

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 10th DECEMBER 2018 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

Present: Councillors: Bull, Jones, King, Lanxon, Oxenham, Palmer (Chair), Pearce, Styles and Thompson.

Also present: Councillor Brown.

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

P/18/77) Apologies for absence

Apologies for absence were received from Councillors Colwill and Walker.

Councillor Jones advised that he had to leave early.

P/18/78) Declarations of Interest

Councillor Bull declared an interest in planning application PA18/10679 as she is related to a near neighbour.

Councillor Thompson declared an interest in planning application PA18/08253 by virtue of his employer owning a property next to the proposal and PA18/10255 as he did not wish to be pre-determined when this was discussed at Carlyon Bay Parish Council.

P/18/79) Dispensations

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

P/18/80) Minutes from the Meeting dated 5th November 2018

It was **RESOLVED** that the minutes of the meeting held on the 5th November 2018 be approved and signed as a correct record.

Councillor Oxenham abstained from voting on this item as she was not present at the meeting

P/18/81) Matters to note

None.

P/18/82) Public participation

In order to assist the members of the public present, the Chairman brought planning application numbers xiv and iii forward and agreed that the public could speak when the application they were interested in was being considered.

P/18/83) Planning Applications

Councillor Bull reiterated her interest and left the room

- xiv. **PA18/10679:** Land East Of 20 Edgcumbe Road St Austell Cornwall. 2No detached dwellings with detached single garages and new access.

Mr Hewitt referred Members to the approval on appeal of 24 Edgcumbe Road and the conditions discharged by Cornwall Council.

With regard to 20 Edgcumbe Road he expressed concerns that an inadequate sewage system was proposed, the proposal would bring an increase in vehicles and the access on to the busy A3058 was dangerous.

Mr Riley referred to the inadequate drainage and flooding in the area which he felt would be exacerbated by a further two properties. He referred to the busy A3058 and its designation as an area of high pollution and agreed with Mr Hewitt that a further 8-10 accessing the A3058 was a major concern.

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

- Overbearing and loss of privacy for the neighbouring properties
- Over-development
- Concerns with access on to the busy main road (A3058)
- Loss of open space

Councillor Bull returned to the meeting

- iii. **PA18/09817:** Land East Of 15 Trevarrick Road Trevarrick Road St Austell Cornwall. Outline Planning Permission with some matters reserved: Single dwelling.

Mrs Pride advised that she owned 15 Trevarrick Road and that she hoped to build on the land to the east of the property.

She acknowledged the Planning Officer's concern with regard to access via a narrow lane but advised that there is a turning space within the curtilage of the site.

During discussion Members agreed the principle of development on the land and the access arrangements subject to the tree protection measures suggested by the Tree Officer.

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

Councillor Thompson reiterated his interest and left the meeting

- i. **PA18/08253:** Land and Buildings off Mount Charles Road St Austell Cornwall PL25 3LB. Demolition of existing dwelling and industrial buildings. Proposed development of site for eight new domestic dwellings and new site access road and services.

Members reviewed this application and felt that the site was too small for the number of homes proposed. They also had concerns with regard to the proposed access arrangements, poor design and lack of amenity space.

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

- Overdevelopment
- Inadequate access
- Poor quality and design
- Inadequate amenity space

Councillor Thompson returned to the meeting

- ii. **PA18/09145:** 46 Clifden Road St Austell Cornwall PL25 4NX. Lower the kerb to create a vehicular access to the driveway.

It was **RESOLVED** to support this application subject to the surface being permeable.

- iii. **PA18/09860:** 91a Slades Road St Austell PL25 4HB. Removal of condition 2 of decision notice C2/99/00741 dated 16/08/99 to enable the garage to be used as a habitable room.

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

- iv. **PA18/10074:** 33 Turnavean Road St Austell PL25 5NX. Reduction of an Oak tree.

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

- v. **PA18/10177:** 8 Westbourne Drive St Austell PL25 5EA. Construction of a covered walkway between dwelling and garage for storage.

