

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 23rd JULY 2018 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

Present: Councillors: Colwill, Jones, Lanxon, Leonard, Oxenham, Palmer, Pearce, Styles and Thompson.

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

Also in attendance: Councillors: Brown and Pears.

P/18/26) Apologies for absence

Apologies for absence were received from Councillors Bull, King and Walker.

Councillor Oxenham advised that she needed to leave the meeting at 7.10pm.

Councillor Lanxon advised that she needed to leave the meeting at 7.10pm.

P/18/27) Declarations of Interest

Councillor Oxenham advised that she lives in close proximity to Planning Application Number: PA18/05632 (124 Tregonissey Road) and preferred not to take part in the discussions or voting thereon and would remove herself from the room when that item is discussed.

P/18/28) Dispensations

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

P/18/29) Minutes from the Meeting dated 18th June 2018

It was **RESOLVED** that the minutes of the meeting held on the 18th June 2018 be approved and signed as a correct record.

*** Councillor Oxenham abstained from voting as she was not present at the meeting ***

P/18/30) Matters to note

The Clerk advised that he had nothing to add.

P/18/31) Public participation

The Chairman advised that as the majority of the public present were interested in Planning Application Number: PA18/05770, he would allow them to speak if they so wished at that time.

P/18/32) Tregorrick Traffic Calming

The Chairman advised that following concerns expressed by Pentewan Valley Parish Council at their meeting on 18th July 2018, Cornwall Council has withdrawn plans for a trial Traffic Regulation Order restricting traffic through Tregorrick.

P/18/33) Planning Applications

- i. **PA18/05770:** 18-20 Woodland Road St Austell PL25 4QY. Change of use of a closed GP Surgery into a house in multiple occupation.

The Chairman welcomed Mr Clive Preston from Property Group SW who is the developer for the proposal.

Mr Preston advised that he was aware of the concerns by members of the public and confirmed that the development would not be a rehabilitation centre. He advised that the application was for 15 high quality, fully furnished en-suite rooms for a maximum of 22 occupants who would share a high-quality kitchen area. It is anticipated that the tenants of the en-suite rooms would be professional people and that the property would have the benefit of a house manager and cleaner for the communal areas. 8 parking spaces would be provided and CCTV covering the outside area and inside communal spaces. He advised that there was a demand for this type of property in St Austell and that his mortgage conditions did not allow the property to be used as social housing. He reiterated that the property would not be a rehabilitation centre and hoped that he had allayed public concerns.

There were approximately 50 members of the public present who raised the following issues/concerns:

- Whether there was a need in St Austell for bedsits for professional people
- The severe lack of parking with the proposal
- The traffic congestion already in the area (school, garage, Asda)
- The potential for noise pollution

- Why CCTV was needed for a property that professional people are living in
- Whether the property could be turned into a rehabilitation centre in the future if it was sold.

The Chairman thanked the members of the public for their comments and asked Members for their views.

Members raised the following issues/concerns:

- The need for the Committee to consider material planning issues only
- Why there was a need for a house manager/cleaner as part of the proposal
- The level of parking for the proposal
- How the property will be monitored to ensure that no more than 22 authorised people are living there at any one time

Mr Preston advised that in order to keep the property properly clean and well maintained it was deemed appropriate to employ a house manager and cleaner. He added that the CCTV would help monitor the building to ensure that only authorised tenants are living at the property. He further advised that under planning guidance, the provision of 8 parking spaces is adequate and that the traffic movements would be far less than when it was a GP surgery.

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

In order to assist Mr Fisher, Agent for Planning Application Numbers: PA18/05032 and PA18/05344, the Chairman agreed to bring this planning application forward.

- vii. **PA18/05032:** Boldventure Farm 63 Trenowah Road St Austell PL25 3ED. Reserved matters of access, appearance, landscaping, layout and scale following outline consent PA16/07432 for residential development.

Mr Fisher acknowledged that the application had been contentious, but he felt that the neighbours' concerns had now been addressed.

It was **RESOLVED** to make no objection to this application subject to suitable conditions being applied to ensure that the proposal is carried out in accordance with the plans submitted.

Councillor Oxenham left the meeting during the next item

- ix. **PA18/05344:** Seaways Menear Road St Austell PL25 3DQ. Demolition of existing dwelling and erection of 11 no. dwellings.

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

- The Highways Officer being happy with the proposals
- An up to date and satisfactory flood risk assessment
- Suitable safeguards for the residents located at the southern edge of the proposal (Channel View)

Councillor Lanxon abstained from voting on this item

Councillor Lanxon left the meeting

Councillor Pears left the meeting

- ii. **PA18/02107:** 83 Thornpark Road St Austell Cornwall PL25 4DP. Demolition of garage and outbuilding and erection of a three-bedroom bungalow with parking space and erection of a garage.

