

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on TUESDAY 28th AUGUST 2018 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

Present: Councillors: Colwill, Jones, King, Lanxon, Leonard, Palmer and Thompson.

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

Also in attendance: Councillor Brown.

P/18/38) Apologies for absence

Apologies for absence were received from Councillors Bull, Oxenham, Pearce, Styles and Walker.

P/18/39) Declarations of Interest

There were no declarations of interest.

P/18/40) Dispensations

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

P/18/41) Minutes from the Meeting dated 23rd July 2018

It was **RESOLVED** that the minutes of the meeting held on the 23rd July 2018 be approved and signed as a correct record.

P/18/42) Matters to note

The Clerk advised that Planning Application Number PA18/05770 (18-20 Woodland Road, St Austell) has been approved by Cornwall Council.

P/18/43) Public participation

There were no members of the public present.

P/18/44) Planning Applications

- i. **PA18/05102:** 94 Phernyssick Road St Austell PL25 3TZ. Proposed vehicular access and detached garage and replace existing garage door with door and window.

The Clerk advised that due to time constraints, the Chairman and Vice-Chairman were consulted on this application and no concerns were raised. Cornwall Council has approved the revised application.

Councillor Lanxon arrived during the next item

- ii. **PA18/06115:** Bridge House Gover Road St Austell Cornwall. Tree works to trees subject to a TPO.

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

Councillor Brown arrived during the next item

- iii. **PA18/06578:** 1 Edgumbe Green St Austell PL25 5EE. Proposed two storey extension.

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

- iv. **PA18/06668:** Land North East Of 5 Ledrah Gardens Ledrah Gardens St Austell PL25 5HQ. Outline planning permission with all matters reserved: Construction of a single dwellinghouse.

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

- The site is too small for any development
 - Potential overlooking issues
 - Potential access and parking issues
- v. **PA18/06884:** 39 Southbourne Road St Austell Cornwall PL25 4RT. Remove a section of the existing side extension for a larger side extension in its place.

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

- vi. **PA18/06902:** 59 Lostwood Road St Austell Cornwall PL25 4JR. Proposed single storey extension to rear consisting of a bedroom with en suite wetroom. Proposed open platform lift to front of property and new footpath.

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

Councillor Leonard arrived

- vii. **PA18/06905:** Pentillie 31 Trevarthian Road St Austell PL25 4BT. Non-material amendment (No. 3) for minor internal alterations on ground floor and minor external window and door alterations on ground floor. Plot 4 only in respect of (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 noted that due to time constraints, this application has already been determined by Cornwall Council.

- viii. **PA18/06924:** 58 Eliot Road St Austell Cornwall PL25 4NN. To provide a single-storey, single-room bathroom extension to the side elevation of the property.

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

- ix. **PA18/07108:** 9 Tremayne Road St Austell Cornwall PL25 4ND. Removal of concrete steps to front, concrete landing enlarged and mechanical step lift installed.

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

- x. **PA18/07379:** St Piran Lodge 65 Truro Road St Austell Cornwall. Tree works to remove two Cypress trees subject to a TPO.

It was **RESOLVED** to strongly object to this proposal.

- xi. **PA18/07492:** 5 Trevear Close St Austell PL25 4SL. Proposed extension to existing dwelling.

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

- xii. **PA18/07583:** Land At Former 21 Eliot Road St Austell PL25 4NN. Non-material amendment (No. 1) for provision of covered parking via erection of garage, provision of utility room, raising of eaves and ridge on both dwellings by 450mm including addition of 2 additional rear dormer windows in respect of (PA17/02618) Regeneration of derelict residential site with the construction of two dwellings.

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

Councillor King abstained from voting on this application.

P/18/45) Community Infrastructure Levy (CIL)

Members considered the Community Infrastructure Levy consultation and **RESOLVED** to submit the following comments and an explanatory covering letter to Cornwall Council:

Question 2

Town or Parish Council.

Question 3

Yes

Question 4

A mix of local and strategic, but in favour of local eg: 75% to local projects and 25% for strategic projects.

Question 5

The local Community Network Panels

Question 6

Proportionally to the scale of the development in an area

Question 7

Health, parks and open spaces, sports provision, community facilities and Arts/Culture.

Arising from the above, the Clerk agreed to circulate the consultation paper to all Members to enable them to submit individual responses should they wish.

P/18/46) Premises Licence Applications

None.

P/18/47) Planning Decisions

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

P/18/48) Cornwall Council – Urgent Delegated Planning Decisions

None, other than those reported in the Planning Decisions list.

P/18/49) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 8th October and Monday 5th November 2018.

The meeting closed at 7.12pm.