

St Austell Town Council



To: All Members of the Planning and Regeneration Committee

Dear Councillor

You are summoned to attend the **Remote Planning and Regeneration Meeting** of **St Austell Town Council** to be held on **Monday 4th January 2021** at **6pm**.

Any member of the public wishing to attend this meeting, should obtain a password from the Clerk by no later than **12pm on Monday 4th January 2021**.

For security reasons, no person will be admitted to the meeting without prior notification to the Clerk that they wish to attend.

*****This remote meeting will be held using Zoom*****

David Pooley
Town Clerk

29th December 2020

Tel: 01726 829859
E-mail: david.pooley@staustell-tc.gov.uk
Website: www.staustell-tc.gov.uk

AGENDA

- 1. Apologies for absence**
- 2. Declarations of Interest**

(Purpose: To receive declarations of disclosable pecuniary and other non-registerable interests in respect of items on the agenda).

3. **Dispensations**

(Purpose: To receive requests for dispensations under the Code of Conduct).

4. **Minutes from Meeting dated 7th December 2020**

**Pages
1 to 6**

(Purpose: To agree that the minutes of the above meeting be signed as a correct record).

5. **Matters to Note**

A verbal update from the Town Clerk on the actions taken since the last meeting.

6. **Public Participation**

(Purpose: To receive comments submitted by members of the public).

7. **Planning Applications**

The Town Council has been consulted on the planning applications listed below. The Committee is asked to consider the applications and agree a response to the Planning Authority (Cornwall Council).

The applications and their plans can be viewed on the Online Planning Register at www.cornwall.gov.uk.

- i. **PA20/09322:** 1 Cannis Road St Austell PL25 4EB. Removal of existing detached garage to create new side extension incorporating integral garage and additional room. **Ward: Poltair.**
- ii. **PA20/09501:** 23 Polmarth Close St Austell PL25 3TW. Double storey extension to the left side of property. **Ward: Poltair.**
- iii. **PA20/09513:** To Rear Of 75 Treverbyn Road St Austell Cornwall. Proposed extension to existing B1/B8 industrial warehouse building and formation of new vehicle access and parking area. **Parish: Treverbyn.**
- iv. **PA20/10441:** Co-Operative Retail Services Ltd West Hill St Austell PL25 5BS. Advertisement consent for 1x slatted fascia sign with internally illuminated logo and non-illuminated welcome text, 2x wall mounted internally illuminated logo, 1x totem sign with internally illuminated logo, 5x post mounted non-illuminated

ancillary sign and 1x wall mounted non-illuminated ancillary sign. **Ward: Gover.**

- v. **PA20/10447:** Tesco Superstore Daniels Lane St Austell Cornwall. Proposal to install new warehouse extension with barrier all around. **Ward: St Austell Bay.**
- vi. **PA20/10737:** The Bungalow 19 Alexandra Road St Austell PL25 4QR. Alterations to the existing dwelling house including extensions. **Ward: Mount Charles.**
- vii. **PA20/10824:** 5 Trenowah Road St Austell Cornwall. Proposed off street parking with a drop crossing. **Ward: Bethel.**
- viii. **PA20/10868:** Land Rear Of 4 Sandy Hill St Austell PL25 3AS. Construction of two semi-detached dwellings, creation of new vehicular access, provision of vehicular parking, external garden amenity areas, and associated works. **Ward: Mount Charles.**
- ix. **PA20/11124:** 6 Claybourne Close St Austell Cornwall PL25 3TP. Single storey rear extension. **Ward: Poltair.**

8. Premises Licence Applications

None.

9. Planning Decisions

(Purpose: To note receipt of decisions by the Planning Authority. The decision notices, which explain the full reasons and conditions, are available for inspection in the same way as the planning applications). (Report enclosed).

**Pages
7 to
12**

10. Cornwall Council – Urgent Delegated Planning Decisions

(Purpose: To receive an update on the Cornwall Council urgent delegated planning decisions). (Verbal update).

11. St Austell Bay Neighbourhood Development Plan Consultation

(Purpose: To consider commenting on the draft St Austell Bay Neighbourhood Development Plan. (Correspondence attached).

**Pages
13 to
14**

12. Carlyon Parish Neighbourhood Development Plan Consultation

**Pages
15 to
16**

(Purpose: To consider commenting on the draft Carlyon Parish Neighbourhood Development Plan. (Correspondence attached).

13. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 8th February 2021 and Monday 8th March 2021).

MINUTES of a REMOTE MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 7th DECEMBER 2020 at 6pm.

Present: Councillors: Bishop, Colwill, Jones, Lanxon, Leonard, Palmer, Styles and Walker (Chair).

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

Also present: Councillors Brown and Bull.

P/19/216) Apologies for absence

Apologies for absence were received from Councillors: Oxenham, Pearce and Thompson.

P/19/217) Declarations of Interest

Councillor Styles declared an interest in planning application numbers PA20/09673 and PA20/10092 and Agenda item 12 by virtue of knowing the applicants.

P/19/218) Dispensations

None.

P/19/219) Minutes from the Meeting dated 2nd November 2020

It was **RESOLVED** that the minutes of the meeting held on the 2nd November 2020 be approved and signed as a correct record.

P/19/220) Delegated Decisions - 2nd November 2020

It was **RESOLVED** to note the delegated decisions.

P/19/221) Matters to note

The Clerk advised that further to minute number **P/19/208** the planning applications determined under delegated procedures were listed at agenda item 5 and the enforcement matter at Holmbush had been passed to the Head of Planning who had instructed her Team to take a look at the issue.

P/19/222) Public participation

In order to assist the two members of the public present, the Chair agreed to bring Planning Application Number (x) **PA20/09421** forward.

P/19/223) Planning Applications

Councillor Colwill joined the meeting

(x) **PA20/09421:** 7 Eastbourne Road St Austell PL25 4SZ. Proposed extension to existing annexe to provide dwelling.

The Chair welcomed Mr and Mrs Eade to the meeting.

Mr Eade advised that his previous application to extend the annex and build a three-bedroom property had not been well received and was subsequently withdrawn. On the advice of planning officers, a revised scheme has been worked up which reduces the density down to 1 dwelling, (a two-bedroom dormer bungalow) with no overlooking to the rear and a reduced ridge height. The reduced scheme is an extension of the existing annex and has more amenity space than the previous proposal which was a concern of the Town Council. He advised that the annex is a former plumber's workshop dating pre 1921 and confirmed that the extension would be sympathetic to the history of the building. He advised that he is aware of a suggestion that the annex should be knocked down and replaced with a bigger building but felt that it would be inappropriate to knock down the existing annex in the light of its history and character.

Members felt that the application was an improvement on the previous proposal and welcomed Mr and Mrs Eade's desire to keep the existing plumber's workshop to retain character of the street scene.

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

- i. **PA20/01653:** 5 Whieldon Road, St Austell, Cornwall, PL25 3JB. Non-material amendment to omit the en-suite and store room.

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

- ii. **PA20/07003:** 51 Victoria Road St Austell PL25 4QF. Creation of a vehicular access and parking area.

It was **RESOLVED** to make no objection to this application subject to the installation of a drop kerb and a permeable surface.

- iii. **PA20/07266:** 14 Dobell Road St Austell PL25 4NB. Construction of double & single storey extensions & alterations to existing dwelling.

It was **RESOLVED** to make no objection to this application subject to a condition to ensure that any drainage issues are resolved.

- iv. **PA20/07832:** Land North East Of 5 Ledrah Gardens Ledrah Gardens St Austell Cornwall. Reserved matters application for all reserved matters following outline approval of PA18/06668 dated 03.10.2018 (Construction of a single dwellinghouse).

It was **RESOLVED** to make no objection to this application subject to the installation of obscured glazing on the east and west first floor windows.

- v. **PA20/08739:** 20A Central Avenue, Central Avenue, St Austell. Single-storey extension.

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

- vi. **PA20/08876:** 19 Keay Heights St Austell Cornwall PL25 4AZ. Extension for family room and first floor bedrooms.

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

- vii. **PA20/09124:** 21 Porthmeor Road St Austell PL25 3LT. Dining room extension with additional bedroom and entrance porch. Proposed decking on the north elevation.

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

Councillor Leonard arrived at the meeting

- viii. **PA20/09143:** 23 Kingfisher Drive St Austell PL25 3AZ. Single storey extension to rear of property.

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

- ix. **PA20/09314:** Land North Of Cuddra Aquatics Holmbush Road St Austell Cornwall. Reserved matters application for appearance and landscaping following outline approval PA15/06128 for construction of B2/B8 units with detailed access.

