

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

**Present:** Councillors: Bull, Colwill, Jones, King, Lanxon, Leonard, Oxenham, Palmer, Pearce, Styles, Thompson and Walker.

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

**Also in attendance:** Councillors: Brown and Heyward.

**P/18/50) Apologies for absence**

None.

*Councillor Jones advised that he needed to leave at 7pm.*

**P/18/51) Declarations of Interest**

There were no declarations of interest.

**P/18/52) Dispensations**

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

**P/18/53) Minutes from the Meeting dated 28<sup>th</sup> August 2018**

It was **RESOLVED** that the minutes of the meeting held on the 28<sup>th</sup> August 2018 be approved and signed as a correct record.

*Councillors Bull and Oxenham abstained from voting on this item as they were not present at the meeting.*

**P/18/54) Matters to note**

None.

**P/18/55) Public participation**

The two members of the public present advised that they were there to observe the meeting.

**P/18/56) Planning Applications**

- i. **PA18/06897:** 54 South Street St Austell PL25 5BN. Detached residential studio building.

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

- Overdevelopment
  - Out of keeping with the street scene
  - The potential impact on the neighbouring properties
- ii. **PA18/07286:** Land South Of 20 Highfield Road Highfield Avenue St Austell Cornwall. Outline application with all matters reserved for construction of two apartments.

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

- The site being unsuitable for development
- The loss of green space
- Over development

*\*\*Councillor Brown arrived during the next item\*\**

- iii. **PA18/07439:** 6 - 8 Church Street St Austell Cornwall PL25 4AT. Conversion of first and second floor offices to provide 5no. residential units together with minor external alterations to create an improved entrance on Church Street and a private terrace to the rear. Internally, new residents' cycle bin and storage areas will be created.

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

- iv. **PA18/07493:** 19 Edgcombe Green St Austell Cornwall PL25 5EE. Proposed two storey domestic extension to form new lounge/dining and master bedroom, en-suite and new bed 4 and amended design for previously approved single storey additions to the front.

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

- v. **PA18/07629:** 16 Trevarrick Road, St Austell, PL25 5JN. Build a raised decking area to cover sloping ground at side of property, with steps down to the lower part of garden and proposed new fence to be constructed along the edge of the decked area that runs along the boundary.

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

- vi. **PA18/07790:** 30 Growan Road St Austell PL25 3JP. Proposed garden shed.

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

- vii. **PA18/07810:** 11 Chy Pons St Austell PL25 5DH. Works to a tree subject to a tree preservation order. Cutting back of lower branches of Sycamore.

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

- viii. **PA18/07854:** Land Adjacent To 1 Glenview St Austell PL25 5HR. Works to trees subject to a tree preservation order. Crown lifting of two Lime trees.

It was **RESOLVED** to make no objection to this application subject to the works being undertaken in accordance with the Tree Officer's recommendations.

- ix. **PA18/07926:** 39 Belmont Road St Austell PL25 4UH. Proposed loft conversion and addition of raised terrace.

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

- x. **PA18/07927:** 30 Trevithick Road St Austell PL25 4RL. Replacement of window with wider double french doors. Removal of external door on side elevation.

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

- xi. **PA18/08062:** Riviera Flooring 7 Beech Lane St Austell Cornwall. Change of use of retail units into 2 residential units. Re-application of expired PA14/08187 with amendments.

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

- xii. **PA18/08318:** 2 The Oaks Westbourne Drive St Austell Cornwall. Works to a tree subject to a tree preservation order. Remove epicormic growth from central crown of mature Oak to allow more light and air to pass through to the ground below.

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

- xiii. **PA18/08366:** 11 College Green St Austell PL25 5ES. Various works to trees within a conservation area namely Ash and Sycamore.

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

- xiv. **PA18/08440:** 79 Killyvarder Way St Austell Cornwall PL25 3DL. Proposed single story extension and garage.

It was **RESOLVED** to make no objection to this application subject to the extension being a flat roof to avoid any overshadowing of the neighbour.

- xv. **PA18/08541:** 15 Trevarrick Road St Austell PL25 5JN. Application for a non-material amendment (1) following grant of planning permission PA18/06388. Amendment sought - Revision to opening sizes, omission of stone facing, and provision of cedar cladding.

It was **RESOLVED** to object to this application on the grounds of the property no longer having stone facing and cedar cladding being out of keeping with the street scene.

- xvi. **PA18/08799:** 59 Trevanion Road, St Austell, PL25 4RZ. Outline planning permission with all matters reserved: Dwelling.

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

### **P/18/57) Premises Licence Applications**

None.

### **P/18/58) Planning Decisions**

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

### **P/18/59) Cornwall Council – Urgent Delegated Planning Decisions**

The Clerk advised that a five-day protocol notification had been received in respect of Planning Application Number: PA18/06668 and that the Chairman, in consultation with the Clerk, had agreed that the Town Council would “agree to disagree” with the Planning Officer’s decision to approve it and not insist on it being determined by Cornwall Council’s Planning Committee.

### **P/18/60) Gambling Act 2005 – Consultation on draft revised Statement of Principles**

Members noted that the consultation covered technical issues and had raised no issues from the Cornwall Council Licensing Committee when they considered it in July.

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

**P/18/61) Town and Country Planning (Appeals) (Written Representations) (England) Regulations 2009 – Land North East of 52 Truro Road Truro Road St Austell PL25 5JJ**

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

**P/18/62) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 5<sup>th</sup> November and Monday 10<sup>th</sup> December 2018.

The meeting closed at 6.42pm.