

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 26th MARCH 2018 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm

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

Also present: Councillors Brown and Heyward.

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

P/17/134) Apologies for absence

Apologies for absence were received from Councillors Jones and Pearce.

P/17/135) Declarations of Interest

Councillor Oxenham declared an interest in Planning Application Number: PA18/02098 by virtue of knowing the occupiers of the dwelling.

Councillor Palmer declared an interest in Planning Application Number: PA18/02174 by virtue of living in close proximity to the dwelling.

Councillor Thompson declared an interest in Planning Application Number: PA17/07933 by virtue of being a Member of Carlyon Parish Council who have already commented on the application.

Councillor Walker declared an interest in Planning Application Number: PA18/02170 by virtue of living in a neighbouring property.

P/17/136) Dispensations

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

Councillor Leonard arrived during the next item

P/17/137) Minutes from the Meeting dated 12th February 2018

Further to minute number P/17/122 Councillor Oxenham clarified that she had a dispute with Cornwall Council not Wainhomes.

It was **RESOLVED** that subject to the above amendment, the minutes of the meeting held on the 12th February 2018 be approved and signed as a correct record.

P/17/138) Matters to note

The Clerk advised that the licensing application detailed under minute number P/17/128 had been approved as neither the Police or Cornwall Council's Environmental Health Department had an issue with the proposed extension of hours and were not prepared to argue against it.

P/17/139) Public Participation

There were no members of the public present

Councillor Lanxon arrived during the next item

Councillor Brown arrived during the next item

P/17/140) Mr Dave Halton – Biddicks Court

The Chairman welcomed Mr Halton to the meeting.

Mr Halton advised that he had met with a group of businesses recently to discuss ideas of how Biddicks Court could be improved and circulated some computer-generated images depicting some of the ideas. Mr Halton drew Members attention to the granite slabs which had been broken over the years by delivery lorries and suggested that a zoned off area could be created for delivery lorries to negate the need to drive on the granite slabs. The group also liked the idea of commissioning a mural similar to the Trompe L'Oeil and creating a community space in for markets and events.

Members made the following observations:

- The ownership responsibilities for Biddicks Court
- The funding source for the proposed improvements
- The potential for electrical points to be installed
- The potential for the Town Council to maintain some flower beds
- Improved accessibility of the area

Councillor Heyward advised that she was liaising with Cornwall Council officers about some immediate improvements to the wooden seating area in Biddicks Court and proposed timescales for the refurbishment of the granite slabs.

It was **RESOLVED** to support the ideas in principle and to explore any future improvements with Councillor Heyward and Cornwall Council.

In order to assist with the smooth running of the meeting, it was agreed that planning number xviii should be considered first.

P/17/141) Planning Applications

Councillor Oxenham reiterated her interest and left the meeting

- xviii. **PA18/02098:** 56 Park Way St Austell PL25 4HR. Certificate of Lawfulness for existing use for the addition of a conservatory to the rear of the property that exceeds the permitted development restriction of 3 metres in length.

It was **RESOLVED** to leave determination of the certificate of lawfulness to Cornwall Council's enforcement officer.

It was **FURTHER RESOLVED** that the determination of the planning application with the same reference number should be delegated to the Chairman of the Planning Committee, Divisional Member and Town Clerk.

Councillor Oxenham returned to the meeting

- i. **PA17/06063:** The Rann Wartha 9 Biddicks Court St Austell PL25 5EW. (Revised Plans) 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.

It was **RESOLVED** to support this application subject to the Heritage Officer being happy with the proposals.

It was **AGREED** that enquiries should be made of Cornwall Council about the number of accessible bedrooms within the new hotel development.

Councillor Bull abstained from voting on this application

Councillor Thompson reiterated his interest and left the meeting

- ii. **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).

It was **RESOLVED** to support the proposed changes to the open spaces.

It was **RESOLVED** to object to the bland appearance of the dwellings (it was suggested that the use of Cornish stone would improve the dwellings).

Concern was expressed about the location of the proposed hotel/public house due to the close proximity of other premises of a similar nature.

Councillor Bull abstained from voting on this item

Councillor Thompson returned to the meeting

- iii. **PA17/11795:** Rolling Hills 130 Porthpean Road St Austell PL25 4PN. Removal of four garages and a boat shed and replacement with a workshop for the manufacture and repair of watercraft. Siting of two of the removed garages to the front of the property to be used in association with the existing dwelling. Use of part of the dwelling as a holiday let. Conversion of existing block building to residential studio accommodation.

It was **RESOLVED** to make no objection to this application subject to the proposals being to the satisfaction of Cornwall Council's Public Protection Officers.

- iv. **PA18/00477:** Boldventure Farm 63 Trenowah Road St Austell PL25 3ED. Removal of condition 3 in respect of decision PA16/07432 (outline application with all matters reserved for residential development) to remove requirement to provide an Arboricultural Method Statement.

It was **RESOLVED** to object to the removal of condition 3 unless Cornwall Council puts in place a suitable condition requiring a tree planting scheme and landscaping.