During discussion, Members felt that they could support the application as long as a good landscaping scheme was incorporated into the proposal to compliment the greening work being undertaken by SABEF and the Town Council.

It was **RESOLVED** to support this application subject to a comprehensive landscaping scheme being incorporated into the proposal.

- xi. **PA20/09602:** 31 Mayfield Close, St Austell, PL25 3PD. 15% crown reduction to Oak Tree.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer's approval.

- xii. **PA20/09662:** 2-6 Bodmin Road, St Austell, Cornwall, PL25 5AE. Proposed reconfiguration and replacement of fenestration to existing commercial/residential development.

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

Councillor Styles reiterated his interest in the following application and left the meeting

- xiii. **PA20/09673:** 6 Bethel Road St Austell PL25 3HA. Submission of details to discharge condition nos. 3, 7 and 8 in respect of Decision Notice no. PA20/05009.

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

Councillor Styles returned to the meeting

- xiv. **PA20/09687:** 21 Grosvenor Place, St Austell, PL25 5NQ. Proposed new parking area to existing dwelling.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer recommendations being implemented.

Councillor Styles reiterated his interest in the following application and left the meeting

- xv. **PA20/10092:** 1 Robartes Place, St Austell, PL25 4JQ. Demolition of existing bungalow and garage and the construction of 8 no apartments and associated parking spaces.

Members expressed severe concerns with the application and felt that the proposal is over-development and out of keeping with the street scene. A lack of green space was identified as well as unsuitable access and parking for the additional vehicle movements which the 8 apartments would bring. An overall cramped feel of the proposal was expressed.

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

- Over-development
- Out of keeping with the area
- Lack of green space
- Highways/Access issues
- Cramped feel of the proposal

Councillor Styles returned to the meeting

- xvi. **PA20/10137:** Bradford Building Supplies, Manfield Way, St Austell, PL25 3HQ. Advertisement consent for 2no pairs of non-illuminated pole-mounted signs.

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

P/19/224) Premises Licence Applications

None.

P/19/225) Planning Decisions

The Clerk drew Members' attention to the applications which were the subject of 5-day protocols. PA20/07084 – 31 Mayfield Close (refused by the Tree Officer), PA20/07418 (wall improved and lowered – objection withdrawn) and PA20/07887 (improvements made to overlooking issues - objection withdrawn).

P/19/226) Cornwall Council – Urgent Delegated Planning Decisions

Following a five-day protocol for 38 Pennor Drive (PA20/08122), the Chair and Vice-Chair reluctantly “agreed to disagree” and not pursue the matter to Committee.

Councillor Styles reiterated his interest in the following application and left the meeting

P/19/227) Land North of 42 Brockstone Road, Brockstone Road, St Austell, Cornwall

Councillor Brown outlined the history of this planning application and the effect the proposal would have on the neighbouring bungalows. He advised that he would be writing to the Planning Inspector and requested the Town Council’s help by writing to the Planning Inspector in support of Cornwall Council’s reasons for refusal.

It was **RESOLVED** to note the Appeal Notice and write to the Planning Inspector in support of the refusal.

P/19/228) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 4th January 2021 and Monday 8th February 2021.

The meeting closed at 7.02pm.

ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
4th JANUARY 2021
LOCAL PLANNING AUTHORITY DECISIONS

1. PURPOSE OF REPORT

To note decisions of the Local Planning Authority notified since the last meeting.

2. LEGAL AND RISK MANAGEMENT ISSUES

None directly.

3. EQUALITIES ISSUES

The Council endeavours to highlight to Cornwall Council any equalities issues arising from consideration of the planning applications.

4. RESOURCE ISSUES

None outside of existing budgets.

5. ENVIRONMENTAL CONSIDERATIONS

The Town Council considers environmental issues when considering planning applications but is constrained by local and national planning policy.

6. RECOMMENDATIONS

It is recommended that Councillors note the decisions made.

Decisions Made

Councillors are asked to note the receipt of the following decisions by the Planning Authority (the decision notices which explain the full reasons and conditions are available for inspection in the same way as planning applications):

DAVID POOLEY - TOWN CLERK

PA20/08191

APPROVED

Applicant: Mr Mark Relph

Location: 14 Tregorrick View St Austell PL25 4EE

Proposal: Proposed works to a tree subject to a tree preservation order: crown reduction to overgrown tree close to our property

Town Council Response: No Objection.

