

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 2nd OCTOBER 2017 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

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

In attendance: David Pooley (Town Clerk) and Kim Gay (Admin Assistant).

Also in attendance: Councillors Brown and Heyward.

P/17/73) Apologies for absence

Apologies for absence were received from Councillor Hanlon.

P/17/74) Declarations of Interest

Councillor Leonard declared an interest in Planning Application Number PA17/07718 by virtue of living nearby.

Councillor Bull declared an interest in Planning Application Number PA17/08299 by virtue of living nearby.

P/17/75) Dispensations

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

P/17/76) Minutes from the Meeting dated 29th August 2017

It was **RESOLVED** that the minutes of the meeting held on the 29th August 2017 be approved and signed as a correct record.

Councillor Lanxon arrived

P/17/77) Matters to note

The Clerk advised that letters had been sent as agreed in minute P/17/67 and Cornwall Council officers had advised that no enforcement action would be taken in relation to the railway bridge until the application for delisting of it had been determined.

He advised that the licensing application referred to minute P/17/69 (McDonald's Restaurant, Pentewan Road, St Austell) had been refused and that planning application PA17/02304 (88-90 Truro Road, St Austell) had also been refused.

P/17/78) Public Participation

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

P/17/79) Planning Applications

Councillor Leonard reiterated his interest in the following application and left the room

- (vi) **PA17/07718:** Rear Of 20 Highfield Avenue St Austell PL25 4SW. Outline planning permission with all matters reserved: Construction of two apartments.

Members listened to concerns from members of the public present regarding the loss of light this development would cause to their neighbouring properties.

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

- Loss of light to neighbouring properties
- Overlooking and negative impact on neighbouring properties
- Overdevelopment

Councillor Bull abstained from voting on this item

Councillor Leonard returned to the meeting

- i. **PA17/04029:** Seaways Menear Road St Austell PL25 3DQ. Demolition of existing dwelling and erection of 12 no. dwellings.

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

- Highways safety issues
- The Historic Environment Planning Department having concerns about the loss of an important historic building
- Lack of affordable housing
- Overdevelopment
- The adverse impact on properties in Channel View

Councillor Bull abstained from voting on this item

- ii. **PA17/07205:** 60 Killyvarder Way St Austell PL25 3DJ. L-shaped front and side extension to house shower room and toilet as well as utility room.

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

- iii. **PA17/07319:** 74 Slades Road St Austell PL25 4HQ. Reserved matters application following outline decision PA16/09477 (Demolition of existing dwelling and replacement with seven detached dwellings).

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

Councillor Bull abstained from voting on this item

- iv. **PA17/07516:** Land Used For Car Parking North Street St Austell Cornwall. Resurfacing and continued use of land as an existing car park following the clearance of the site.

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

- v. **PA17/07565:** Beech Lodge Nursing Home 97 Bodmin Road Trethowel St Austell. Extensions to nursing home to provide five additional rooms and improved kitchen facilities.

Members had no concerns with regard to the alterations proposed but had major concerns about increasing traffic flows to the property via the dangerous Menacuddle Well junction.

It was **RESOLVED** to object to this application because of the concerns with regard to the poor access to the site.

- vii. **PA17/07824:** Poltair Park Carlyon Road St Austell Cornwall. Proposed cafe, store and toilet facility for Poltair Park.

Members expressed disappointment that the proposed building was not an exemplar in terms of sustainability and did not make use of photovoltaic systems, ground source heat pumps or rainwater harvesting.

It was **RESOLVED** to support this application subject to issues with the sustainability of the development being investigated.

- viii. **PA17/07885:** 153 Slades Road St Austell PL25 4HW. New external poster frame signage, relocation of free-standing internally illuminated 7.6m high double-faced pole sign and new building entrance signage 1 No vinyl film logo applied to glass of new entrance lobby.

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

- ix. **PA17/07933:** Land At Holmbush Road St Austell Cornwall. Application for Reserved Matters following approval at Appeal of Outline Planning No. PA13/09195 - APP/D0840/A/14/2223630 for Mixed use Development to include 189 residential units, employment floor space (B1 a and b), family restaurant/public house (A4), creation of vehicular access arrangements and internal road layout, car parking, open space, landscaping, services and infrastructure and all associated development (the reserved matters for which approval is being sought is appearance, landscaping, layout and scale).

