

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 5th NOVEMBER 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, Palmer, Pearce, Styles, Thompson and Walker.

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

P/18/63) Apologies for absence

Councillor Oxenham.

P/18/64) Declarations of Interest

There were no declarations of interest.

P/18/65) Dispensations

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

P/18/66) Minutes from the Meeting dated 8th October 2018

It was **RESOLVED** that the minutes of the meeting held on the 8th October 2018 be approved and signed as a correct record.

P/18/67) Matters to note

None.

P/18/68) Public participation

None.

P/18/69) Planning Applications

- i. **PA18/08942:** Unit 8 74 Stennack Road St Austell PL25 3JQ. Extension to existing unit.

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

Councillor Brown arrived

- ii. **PA18/09379:** 46 Tregonissey Road St Austell Cornwall PL25 4DH. Erection of single and two storey rear extensions, loft conversion and provision of off-street parking.

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

Councillor Bull abstained from voting on this item

- iii. **PA18/09380:** 25 Pondhu Road St Austell Cornwall PL25 5DL. Proposed single and two storey extensions along with minor alterations.

It was **RESOLVED** to make no objection to this application subject to any legislation administered by South West Water and the Environment Agency being adhered to.

- iv. **PA18/09422:** Belfield House 24 Truro Road St Austell Cornwall PL25 5JF. Notification of proposed works to trees within a conservation area - fell one Sycamore tree (T1) and fell one Bay tree (T2).

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

- v. **PA18/09481:** Land North Of 51 Trevarthian Road Trevarthian Road St Austell Cornwall. Construction of a new dwelling.

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

Councillor Bull abstained from voting on this item

- vi. **PA18/09881:** 55 Trenance Road St Austell Cornwall PL25 5AL. Notification of proposed works to trees in a conservation area. Removal of Ash tree.

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

P/18/70) Planning Decisions

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

Arising from the above, Councillor Bull advised that the highly publicised judicial review instigated by Crantock Parish Council with regard to a recent planning approval on land outside of the Neighbourhood Plan, had been

thrown out by the High Court with costs awarded against the Parish Council. Councillor Brown added that there is increasing pressure from the Government to approve new housing developments, particularly if they meet or exceed the affordable housing criteria.

P/18/71) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that following the Town Council's objection, a 5 day protocol notification had been received in respect of Planning Application Number: PA18/06897, (54 South Street) and the Chairman and Vice-Chairman had reluctantly "agreed to disagree" and not insist on it being heard at a Cornwall Council Planning Committee meeting.

The Town Clerk further advised that the Town Council had received a 5 day protocol notification in relating to Planning Application Number: PA18/07286, land South of 20 Highfield Road, St Austell.

It was noted that the correct description was Highfield **Avenue** not Highfield **Road**.

Members discussed the application and felt that the Town Council should maintain their objection on the grounds of overdevelopment and out of keeping with the area and ask that it be considered at a Cornwall Council Planning Committee.

It was **RESOLVED** that the Town Council should maintain their objection to the proposal and request committee consideration by Cornwall Council's Planning Committee.

Councillor Bull abstained from voting on this item

P/18/72) Premises Licence Applications

None.

P/18/73) Cornwall Council Consultation – Draft Housing Supplementary Planning Document

The Clerk advised that Cornwall Council had invited comments on a draft Housing Supplementary Planning Document. He advised that the document was overly long and could be simplified and improved in a number of places.

He suggested that the general aim of the document should be supported and, in particular, the promotion of social housing but felt that greater emphasis could be placed on quality rather than quantity. Members discussed the document and agreed with the need to stress quality as well as quantity.

It was felt that there should be a definition of sustainable within the document and that when considering affordability, planners should not just focus on the initial capital cost but should also look at ongoing running costs including energy and maintenance. Members particularly liked the promotion of social housing and welcomed more Council housing.

It was **RESOLVED** that the Clerk should be authorised to respond to the paper highlighting a number of errors or improvements which could be made to the document and reflecting the above comments.

P/18/74) Cornwall Council Consultation – Licensing Act Policy

Members considered Cornwall Council's draft statement of Licencing Policy. They welcomed the new paragraph 12.5 relating to waste, recycling and single use plastics, paragraph 12.9 which strengthened the working relationship between the licensing and planning teams at Cornwall Council and the proposals on accessibility within paragraph 12.13 and 12.14.

It was **RESOLVED** that the Clerk be asked to respond expressing support for the new paragraphs 12.5, 12.9, 12.13 and 12.14.

P/18/75) Community Network Highways Scheme

The Committee considered correspondence from the Community Link Officer relating to Cornwall Council's Community Network Highways Scheme. Members noted the schemes that had received approval and felt that there was merit in asking Cornwall Council to re-consider the schemes proposed earlier for:

- Edgecumbe Road/Penwinnick Road
- Tregonissey Road
- Slades Road

It was further felt that there was merit in stressing the need to address the traffic flows in the triangle formed by Tregonissey Road, Slades Road and

Poltair Road for which there may be some Section 106 funding from the West Carclaze housing development.

It was **RESOLVED** that the Clerk should re-submit the schemes previously submitted and encourage Cornwall Council to investigate potential improvements to the Poltair Road, Tregonissey Road and Slades Road area.

It was **FURTHER RESOLVED** that the highways schemes should be kept under regular review to ensure that the schemes identified as a priority are still a priority.

P/18/76) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 10th December 2018 and Monday 7th January 2019.

The meeting closed at 6.52pm