

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 6th NOVEMBER 2017 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 4.30pm.

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

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

Also in attendance: Councillors Heyward and Pears.

P/17/85) Apologies for absence

Apologies for absence were received from Councillors Brown and Jones.

P/17/86) Committee Membership

It was **RESOLVED** to appoint Councillor Thompson to the Planning & Regeneration Committee.

P/17/87) Declarations of Interest

Councillor Leonard declared an interest in Planning Application Number PA17/08846 by virtue of his partner working for Niles Bakery.

Councillor Thompson declared an interest in Planning Application Number PA17/09277 by virtue of living nearby and Agenda Item 9 by virtue of being a local Parish Council representative.

P/17/88) Dispensations

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

P/17/89) Minutes from the Meeting dated 2nd October 2017

It was noted that Portmeor Road on page 4 should read Porthmeor Road.

It was **RESOLVED** that subject to the above amendment, the minutes of the meeting held on the 2nd October 2017 be approved and signed as a correct record.

P/17/90) Matters to note

The Clerk advised that he had nothing to add.

P/17/91) Public Participation

In order to accommodate members of the public present, the Chairman agreed to consider Planning Application number (i) first, (vii) second and (iii) third.

P/17/92) Planning Applications

Planning Applications

- i. **PA17/09277:** Western National Ltd Eliot Road St Austell PL25 4NL. 53 new dwellings.

Members listened to the concerns from members of the public present regarding this proposal. The concerns raised included:

- The lack of parking and congestion in the area;
- Concern with regard to the junction of Ranelagh Road and Elliot Road;
- The density of the development;
- The potential to increase the number of dwellings in the future.

Councillor Thompson left the meeting

The Chairman welcomed Mr Simon Jones from Lipscomb Jones.

Mr Jones advised that following the first application for the site the views of local residents, the planning officer and the local Cornwall Councillor had been taken into consideration and had resulted in a much-improved scheme. The main features of the revised scheme were:

- A reduction of properties from 60 to 53;
- An increase in parking provision from 60 spaces to 65;
- The addition of stone work to the scheme;
- The design and massing of the development improved;
- The introduction of a car club;
- Improvement of the Elliot Road junction to include extra pavement and a 20mph zone.

Members raised the following issues/concerns:

- The accessibility of the buildings;
- The potential lack of parking for the development;
- General parking problems in the area.

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

Councillor Thompson returned to the meeting

vii. **PA17/09895:** U Fit Windows 30 - 32 Slades Road St Austell Cornwall. Re-submission of withdrawn Application No. PA17/02977 dated 13th July 2017 for the demolition of commercial unit and erection of 2no. 2-bedroom apartments and 4no. 1-bedroom apartments.

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

iii. **PA17/06063:** The Rann Wartha 9 Biddicks Court St Austell PL25 5EW. Construction of 3 storey extension to provide new hotel bedrooms, provision of new hotel bedrooms within existing staff accommodation and first floor extension over existing flat roof to provide further bedrooms. Demolition of former conservative club premises within the conservation area.

Members welcomed and expressed their support for this application. Concern was however raised about the access arrangements for the vehicles and machinery carrying out the demolition and building works. They also felt that the impact on the Conservation Area should be fully assessed due to the proximity of the proposal to the Grade II listed church.

It was **RESOLVED** to support this application subject to:

- Suitable site access arrangements being put in place for the vehicles and machinery carrying out the demolition and building works;
- The Conservation Officer being happy with the proposals.

iv. **PA17/00030/NDP:** St Mewan Parish Council Cornwall. Plan proposal submitted for St Mewan Neighbourhood Development Plan.

It was **RESOLVED** to make no objection to this submission and to reiterate the comments made when consulted previously.

v. **PA17/07620:** 12 Mitchell Road St Austell PL25 3AU. Dormer extension in the loft space of bungalow, one obscure bathroom window and one normal window for the new bedroom created by this dormer.

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

Councillor Leonard left the meeting

- vi. **PA17/08846:** Former Devon And Cornwall Transmissions Pentewan Road St Austell Cornwall. Demolition of existing retail and garage facility to enable redevelopment of a food retail unit and café.

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

Councillor Leonard returned to the meeting

- vii. **PA17/09161:** Asda Superstore Access To Asda Superstore St Austell PL25 4PR. Advertisement consent for replacement totem sign.

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

Councillor Thompson left the meeting

P/17/93) Cornwall Council Highways consultation

Members considered the consultation with regard to Holmbush Road and Market Street and expressed their general support for the proposals contained therein. Members however expressed strong concern with regard to the lack of a pull in for the proposed bus stop on Holmbush Road, particularly in the light of the severe congestion and air quality issues already experienced in the area.

It was **RESOLVED** to:

- make no objection to the proposed extension of 30mph speed limit, cycle provision and signal controlled (puffin) crossing at Holmbush;
- make no objection to the proposed introduction of disabled parking bays at Market Street;
- strongly object to the lack of a pull-in for the proposed bus stop on Holmbush Road particularly in the light of the severe congestion and air quality issues already experienced in the area.

Councillor Thompson returned to the meeting

The Clerk drew Members attention to a non-material amendment consultation received from Cornwall Council in respect of Planning Application Number: PA17/07937.

Members noted the neighbouring Parishes concerns and suggested that support should be shown for their concerns regarding the nature of the non-material amendment and the replacement of trees.

It was **RESOLVED** to support the neighbouring parishes concerns with regard to the non-material amendment as outlined.

P/17/94) Premises Licence Applications

None.

P/17/95) Planning Decisions

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

Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that a five-day protocol had been issued with regard to Planning Application Number: PA17/08558 (40 Moorland Road, St Austell) and that the Chairman and Vice-Chairman of the Committee have reluctantly “agreed to disagree” with the officer and not insist that it is referred to a Cornwall Council Committee.

P/17/96) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 11th December 2017 and Monday 8th January 2018.

The meeting closed at 5.50pm