PA20/07601

APPROVED

Applicant: Mr Robin Marrett

Location: 26 Sawles Road St Austell PL25 4UE

Proposal: Proposed single storey rear extension and side extension to replace existing garage, loft conversion with new dormers and associated landscaping.

Town Council Response: No Objection.

PA20/08122

APPROVED

Applicant: Mr L Rosevear

Location: Land Adjacent To No. 38 Pennor Drive St Austell Cornwall PL25 4UW

Proposal: The proposed construction of a detached dwelling, the provision of on-site parking and the formation of a new vehicular access

Town Council Response: Objection.

PA20/09143

APPROVED

Applicant: Mr And Mrs Hunkin

Location: 23 Kingfisher Drive St Austell PL25 3AZ

Proposal: Single storey extension to rear of property

Town Council Response: No Objection.

PA19/10709

APPROVED

Applicant: Mr Reuben Prisgrove

Location: 15 Carlyon Road St Austell PL25 4LF

Proposal: Development for up to 4 houses.

Town Council Response: No Objection.

PA20/07003

APPROVED

Applicant: Miss Michelle Hore

Location: 51 Victoria Road St Austell PL25 4QF

Proposal: Creation of a vehicular access and parking area.

Town Council Response: No Objection.

PA20/09167

APPROVED

Applicant: Mr Cliff And Mrs Liz Quantrell

Location: 5 Whieldon Road St Austell Cornwall PL25 3JB

Proposal: Non-material amendment in respect of PA20/01653 to omit the ensuite and storeroom.

Town Council Response: No Objection.

PA20/09124

APPROVED

Applicant: Mr Charles Davies

Location: 21 Porthmeor Road St Austell PL25 3LT

Proposal: Dining room extension with additional bedroom and entrance porch. Proposed decking on the north elevation

Town Council Response: No Objection.

PA20/07832

APPROVED

Applicant: Mr Dyce

Location: Land North East Of 5 Ledrah Gardens Ledrah Gardens St Austell Cornwall

Proposal: Reserved matters application for all reserved matters following outline approval of PA18/06668 dated 03.10.2018 (Construction of a single dwellinghouse).

Town Council Response: No Objection.

PA20/08393

REFUSED

Applicant: Mr John Clements

Location: Land South Of 2 Slades Road Slades Road St Austell Cornwall PL25 4EX

Proposal: Proposed new 2-bedroom house

Town Council Response: Objection.

PA20/08424

APPROVED

Applicant: Davies

Location: 21-23 Duke Street St Austell PL25 5PQ

Proposal: Existing ground floor shop with A2 use above to convert to Ground floor shop with C3 residential above.

Town Council Response: No Objection.

PA20/08739

APPROVED

Applicant: Mr Stuart Jarman

Location: 20A Central Avenue Central Avenue St Austell Cornwall PL25 4JG

Proposal: Single-storey extension

Town Council Response: No Objection.

PA20/08876

APPROVED

Applicant: Mr D Morgan

Location: 19 Keay Heights St Austell Cornwall PL25 4AZ

Proposal: Extension for family room and first floor bedrooms.

Town Council Response: No Objection.

PA20/08880

APPROVED

Applicant: Mr & Mrs Martin Barnicle

Location: Denbigh Eastbourne Road St Austell PL25 4SS

Proposal: Proposed first floor extension to provide bedroom and ensuite.

Town Council Response: No Objection.

PA20/09322

APPROVED

Applicant: Mr Munns

Location: 1 Cannis Road St Austell PL25 4EB

Proposal: Removal of existing detached garage to create new side extension incorporating integral garage and additional room

Town Council Response: Not yet considered.

PA20/09602

APPROVED

Applicant: Mr John Brown

Location: 31 Mayfield Close St Austell PL25 3PD

Proposal: Proposed 15% crown reduction to Oak tree.

Town Council Response: No Objection.

PA20/09662

APPROVED

Applicant: Mr Julian Hocking

Location: 2-6 Bodmin Road St Austell Cornwall PL25 5AE

Proposal: Proposed reconfiguration and replacement of fenestration to existing commercial/residential development

Town Council Response: Support.

PA20/09687

APPROVED

Applicant: Mr Ali Liakoth

Location: 21 Grosvenor Place St Austell PL25 5NQ

Proposal: Proposed new parking area to existing dwelling

Town Council Response: No Objection.

