

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 8th JANUARY 2018 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.**

**Present:** Councillors: Bull, Colwill, Hanlon, Jones, 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 Bishop and Heyward.

**P/17/109) Apologies for absence**

There were no apologies for absence.

**P/17/110) Declarations of Interest**

Councillor Bull declared an interest in Planning Application Numbers **PA17/10229** and **PA17/11743** by virtue of living close by to both properties.

Councillor Oxenham declared an interest in Planning Application Number **PA17/11620** by virtue of an ongoing complaint with Cornwall Council.

**P/17/111) Dispensations**

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

**P/17/112) Minutes from the Meeting dated 11<sup>th</sup> December 2017**

It was **RESOLVED** that the minutes of the meeting held on the 11<sup>th</sup> December 2017 be approved and signed as a correct record.

**P/17/113) Matters to note**

The Clerk advised that the outside seating area proposed for Planning Application Number **PA17/10864** has been withdrawn.

**P/17/114) Public Participation**

None.

## **P/17/115) Planning Applications**

- i. **PA17/09333:** 7 Trewiddle Road St Austell Cornwall PL25 5BZ. Demolition of existing bungalow and redevelopment of 4no. 3-bedroom houses.

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

*\*\*Councillor Bull reiterated her interest and left the meeting\*\**

- ii. **PA17/10229:** 7 Chandlers Walk St Austell Cornwall PL25 3NB. Changing a single detached garage into a self-contained podiatry clinic.

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

In order to accommodate Councillor Bull, the Chairman agreed to move Planning Application Number PA17/11743 forward to the next item.

- xi. **PA17/11743:** Land South West Of 1 Chandlers Walk Chandlers Walk St Austell Cornwall PL25 3NB. Proposed new dwelling and associated works.

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

- Overdevelopment
- Overlooking
- Loss of amenity space and inadequate amenity space for the new dwelling
- Inadequate parking provision
- Inadequate access arrangements

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

- iii. **PA17/11028:** North Hill Park Nursing Home 7 North Hill Park St Austell Cornwall. Revised position for new platform lift on rear elevation of main building overlooking quadrangle.

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

- iv. **PA17/11070:** 21 Pentewan Road St Austell Cornwall PL25 5BU. Construction of a detached three-bedroom dormer bungalow in the garden to the rear of 21 Pentewan Road, St Austell, PL25 5BU. Forming a vehicular access from the road.

It was **RESOLVED** to make no objection to this application subject to keeping the adjacent public right of way clear at all times.

- v. **PA17/11468:** 27 Sawles Road St Austell PL25 4UE. Provision of step lift to give level access to property.

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

- vi. **PA17/11471:** 1 Church Street St Austell PL25 4AW. Listed building consent for internal works comprising removal of section of partition wall and loose furniture; installation of new full height anti-bandit partition, new automation machines and section of carpet.

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

- vii. **PA17/11578:** 20 Trevear Close St Austell PL25 4SL. Proposed internal alterations and conversion of roof space with dormer extensions.

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

- viii. **PA17/11599:** 8 Fore Street St Austell PL25 5EN. Change of use from financial and professional services use (Class A2) to Hot Food Takeaway (Class A5).

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

*\*\* Councillor Oxenham reiterated her interest and left the meeting \*\**

- ix. **PA17/11620:** 1 Oxenham House Codling Close St Austell PL25 4PY. Conversion of existing office units (B1) to 7 x flats (C3) and communal hub.

The Clerk advised that Wainhomes has applied to Cornwall Council, in collaboration with Cornwall Council's Social Services, to turn existing commercial units at their Porthpean site in to 7 flats and a communal hub for adults with special needs. The Planning Officer advised that Wainhomes has tried to market the commercial units without success.

Members expressed their disappointment at the lack of information on Cornwall Council's website with regard to this application and that some of the information was private and inaccessible until just before the meeting.

The following issues/concerns were raised:

- The lack of additional affordable housing linked to the new proposal;
- Not a suitable location for vulnerable adults next to a busy roundabout and road;
- The loss of commercial space.

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

- Unsuitable accommodation for vulnerable people next to a busy roundabout;
- The loss of valuable commercial space which was one of the factors which helped the original application to gain approval;
- The lack of additional affordable housing within the new proposal.

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

*\*\*Councillor Oxenham returned to the meeting\*\**

- x. **PA17/11705:** 1 Robartes Place St Austell Cornwall PL25 4JQ. Re-submission of Refused Application PA17/05673 dated 25th August 2017 to demolish existing bungalow and replace with 2 No. detached two storey 3-bedroom dwelling units with associated parking.

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

- xi. **PA17/12060:** 44 Agar Road St Austell PL25 3AF. Installation of platform lift to front of property.

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

- xii. **PA17/12183:** Truro Road Park Truro Road St Austell Cornwall. Notification of proposed works to trees in a conservation area.

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

- xiii. **PA17/12185:** Poltair Park Carlyon Road St Austell Cornwall. Notification of proposed works to trees in a conservation area - Remove major dead wood from Ash (G5b), crown lifting of Sycamore(G5c).

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

- xiv. **PA17/12186:** Land Adjacent Jubilee Meadows Park St Austell Cornwall PL25 3EX. Works to trees covered by a Tree Preservation Order.

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

#### **P/17/116) Premises Licence Applications**

None.

#### **P/17/117) Planning Decisions**

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

#### **P/17/118) PA17/03267/PREAPP Pondhu House Penwinnick Road St Austell - Pre-application advice for the change of use of building to mixed use or a social/community use, with improved access and additional ground floor space.**

The Town Clerk explained that he had applied for pre-application advice in order to determine what structural work is permissible for the Grade II listed building. Once this information is known, more detailed feasibility study works can be undertaken.

It was **RESOLVED** to note the application.

#### **P/17/119) Town and Country Planning (Hearings and Inquiries Procedures) (England) (Amendment) Rules 2009 – Kernow Veor Carclaze Road St Austell PL25 3TA**

It was **RESOLVED** to note the Appeal.

#### **P/17/120) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 12<sup>th</sup> February 2018 and Monday 26<sup>th</sup> March 2018.

The meeting closed at 6.45pm.