

St Austell Town Council



To: All Members of the Planning and Regeneration Committee

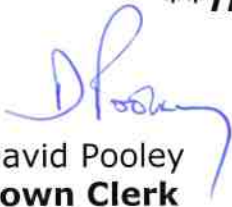
Dear Councillor

You are summoned to attend the **Remote Planning and Regeneration Meeting** of **St Austell Town Council** to be held on **Monday 8th February 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 8th February 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

2nd February 2021

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 4th January 2021**

**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. **PA20/10778:** Land North Of 51 Trevarthian Road Trevarthian Road St Austell Cornwall. New dwelling in rear of garden. **Ward: Poltair.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QKT4KLFG1W400>

- ii. **PA20/11274:** 32 Horse Whim Drive St Austell Cornwall PL25 3XB. Single storey rear extension to dwelling. **Ward: Bethel.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QLJ7IXFG1FD00>

- iii. **PA20/11354:** Holy Trinity Church Church Street St Austell Cornwall. Listed Building Consent for repairs to the retaining wall dwarf walls, railing and fountain. **Ward: Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QLOQL3FGHG600>

- iv. **PA20/11473:** Co-Operative Retail Services Ltd West Hill St Austell PL25 5BS. Replacement of refrigeration plant. **Ward: Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QLSOC0FGJZK00>

- v. **PA20/11507:** 4 Market Hill St Austell PL25 5QA. Conversion of former public conveniences to form a 2 bedroom dwelling. **Ward: Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QLW2G7FGM2900>

- vi. **PA20/11528:** 19 Tremena Gardens St Austell Cornwall PL25 5QH. Application of certificate of lawful development for the existing use of land as domestic parking for 19 Tremena Gardens. **Ward: Poltair.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QM3VXCFG0JQ00>

- vii. **PA21/00197:** 9 Fairfield Close St Austell PL25 3HE. Proposed lounge extension. **Ward: St Austell Bay.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QMRE7TFGHST00>

- viii. **PA21/00214:** 142 Retallick Meadows St Austell PL25 3BZ. Two storey rear extension. **Ward: Bethel.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QMRMLIFGHYY00>

- ix. **PA21/00244:** Manor House Dental And Implant Clinic 1 North Street St Austell PL25 5QD. Listed Building consent for the re-roofing and associated works, partial replacement of windows and doors, external redecoration, minor internal alterations and mobilisation works. **Ward: Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QMS67BFGIEU00>

- x. **PA21/00432:** The Old Manor House North Street PL25 5QD. This application is for the re-roofing and associated works, partial replacement of windows and doors, external redecoration, minor internal alterations and mobilisation works at the Manor House Dental and Implant Clinic. **Ward: Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QN4Z5QFGIMT00>

- xi. **PA21/00433:** The Old Manor House North Street PL25 5QD. Proposal Listed building application is for the re-roofing and associated works, partial replacement of windows and doors, external redecoration, minor internal alterations and mobilisation works at the Manor House Dental and Implant Clinic. **Ward: Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QN4Z5TFGIMU00>

8. Premises Licence Applications

None.

9. Community Infrastructure Levy (CIL) Neighbourhood

(Purpose: To consider the receipt of a Community Infrastructure Levy Neighbourhood payment in the sum of £1,496.64).

10. 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 10**

11. Cornwall Council – Urgent Delegated Planning Decisions

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

12. Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - PA20/03743 Land At Holmbush Road St Austell PL25 3HQ **Pages 11 to 12**

(Purpose: : To note correspondence from Cornwall Council in respect of the above Planning Appeal). (Correspondence attached).

13. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 8th March 2021 and Monday 12th April 2021.

MINUTES of a REMOTE MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 4th JANUARY 2021 at 6pm.

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

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

Also present: Councillors Brown and Bull.

P/19/229) Apologies for absence

Apologies for absence were received from Councillor Oxenham.

P/19/230) Declarations of Interest

Councillor Styles declared an interest in agenda 7 (iii) by virtue of being a friend of the applicant.

Councillor Thompson declared an interest in agenda item 12 by virtue of being a Carlyon Bay Parish Councillor and having assisted in the writing of the document.

P/19/231) Dispensations

None.

P/19/232) Minutes from the Meeting dated 7th December 2020

It was **RESOLVED** that the minutes of the meeting held on the 7th December 2020 be approved and signed as a correct record.

P/19/233) Matters to note

Further to minute number **P/19/227** (land north of Brockstone Road) the Clerk advised that a letter had been written to the planning inspector in support of Cornwall Council's refusal.

