

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 30th APRIL 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.

Also present: Councillors Brown, Pears and Styles.

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

P/17/147) Apologies for absence

There were no apologies for absence.

Councillor Palmer advised that he needed to leave the meeting by 7.45pm.

P/17/148) Declarations of Interest

There were no declarations of interest.

P/17/149) Dispensations

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

P/17/150) Minutes from the Meeting dated 26th March 2018

It was **RESOLVED** that the minutes of the meeting held on the 26th March 2018 be approved and signed as a correct record.

Councillor Leonard arrived during the next item

Councillor Oxenham declared an interest in the next item and left the meeting

P/17/151) Matters to note

Further to minute number P/17/141 the Clerk advised that revised plans are awaited from the Planning Officer in respect of planning application PA18/02098 before a response is made.

Councillor Brown added that he had been on a site visit with the Planning Officer to view the conservatory and assess the impact on the neighbouring property.

Councillor Oxenham returned to the meeting

P/17/152) Public Participation

Mr John Marshall advised that he was in attendance to listen to the debate on two Planning Applications and thanked the Chairman for the opportunity to provide Members with an update on Higher Trewhiddle Farm. He advised that he had been in long discussions with Cornwall Council's Highways Department and that the proposed roundabout to the entrance of the development had almost been signed off. He explained that the delays in getting the points of detail signed off were frustrating, but reassured Members that the development was definitely going ahead.

P/17/153) Planning Applications

- i. **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 make no objection to this application subject to the roof terrace being removed from the scheme.

Councillor Bull abstained from voting on this item

- ii. **PA18/02212:** Land North of Trevone Crescent Trevone Crescent St Austell Cornwall. Change of use from open space to garden to create a privacy strip between community woods and private houses.

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

- iii. **PA18/02225:** Land At Coyte Farm North East Of Tregongeeves Depot St Mewan St Austell. Construction of 150 homes, public open space, landscaping and all associated infrastructure works.

It was **RESOLVED** to object to this application for the same reasons as stated previously and to support the comments of St Mewan Parish Council.

Councillor Bull abstained from voting on this item

- iv. **PA18/02283:** 69 Agar Road St Austell Cornwall PL25 3AF. Extension for lounge and games room.

The Clerk advised that Cornwall Council had determined this application.

- v. **PA18/02536:** Development Land at Carclaze Carclaze Road St Austell Cornwall. Residential development of up to 82 dwellings and associated infrastructure (outline with some matters - appearance, landscaping, scale and layout reserved) - Resubmission of PA16/11319.

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

- Proven highways issues in the surrounding area
 - Proven air quality issues nearby
 - The site not being an allocated site in the draft site allocations development plan document
 - Lack of open space
 - Loss of green buffer which improves biodiversity and the visual appearance of the area
- vi. **PA18/02678:** 6 Victoria Road St Austell PL25 4QD. Proposed two storey rear extension.

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

- vii. **PA18/02733:** Victoria Studios Victoria Road St Austell Cornwall. Proposed extension to existing light industrial building.

It was **RESOLVED** to make no objection to this application subject to the receipt of a satisfactory noise impact assessment.

- viii. **PA18/02873:** Flat 5 Trevarrick Hall Trevarrick Drive St Austell. Listed Building Consent for repair of damaged roof and inadequate chimney leadwork.

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

- ix. **PA18/02965:** 86 Lostwood Road St Austell Cornwall PL25 4JS. Proposed two storey extension for kitchen, bedroom and bathroom and new vehicular access.

It was **RESOLVED** to object to this application unless a more sympathetic design can be produced to make the proposed extension more neighbourly.

- x. **PA18/03432:** 104 Eastbourne Road St Austell Cornwall PL25 4SS. Proposed ground floor extension and loft conversion to form living accommodation.

It was **RESOLVED** to object to this application unless the concerns expressed by the Planning Officer can be resolved.

- xi. **PA18/03471:** 3 Orchard Close St Austell Cornwall PL25 4NP. Demolition of the existing garage and rebuilding to a larger size.

It was **RESOLVED** to make no objection to this application subject to a suitable condition restricting the use of the building as a garage.

- xii. **PA18/03541:** 11 Chy Pons St Austell PL25 5DH. Application for works to a tree subject to a tree preservation order - works to a Sycamore.

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

- xiii. **PA18/03661:** Pentille 31 Trevarthian Road St Austell PL25 4BT. Non-material amendment (No. 2) for: 1) Access road realignment; 2) Units 1, 2 & 3 to be the same house type as Units 4 & 5; 3) Unit 3, bedrooms 2 & 4, window moved to North & South elevation; 4) Retain existing garage/ outbuilding within garden to Unit 1 to (PA17/01999) Demolition of two storey house, block of garages including accommodation over and detached split level annexe to enable construction of five dwellings, on-site estate roadworks and parking.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being happy with the proposals and that the entrance in particular is sympathetic to the conservation area.

P/17/154) Premises Licence Applications

None.

P/17/155) Planning Decisions

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

P/17/156) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/17/157) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 21st May 2018 and Monday 18th June 2018.

The meeting closed at 7pm.