David Pooley

From: Chloe Hillson <Chloe.Hillson@cornwall.gov.uk>
Sent: 26 November, 2020 11:10 AM
To: Chloe Hillson
Subject: St Austell Bay NDP Consultation

Information Classification: CONTROLLED

Good Morning,

St Austell Bay Parish Council has submitted their plan proposal to Cornwall Council for their designated Neighbourhood Development Plan Area, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended.) Cornwall Council is consulting residents and other interested stakeholders on the plan for the St Austell Bay Parish area. Consultation is running from **Thursday 19 November until 28 January 2021** for an extended ten week period.

The statutory consultation has been adapted due to the national Covid-19 crisis, taking into consideration the latest Planning Guidance from The Ministry of Housing, Communities and Local Government (<https://www.gov.uk/guidance/neighbourhood-planning--2#covid-19>). You can view the documents and comment by emailing us at neighbourhoodplanning@cornwall.gov.uk or by typing the Neighbourhood Planning application number **PA20/00007/NDP** into the online planning register at (<http://planning.cornwall.gov.uk/online-applications/>).

The plan proposal includes:

- a copy of a map and statement which identifies the area to which the proposed Neighbourhood Development Plan relates;
- a consultation statement;
- the proposed Neighbourhood Development Plan; and
- a statement explaining how the proposed Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act (the Basic Conditions Statement.)

Copies of the documents are also available to view online through Cornwall Council's [website](#).

Please make any representations to the Council by midnight on 28 January 2021 by entering your comments on the planning register, or by e-mailing neighbourhoodplanning@cornwall.gov.uk, or in writing to the following address.
The Head of Planning, Neighbourhood Planning, Cornwall Council, Dolcoath Avenue, Camborne, TR14 8SX

Next Steps

Following the ten week consultation period, the representations will be collated and sent for independent examination. You may also request to be notified of the local planning authority's decision under Regulation 19 (the outcome of the independent examination of the plan.)

If the Examiner believes that the Neighbourhood Plan meets all of its requirements a referendum will take place which will allow residents to decide whether the Neighbourhood Plan should be used by the Council to determine planning applications in the St Austell Bay area.

How we use your Information

The data is collected by Cornwall Council as the data controller in accordance with the data protection principles contained within the Data Protection Act 1998. The information you provide will be used for the preparation of the Neighbourhood Plan and associated planning policy guidance documents. Full comments, including addresses will also be available to view by any interested party upon request. Regulation 17 of the Neighbourhood Planning (General) Regulations 2012 requires all representations received by Cornwall Council to be submitted to the Examiner. All personal information collected by Cornwall Council is held safely in a secure environment and will be kept in accordance with our retention policy. All correspondence will be kept for up to 4 years from adoption of the plan. At which point all correspondence will be deleted. By submitting your response, you are agreeing to these conditions. If you have any concerns regarding the processing of your data, please contact the Neighbourhood Planning team on 0300 1234 151 or neighbourhoodplanning@cornwall.gov.uk.

For more information, please read our full privacy policy.

Kind regards

**Chloe Hillson | Associate Project Manager apprentice
Cornwall Council | Planning & Sustainable Development**

Chloe.hillson@cornwall.gov.uk | Tel: 01726 223453

www.cornwall.gov.uk | 'Onen hag oll'

Council Offices, Pydar House, Pydar Street, Truro

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David Pooley

From: [Redacted]
Sent: 8 December, 2020 12:18 PM
Cc: [Redacted], Graham Entwistle, Paul Trudgian, Julie Larter
Subject: Carlyon Parish Neighbourhood Development Plan (Encompassing Carlyon Bay and Tregrehan) Statutory Consultation

Carlyon Parish Neighbourhood Development Plan
(Encompassing Carlyon Bay and Tregrehan)
Statutory Consultation

Dear Sir or Madam,

We are contacting you to advise you that we are in the process of drawing up a Neighbourhood Development Plan for the Carlyon Parish. A draft of our Neighbourhood Plan document can be viewed at the Carlyon Parish Council website:

<http://www.carlyon-pc.gov.uk>

Please notify us of any relevant comments, issues or concerns by 10th February 2021 at:

carlyonplan@btinternet.com

Many thanks,

Carlyon Parish Neighbourhood Development Plan Committee

[REDACTED]