>st</sup> July 2017**

It was **RESOLVED** that the minutes of the meeting held on the 31<sup>st</sup> July 2017 be approved and signed as a correct record.

**P/17/64) Matters to note**

The Clerk advised that he had nothing to add.

The Chair advised that in order to assist the members of the public present she would bring agenda items 8 and 9 forward.

**P/17/65) Public participation**

None.

**P/17/66) Higher Trewhiddle Farm – PA17/05616**

The Town Clerk advised that Cornwall Council's Legal Services Department has requested that the Town Council consider clarification of the Deed of Modification application and drew Members' attention to the previously

circulated e-mail from the Planning Case Officer explaining some points of detail.

Members agreed that they understood the application and were happy to re-confirm their previous decision.

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

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

*\*\*Councillor Brown arrived\*\**

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

### **P/17/67) St Austell Railway Bridge (Councillor Heyward)**

The Town Clerk advised that Historic England has received a request to remove the St Austell railway station and footbridge from the National Heritage List for England and that the Town Council, following enquiries, has been invited to respond to their consultation report.

Councillor Heyward advised that the St Austell Station and Footbridge were listed in 1996 but Network Rail has applied to Historic England to de-list the whole station as a way of enabling them to remove the footbridge in due course. Historic England has indicated that the way forward might be to de-list the whole station and then re-list the footbridge and signal box. Councillor Heyward asked if the Town Council would be prepared to provide her with a letter of support resisting the de-listing to send with her consultation response. A letter of support has been provided by the BID and a letter of support from the Chamber of Commerce is hoped to be received shortly. She advised that a recent survey has indicated that 80% of those surveyed would like the bridge to remain in place.

Mr Wellicomb advised Members that he was strongly in favour of the bridge being kept as it is part of St Austell's heritage. He expressed concern about the neglect of the bridge over many years and that a letter should be sent to Sir Peter Hendy (Chairman of Network Rail) and Mark Carne (CEO Network Rail) expressing the Town Council's concern of the proposed de-listing.

Mr Carl Roberts circulated a picture of a bridge at Stratford Upon Avon that had been restored.

Members raised the following issues/concerns:

- What legal weight the Conservation Area has in relation to a de-listing application
- The health and safety implications of the bridge
- The funding of the repair and maintenance of the bridge
- The communication difficulties with Network Rail

It was **RESOLVED** that the Clerk should write a letter to Historic England (via Councillor Heyward), Enforcement Team at Cornwall Council, Sir Peter Hendy (Chairman of Network Rail) and Mark Carne (CEO Network Rail) expressing in the strongest terms the Town Council's objection to the proposed de-listing of the St Austell Railway Station and Footbridge.

### **P/17/66) Planning Applications**

- i. **PA17/04265:** Land South Of 37 Trevarrick Road Trevarrick Road St Austell Cornwall PL25 5JW. Detached dwelling.

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

- ii. **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

- iii. **PA17/06526:** 1 Church Street St Austell PL25 4AW. Listed Building consent for the installation of New Cisco Wireless Access Points.

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

- iv. **PA17/06582:** 2 Poltair Road St Austell PL25 4LR. Outline planning permission with all matters reserved: Proposed new dwelling and associated works.

Members raised no concern in principle to this application as long as the final design is in keeping with other properties in Poltair Road.

It was **RESOLVED** to make no objection to this application as long as the final design is in keeping with other properties in Poltair Road.

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

- v. **PA17/06644:** 6 Cromwell Road St Austell PL25 4PS. Advert Consent: Signage.

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

- vi. **PA17/06776:** Plumbing Trade Services Manfield Way St Austell PL25 3HQ. Installation of racking system.

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

- vii. **PA17/06836:** Albi Court St Austell Cornwall. Proposed support staff overnight accommodation.

Members raised concerns that the site is on flood plain and that the proposal is to build between the river and the existing flats.

It was **RESOLVED** to make no objection subject to the design being suitable to withstand any flooding that may occur on the site.