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

Councillor Thompson reiterated his interest and left the meeting

- vi. **PA18/10255:** Land Off Holmbush Road St Austell Cornwall. Erection of 11 dwellings with associated highways, drainage, lighting and landscaping works at land off Holmbush Road, St Austell.

Members expressed general disappointment that the proposed public house is not going ahead but acknowledged that this would probably be beneficial to the nearby Holmbush Inn. Concern was expressed with regard to the close proximity of the proposed new dwellings to the nearby properties and the shortage of green space within the development. Concern was also expressed with regard to the total number of properties now proposed, the current water run off from the site and the new bus stop which is adding to the traffic congestion on the Holmbush corridor.

Members were not opposed to the principle of development on this site but **RESOLVED** to object to this application on the grounds of:

- Adverse impact on the neighbouring properties
- Overdevelopment
- A shortage of green space and a lack of green space between the proposed new development and the existing properties on the neighbouring land

Councillor Bull abstained from voting on this item

Councillor Thompson returned to the meeting

- vii. **PA18/10318:** 31 - 33 Slades Road St Austell Cornwall PL25 4EZ. Conversion of shop, dwelling and store into 2no dwellings with annex to No31.

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

Councillor Bull abstained from voting on this item

Councillor Jones left the meeting

- viii. **PA18/10329:** Former Tregarne Chapel Tregarne Terrace St Austell Cornwall. Formation of two bedroom flat in roof space.

In the light of the Conservation Officer's concerns with regard to the roof lights, it was **RESOLVED** to object to this application.

- ix. **PA18/10330:** Former Tregarne Chapel Tregarne Terrace St Austell Cornwall PL25 4BE. Non-material amendment (No. 1) for amended floor plans and suspension of Section 106 Obligation to (PA11/05205 - and Appeal Decision no. APP/D0840/A/14/2212746) Change of use of house to eight flats.

It was **RESOLVED** to object to the suspension of the Section 106 obligation until a full viability assessment has been undertaken taking in to account any grant funding which may be available for the project.

- x. **PA18/10439:** Land In Poltair Park At NGR 201837 52627 Carlyon Road St Austell Cornwall. Provision of Cafe including kitchen, store and accessible toilet.

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

Councillors Oxenham and Thompson abstained from voting on this item

- xi. **PA18/10448:** 20 Trevone Crescent St Austell PL25 5ED. Works to trees subject to a tree preservation order. Crown lifting of Beech and crown reduction of Turkey Oak.

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

- xii. **PA18/10645:** Former Tregarne Chapel Tregarne Terrace St Austell Cornwall. Discharge of Section 106 Obligation in respect of decision PA11/05205 dated 14.08.13.

It was **RESOLVED** to object to the discharge of the Section 106 obligation until a full viability assessment has been undertaken taking in to account any grant funding which may be available for the project.

- xiii. **PA18/10717:** Aldi Slades Road St Austell Cornwall. Installation of roof openings and cowls to facilitate new internal heating system.

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

- No convincing evidence that the proposals will lead to a reduction in noise levels.
- Concern about the visual impact to the rear of the property.

Members felt that this application should be heard at Cornwall Council's Planning Committee and that a site meeting should be held prior to the Committee meeting.

Councillor Bull abstained from voting on this item

- xiv. **PA18/10733:** 82 Bodmin Road St Austell PL25 5AG. Amendment to PA18/05564 (not yet completed) by the enlargement of the single garage to a double garage and an annex over.

It was **RESOLVED** to make no objection to this application subject to the public right of way remaining accessible during and after construction.

- xv. **PA18/10779:** 4 North Hill Park St Austell PL25 4BJ. Extension over garage to provide bedroom and ensuite.

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

Councillor Bull abstained from voting on this item

- xvi. **PA18/10920:** 108 Holmbush Road St Austell Cornwall PL25 3LP. Conversion of garage to form additional living accommodation.

It was **RESOLVED** to make no objection to this application subject to the additional living accommodation being tied to the host building.

P/18/84) Premises Licence Applications

None.

P/18/85) Planning Decisions

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

P/18/86) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/18/87) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 7th January 2019 and Monday 11th February 2019.

The meeting closed at 7.44pm.