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

- iii. **PA18/02358:** 42 Lostwood Road St Austell PL25 4JR. Proposed extensions and internal alterations.

Members felt that the changes to this application are not significant and **RESOLVED** to object on the same grounds as previously stated:

- The design of the proposal
- Massing
- Out of character with the street scene

- iv. **PA18/02733:** Victoria Studios Victoria Road St Austell Cornwall PL25 4QD. Proposed extension to existing light industrial building.

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

- v. **PA18/04033:** 9 Porthpean Road St Austell Cornwall PL25 4PJ. Removal of the existing front wall and one of the piers from the pedestrian entrance to the property. Removal of the existing front

lawn, bedding area and footpath and then graded to create a slight fall from the front elevation to the pavement. Drop kerb for easier vehicle access. Installation of an "Aco" linear drain.

It was **RESOLVED** to make no objection to this application subject to the proposal being completed in accordance with highways legislation.

Members asked that it be noted that they would prefer a permeable surface to be used.

- vi. **PA18/04511:** Land South Of 61 Bodmin Road Trenance Road St Austell Cornwall. Development of 2x 3-bedroom houses on the piece of land behind 61 Bodmin road. Amendment to PA14/10924.

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

- viii. **PA18/05038:** Waterloo 46 Daniels Lane St Austell Cornwall. Retrospective request for permission to demolish old hedge and erect a new fence.

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

- x. **PA18/05385:** 46 Porthmeor Road St Austell PL25 3LX. Proposed single storey rear extension. New gable end to principle elevation. Works to existing side extension, including new roof construction. New roof construction to existing porch.

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

- xi. **PA18/05421:** 7 Chy Pons St Austell PL25 5DH. Tree works to Lime (T1) - Crown raise to achieve a more suitable ground clearance covered by a Tree Preservation Order.

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

- xii. **PA18/05564:** 82 Bodmin Road St Austell Cornwall PL25 5AG. Reserved Matters application (access, appearance, landscaping, layout and scale) following outline approval PA17/05840 - construction of 2 houses.

It was **RESOLVED** to make no objection to this application subject to access to the footpath being safeguarded.

- xiii. **PA18/05611:** St Austell One Stop Shop 39 Penwinnick Road St Austell Cornwall. Tree works to various species of trees subject to a TPO as set out in the accompanying tree work schedule ref: PRCO-Schedule 12-06-18.

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

- xiv. **PA18/05632:** 124 Tregonissey Road St Austell Cornwall PL25 4DS. Change of use from residential to a respite centre for profoundly disabled young adults with learning disabilities.

It was **RESOLVED** to support this application.

- xv. **PA18/05646:** Asda Superstore St Austell PL25 4PR. Application for Consent to display an advertisement namely proposed signage to 'Timpsons' pod to include 3no. internally illuminated fascia signs and 4no. panel signs. 3 fascia signs are white and maroon (Timpsons) and the 4 panel signs are: 2no. white and blue and 2no. white and maroon (opening times/dry cleaning).

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

- xvi. **PA18/05833:** The Nutt House 4 Tregonissey Road St Austell PL25 4DG. Lean-to glazed utility 3m x 1.5m connected to front of detached garage finished in composite cladding.

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

- xvii. **PA18/05841:** 24 Whieldon Road St Austell Cornwall PL25 3JE. Extension to form new family room.

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

- xviii. **PA18/06171:** 26 Poltair Road St Austell PL25 4LT. Proposed internal alterations, room in roof with dormer, and garage extension and widen existing vehicular access by 600mm (2 feet).

It was **RESOLVED** to make no objection to this application subject to a satisfactory solution being found to protect the neighbouring properties from any overlooking issues.

- xix. **PA18/06388:** 15 Trevarrick Road St Austell PL25 5JN. Replacement of "Cornish Unit" walls with cavity walling, reconstruction of front bay windows, replace flat roofs with pitched roofs and general alterations.

It was **RESOLVED** to support this application.

P/18/34) Premises Licence Applications

None.

P/18/35) Planning Decisions

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

P/18/36) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that the following delegated decisions had been made:

PA18/02098 (56 Park Way)

Under the 5 day protocol procedure, it was agreed that the Town Council would “agree to disagree” with the Planning Officer’s decision to approve the application and not pursue it any further. (Town Council objection).

PA18/04785 (19 Pentewan Road)

Under the 5 day protocol procedure, it was agreed that the Town Council would “agree to disagree” with the Planning Officer’s decision to approve the application and not pursue it any further. (Town Council objection).

P/18/37) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Tuesday 28th August 2018 and Monday 8th October 2018.

The meeting closed at 7.41pm