- viii. **PA17/06840:** 38 Fore Street St Austell Cornwall PL25 5EP. Advertisement consent for 4 fascia signs and 1 projector sign.

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

- ix. **PA17/06948:** Redwood House 7 Trelake Road St Austell PL25 5NH. Felling of Swamp Cyprus tree.

Members raised concern about the felling of this tree and agreed that unless it could be demonstrated that it needed to be destroyed it should not be felled.

It was **RESOLVED** to object to this proposal unless the Tree Officer is satisfied that the tree has come to the end of its natural life and should be felled.

- x. **PA17/07211:** 47 South Street St Austell Cornwall PL25 5BJ. Fell Horse Chestnut tree.

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

- No herbicide or stump treatment being used
- A suitable tree being planted in its place

*\*\*Councillor Bull declared an interest in the following item and left the room\*\**

- xi. **PA17/07244:** Land East Of 24 Edgcumbe Road St Austell Cornwall. 1 no. new 4 bedroom dwelling to the west of the existing dwelling with amended vehicular access to both properties.

Members noted that this application had been won at appeal and that the works appeared to have commenced already.

It was **RESOLVED** to make no objection subject to compliance with the recommendations of the Highway's Officer and the Tree Officer.

*\*\*Councillor Bull returned to the meeting\*\**

- xii. **PA17/07251:** 32 Carrickowel Crescent St Austell PL25 3EG. Remove existing garage building. Construct a ground floor rear extension and a garage to the side of the property.

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

- xiii. **PA17/07791:** 50 Brockstone Road St Austell PL25 3DP. Remove existing garage and construct new garage linked to dwelling, extend dwelling to the rear and the front, add dormers to the existing loft conversion, replace 'lean-to' with extension. Improve parking and driveway including second access onto road. Create decking area within rear garden.

Councillor Brown outlined his concerns which included the need for a condition for the property to remain a single dwelling, the need for a double access and the impact the proposal may have on the neighbouring properties in Symons Close.

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

- A condition to ensure that the property remains a single dwelling
- The double access being to the satisfaction of the Highways Officer
- The Planning Officer being satisfied that there will be no adverse impact on the neighbours in Symons Close from the proposed decking area.

### **P/17/69) Premises Licence Applications**

1. **Premises Name and Address: McDonald's Restaurants, Pentewan Road, St Austell, PL25 5BU. Application Type: New. Licensable Activities: Late Night Refreshment.**

The Clerk advised that due to the summer recess, the Town Council had not been able to consider this application in line with Cornwall Council's timescales.

Members discussed the proposals and raised the following issues:

- That the extension of the opening hours would lead to an increase in anti-social behaviour in this area;
- The nearby garage has a 24/7 licence to sell alcohol and this has led to anti-social behaviour in the area and the need to remove a public bench in the vicinity to prevent public nuisance;
- The junction between the town centre and McDonalds being extremely busy and dangerous for pedestrians to cross;
- The potential for further litter, noise, anti-social behaviour, a reduction in public safety and potentially a magnet for crime and disorder.

It was **RESOLVED** that the Town Clerk should write to the five Cornwall Councillors detailing the Planning and Regeneration Committee's concerns copying in the Cornwall Council Licensing Case Officer.

#### **P/17/70) Planning Decisions**

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

#### **P/17/71) Cornwall Council – Urgent Delegated Planning Decisions**

The Clerk advised that Planning Application Number PA17/02304 88-90 Truro Road, St Austell was due to be considered by the Central Sub Area Planning Committee on Monday 4<sup>th</sup> September and that the Town Council had been invited to speak at this meeting should they wish. Members noted that they had previously objected to this application.

It was **RESOLVED** that Councillor Oxenham should attend the meeting and speak against the proposal.

#### **P/17/72) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 2<sup>nd</sup> October 2017 and Monday 6<sup>th</sup> November 2017.

The meeting closed at 7.25pm.