P/19/234) Public participation

The Chair welcomed Mr Skinner to the meeting and Members agreed that agenda item 7 (iii) should be brought forward.

Councillor Styles reiterated his interest in this agenda item and left the meeting

- 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.

Whilst Mr Skinner tried to resolve technical difficulties, the Clerk outlined the background to the application. He advised that the site in question is just outside the Town Council's area and resides in Treverbyn and the application is to extend an existing building used by Mr Skinner's business and create a new, larger access to the north of the building. The Clerk advised that Treverbyn Parish Council and a neighbour have objected to the application.

The Chair advised that Mr Skinner still had technical issues and that he proposed moving on to the next agenda item to allow Mr Skinner more time to resolve the problem.

Councillor Styles returned to the meeting

P/19/235) Planning Applications

- 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.

The Clerk advised that Cornwall Council had approved this application.

- ii. **PA20/09501:** 23 Polmarth Close St Austell PL25 3TW. Double storey extension to the left side of property.

Councillor Bull expressed concern with regard to the impact this proposal would have on the neighbouring property and the potential obstruction of their driveway/garage during construction due to the shared access arrangements with 23 Polmarth Close. She suggested that with some privacy modifications a proposal might be achievable to the satisfaction of both parties.

It was **RESOLVED** to object to this application on the grounds of the adverse impact on the neighbouring property and **FURTHER RESOLVED** that the Planning Officer should be asked to work with the applicant to improve the proposal which should include a condition to ensure that the

shared driveway is kept clear during construction and the new first floor windows which would overlook the neighbouring property are frosted.

Councillor Styles abstained from voting on this application

The Chair advised that Mr Skinner had resolved his technical difficulties and wished to speak in support of Planning Application Number **PA20/09513**.

Councillor Styles reiterated his interest and left the meeting

- 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.

Mr Skinner explained the existing planning permission for the site and the conditions regarding the operating hours. He advised that he had spoken to the neighbours and that they are now reasonably happy with the proposal. He added that the Highways Officer and Water Consultants are happy with the proposed access and drainage arrangements.

Following Members questions, Mr Skinner advised that the new access is being created to make it safer for lorries and that the industrial unit has been used since 1991. The potential to create or retain jobs on this site was welcomed. Mr Skinner confirmed that the proposal is on part of the site that a planning application had been refused for 10 self-build bungalows.

Members reiterated their objection to the 10 self-build bungalows previously submitted for land in this area and expressed concern about the impact that dwellings in this area would have on the surrounding countryside.

It was **RESOLVED** to make no objection to this application subject to:

- The Highways Officer being satisfied with the new access arrangements;
- Any drainage issues being resolved;
- Noise limits being set for the extension of the building similar to those set previously for the original building.

Councillor Styles returned to the meeting

- 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.

It was **RESOLVED** to make no objection to this proposal subject to compliance with the requirements of South West Water.

- v. **PA20/10447:** Tesco Superstore Daniels Lane St Austell Cornwall. Proposal to install new warehouse extension with barrier all around.

It was **RESOLVED** to make no objection to this proposal subject to a satisfactory land contamination report.

- vi. **PA20/10737:** The Bungalow 19 Alexandra Road St Austell PL25 4QR. Alterations to the existing dwelling house including extensions.

It was **RESOLVED** to make no objection to this proposal subject to Network Rail being satisfied with the proposals and the listed milestone being retained.

- vii. **PA20/10824:** 5 Trenowah Road St Austell Cornwall. Proposed off street parking with a drop crossing.

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

- 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.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being content with the access arrangements.

Councillor Lanxon abstained from voting on this application

- ix. **PA20/11124:** 6 Claybourne Close St Austell Cornwall PL25 3TP. Single storey rear extension.

During discussion, Members expressed concern with regard to the size of the proposal and impact on the neighbouring properties.

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

- Overdevelopment
- Loss of privacy for the neighbouring properties.

It was **FURTHER RESOLVED** that the Planning Officer should be asked to work with the applicant with a view to negotiating a smaller proposal.

P/19/236) Premises Licence Applications

None.

P/19/237) Planning Decisions

PA20/08122 (38 Pennor Drive)

The Clerk advised that following a 5-day protocol, the Chair and Vice Chair had agreed not to pursue the Town Council's objection to Committee.

The decisions listed in the report were noted.

P/19/238) Cornwall Council – Urgent Delegated Planning Decisions

None.

Councillor Jones left the meeting

P/19/239) St Austell Bay Neighbourhood Development Plan Consultation

The Clerk advised that having read the document, he felt that it is a well written plan designed to protect areas in the parish, particularly the World Heritage Site at Carlyon Bay which is important for the area.