Councillor Bull abstained from voting on this item

- v. **PA18/00718:** 67 Ledrah Road St Austell Cornwall PL25 5HG. Subdivision of existing residential curtilage to create plot for detached dwelling with shared access from Ledrah Road (outline with all matters reserved).

The Chairman advised that this application had already been determined.

- vi. **PA18/00863:** 13 Westbourne Drive St Austell PL25 5EA. Permission to have a dropped kerb with double gates leading to hardstanding at the end of garden to allow parking of a large motorhome.

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

- vii. **PA18/01008:** 11 Trembear Road St Austell Cornwall PL25 5NY. Tree works to various trees subject to a TPO.

The Chairman advised that this application had already been determined.

- viii. **PA18/01197:** 7 Morcom Close St Austell Cornwall PL25 3UF. Proposed loft conversion to form lounge area and replacement garage.

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

- ix. **PA18/01415:** 11 Pondhu Crescent St Austell Cornwall PL25 5DT. First floor bathroom extension with covered way underneath at ground floor level, two pitched roof dormers to the existing roof front elevation. Flat roof dormer with balcony into the existing roof rear elevation.

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

- x. **PA18/01469:** 9 Tremayne Road St Austell Cornwall PL25 4ND. Removal of concrete steps to front door and installation of mechanical step lift.

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

- xi. **PA18/01531:** 24 Margaret Avenue St Austell PL25 4SH. Front extension to provide new bedroom with en-suite shower room and create a larger hallway to improve access into property. Rear extension to create an orangery and dining room with direct access to the garden.

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

- xii. **PA18/01607:** 74 Porthpean Road St Austell Cornwall PL25 4PL. Partial demolition of existing store and new side garage, WC and utility room.

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

- xiii. **PA18/01761:** 6 Gwallon Road St Austell Cornwall PL25 3AA. Extension to rear of house incorporating roof terrace to enlarge living area. Add a downstairs WC and utility room. Add an extra bedroom above existing garage.

It was **RESOLVED** to object to this application on the grounds of overlooking, loss of privacy and overshadowing of the neighbouring properties.

Councillor Bull abstained from voting on this item

Councillor Lanxon left the meeting

- xiv. **PA18/01870:** Asda Superstore St Austell PL25 4PR. Proposed event/display pod.

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

- xv. **PA18/01967:** Bishop Bronescombe Church of England Voluntary Aided School 84 Boscoppa Road St Austell PL25 3DT. Extension of terraced play area and erection of new canopy.

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

- xvi. **PA18/02015:** 1-2 South Street And 2-4 East Hill St Austell Cornwall PL25 4TW. Demolition of external stores and toilets (which serve the ground floor shops to the rear of 1 and 2 South Street and 2 and 4 East Hill) and replacement with a new flat roofed building containing upgraded toilets and a small laundry area serving the flats at first and second floor level. Replacement of existing windows of various designs with new UPVC double glazed windows.

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

- The existing windows being replaced with heritage style windows in keeping with the conservation area
- The Conservation Officer being happy with the proposals

- xvii. **PA18/02060:** British Telecom 46 East Hill St Austell PL25 4TL. Installation of mill finish louvres with window openings.

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

- xviii. **PA18/02111:** 100 Truro Road St Austell PL25 5HH. Fell large Cedar tree at rear of garden and replace with a Scots Pine within the Conservation Area.

The Chairman advised that this application had already been determined.

- xix. **PA18/02170:** 20 Tremena Gardens St Austell PL25 5QH. Single storey extension to side and rear of property to form garden room, gym area and storage.

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

- xx. **PA18/02174:** Coleraine Higher Tremena St Austell Cornwall. Extension and general alterations.

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

- xxi. **PA18/02257:** 124 Retallick Meadows St Austell PL25 3BZ. Proposed garden room extension and sun lounge.

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

- xxii. **PA18/02358:** 42 Lostwood Road St Austell PL25 4JR. Proposed extensions and internal alterations to include Juliet balcony to the front elevation.

Although not against the principle of an extension to this property, it was **RESOLVED** to object to this application on the grounds of:

- The scale and design of the proposal
- Out of keeping with the street scene
- Overshadowing of the neighbouring property

Councillor Bull abstained from voting on this item

P/17/142) Premises Licence Applications

None.

P/17/143) Town and Country Planning (Hearings and Inquiries Procedures) (England) (Amendment) Rules 2009 - Kernow Veor Carclaze Road St Austell PL25 3TA

It was **RESOLVED** that the Chairman of the Planning and Regeneration Committee would attend the Appeal Hearing on 11th April 2018 to reiterate the Town Council's objection to this application.

Councillor Hanlon abstained from voting on this item

P/17/144) Planning Decisions

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

P/17/145) Cornwall Council – Urgent Delegated Planning Decisions

The Town Clerk referred Members to the three applications on this agenda which had already been determined under the Town Council's delegated procedures.

P/17/146) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 30th April 2018.

The meeting closed at 7.39pm.