Members reviewed the application and raised the following concerns:

- Lack of play area provision
- Inadequate open space provision
- Air quality issues
- Poor design
- Insufficient screening on the boundaries between Portmeor Road and Pinetum Lodge and the proposed new development
- Lack of sustainability/future proofing of buildings
- The impact the proposed pub would have on a longstanding business nearby

It was **RESOLVED** to object to this application and request for it to go to the Design Panel to be reviewed in the light of the above concerns.

Councillor Bull abstained from voting on this item

Councillor Lanxon left the meeting

- x. **PA17/07949:** Land Off Holmbush Road At Cuddra Holmbush Road St Austell Cornwall. Application to modify or discharge a planning obligation dated 16/04/15 in relation to PA13/09195.

It was **RESOLVED** to object to this proposal to reduce the amount of affordable homes within the scheme and the change to the split of the tenure mix to 50:50.

Councillor Bull abstained from voting on this item

- xi. **PA17/07964:** Land South Of 7 Landrew Road Landrew Road St Austell Cornwall. Proposed new bungalow dwelling and associated works.

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

- xii. **PA17/07992:** 102 Eastbourne Road St Austell Cornwall PL25 4SS. Raising of the roof to provide first floor accommodation and erection of a 2-storey rear extension with a raised deck.

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

- xiii. **PA17/08198:** Land Adj. 20 Edgcumbe Road St Austell PL25 5DX. Outline planning permission with some matters reserved: Residential development and associated infrastructure.

Members noted that this land had previously had outline consent and that the decision at appeal at 24 Edgcumbe Road made the principle of development on this site acceptable in planning terms. Concern was expressed with regard to drainage and sewers in this part of St Austell.

It was **RESOLVED** to make no objection in principle to this application subject to ensuring that any drainage/sewerage issues are adequately addressed.

Councillor Bull reiterated her interest in the following item and left the meeting

- xiv. **PA17/08299:** Land Adj. 1 Chandlers Walk St Austell PL25 3NB. Pair of semi-detached dwellings and associated works.

It was **RESOLVED** to object to this application on the grounds of overdevelopment and the lack of amenity space for both the host building and the proposed development.

Councillor Bull returned to the meeting

- xv. **PA17/08558:** 40 Moorland Road St Austell PL25 5BS. Proposed works to trees in a conservation area. Felling of one Ash and one Birch. Crown reduction of another Ash by 4 metres to 11 metres and prune to shape.

It was **RESOLVED** to object to this application as it would result in the unnecessary loss of mature trees.

- xvi. **PA17/08569:** 10 High Cross Street St Austell Cornwall. Notification for prior approval for a proposed change of use of former post office to dwellings.

Members noted that this application had been withdrawn.

- xvii. **PA17/08651:** Units C1 And C2 White River Place St Austell Cornwall. Proposed sub-division and installation of new doors to front elevation.

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

- xviii. **PA17/08653:** Land South Of 48 Margaret Avenue St Austell Cornwall. Outline planning permission with some matters reserved: Proposed new dwelling.

It was **RESOLVED** to object to this application on the grounds of poor access and the impact the proposed development would have on the host building.

- xix. **PA17/08686:** Unit D4 White River Place St Austell Cornwall. Proposed extended shopfront to match existing.

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

P/17/80) Premises Licence Applications

None.

P/17/81) Planning Decisions

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

P/17/82) Department for Communities and Local Government – Planning for the right homes in the right places: consultation proposals

Members expressed concern at measures proposed to change the way housing need is calculated and the potential for housing targets to be greatly increased.

It was **RESOLVED** that responsibility for drafting a response to the consultation paper on behalf of the Council be delegated to the Town Clerk in consultation with the Chair and Vice Chair of the Planning and Regeneration Committee.

P/17/83) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that the following applications had been subject to the 5-day protocol:

PA17/05795 – 6 Eliot Road, St Austell, PL25 4NL

PA17/05840 – 82 Bodmin Road, St Austell, PL25 5AG

P/17/84) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 6th November and Monday 11th December 2017.

The meeting closed at 7.45pm.