It was **RESOLVED** to support the document.

Councillor Thompson reiterated his interest in the next item and left the meeting

Councillor Palmer left the meeting

P/19/240) Carlyon Parish Neighbourhood Development Plan Consultation

The Clerk outlined three areas of concerns within the document:

Figure 2: Carlyon Settlement Boundary map – the Gwallon Keas development is not considered a settlement.

Section 11.1 – the policy numbers quoted are wrong.

Figure 5: Carlyon NDP area Green Buffers – the Gwallon Keas site is shown as a recreational area.

It was **RESOLVED** to:

1. Write to Carlyon Parish Council to point out the errors identified.
2. Support the general aims of the document.

P/19/241) Dates of Meetings

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

The meeting closed at 7.11pm.

ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
8th FEBRUARY 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

PA20/07266

APPROVED

Applicant: Ms Runa Begum Ali

Location: 14 Dobell Road St Austell PL25 4NB

Proposal: Construction of Double & Single storey extensions & Alterations to existing dwelling

Town Council Response: No Objection.

PA20/09314

APPROVED

Applicant: -

Location: Land North Of Cuddra Aquatics Holmbush Road St Austell

Proposal: Reserved matters application for appearance and landscaping following outline approval PA15/06128 for construction of B2/B8 units with detailed access

Town Council Response: Support.

PA20/09421

APPROVED

Applicant: Mr and Mrs Jonathan Eade

Location: 7 Eastbourne Road St Austell PL25 4SZ

Proposal: Proposed extension to existing annexe to provide dwelling.

Town Council Response: No Objection.

PA20/10441

APPROVED

Applicant: Ms Bethany Fielding

Location: Co-Operative Retail Services Ltd West Hill St Austell PL25 5BS

Proposal: 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.

Town Council Response: No Objection.

PA20/09501

APPROVED

Applicant: Mr Darren Doorey Yates

Location: 23 Polmarth Close St Austell PL25 3TW

Proposal: Double story extension to the left side of property.

Town Council Response: Objection.

PA20/09000

APPROVED

Applicant: Mr Luke Hetreed

Location: 15 High Cross Street St Austell PL25 4AN

Proposal: Conversion of shop and premises into four domestic dwellings. Demolition of flat roof extensions, rear block built storage building, removal of portacabin.

Town Council Response: No Objection.

PA20/09001

APPROVED

Applicant: Mr Luke Hetreed

Location: 15 High Cross Street St Austell PL25 4AN

Proposal: Listed Building Consent: Conversion of shop and premises into four domestic dwellings. Demolition of flat roof extensions, rear block built storage building, removal of portacabin.

Town Council Response: No Objection.

PA20/10137

APPROVED

Applicant: Mr Mark Watson

Location: Bradford Building Supplies Manfield Way St Austell PL25 3HQ

Proposal: Advertisement consent for 2no. pairs of non-illuminated pole mounted signs.

Town Council Response: No Objection.



Town Clerk - St Austell Town Council
The Stable Block
Pondhu House
St Austell
Cornwall
PL25 5DP

Your ref:
My ref: PA20/03743
Date: 20 January 2021

Dear Sir/Madam

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	APP/D0840/W/20/3264414
Cornwall Council ref:	PA20/03743
Appeal start date:	13 January 2021
Proposal:	Construction of Petrol Filling Station and linked store (Sui generis use) and associated development
Location:	Land At Holmbush Road St Austell PL25 3HQ
Appellant:	Mr Robert Buffham
Cornwall Council decision:	REFUSED

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Jasmine Rogers, Room 3P Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 17 February 2021. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reason for refusing permission for this development is set out below:

The application fails to provide safe and suitable access for all road users for the nature and scale of this proposal. The significant increase in vehicle movements would result in long queues, obscuring views of the west bound traffic for vehicles turning right out of the development and conflict with cyclists and pedestrian movements as it is considered that there will be limited opportunities to safely cross the road and negotiate queuing traffic given the traffic levels on the A390. It is therefore considered that a safe and suitable access for all users has not been demonstrated and the proposal would therefore introduce an unacceptable impact on highway safety and not represent sustainable development and is contrary to Policies 1 and 27 of the Cornwall Local Plan and paragraph, 1,7 108 and 109 of the NPPF.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully

Sandra Oram

**Senior Development Support Officer
Planning and Sustainable Development Service**

Tel: 01209 614090

Email: planningappeals@cornwall.gov.uk