

St Austell Town Council



To: All Members of the Planning and Regeneration Committee

Dear Councillor

You are summoned to attend the **Planning and Regeneration Meeting** of **St Austell Town Council** to be held in the Council Chamber, Cornwall Council Offices, Penwinnick Road, St Austell, Cornwall, PL25 5DR on **Monday 24th May 2021** at **6pm**.



David Pooley
Town Clerk

18th May 2021

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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 8th March 2021

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

**Pages
1 to 6**

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. **PA20/00534:** Land At Higher Trewhiddle Farm, OS Grid Ref 200422, 51913 Truro Road St Austell Cornwall. Application for reserved matters for appearance, landscaping, layout and scale following outline approval PA14/12161 dated 27.01.2017 for the construction of a Hotel (C1), Pub/Restaurant (Class A4) and 6 retail units (Class A1). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4I4FPFG0IW00>

- ii. **PA21/01303:** Land South West Of 88 Phernyssick Road St Austell PL25 3TY. Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA20/02434 and to discharge conditions 4 & 5 highlighting SUDs scheme and access surface materials. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QO9N6MFGJ2N00>

- iii. **PA21/01784:** 4 Elm Terrace St Austell PL25 5QF. Replace two roof lights on north elevation of slate roof and addition of a third roof light. Internal works to insulate roof. Install additional partitioning on second

(attic) floor. Re-open bricked-up fireplaces on ground and first floors, install register plates and hearthstones where these have been removed; install fire surrounds and mantels. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOSBBIFGFUH00>

- iv. **PA21/01785:** 4 Elm Terrace St Austell PL25 5QF. Listed building consent to replace two roof lights on north elevation of slate roof and addition of a third roof light. Internal works to insulate roof. Install additional partitioning on second (attic) floor. Re-open bricked-up fireplaces on ground and first floors, install register plates and hearthstones where these have been removed; install fire surrounds and mantels. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOSBBJFGFUI00>

- v. **PA21/02233:** 8 Porthmeor Road St Austell Cornwall PL25 3LX. Proposed replacement of single storey rear extension and loft conversion. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QPCCZ2FG1VZ00>

- vi. **PA21/02507:** 136 Porthpean Road St Austell Cornwall PL25 4PN. Proposed single bed ancillary accommodation and holiday let. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QPP7RKFG0JQ00>

- vii. **PA21/02821:** 32 Penmere Road St Austell PL25 3PE. Proposed single storey extension and alterations to existing conservatory. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQ3ZWRFGKPV00>

- viii. **PA21/03089:** Land Adj To 69 Roslyn Close St Austell Cornwall. Proposed detached dwelling with parking. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQFCC0FGJBK00>

- ix. **PA21/03123:** 17A Pentewan Road St Austell PL25 5BU. Extension and alterations to existing dwelling and proposed annexe. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQGQA8FGK7T00>

- x. **PA21/03301:** The Mill Barns Trevarrick Road St Austell PL25 5JN. The proposals are to replace the existing roof finishes to an unaltered building with new natural slate to match the surrounding properties. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQMA78FGG8600>

- xi. **PA21/03317:** 20 Bay View Park St Austell Cornwall PL25 3TR. Demolition of existing side extension and erection of 2 storey side extension inc. first floor extension above garage to form self-contained ancillary accommodation. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQN73CFG1XL00>

- xii. **PA21/03406:** 36 Growan Road St Austell PL25 3JP. Works to two trees subject to a TPO: T5 - removal of 4 branches numbered 1,3,4 and 5 on photos due to poor health and causing excess shade. T6 - removal of 1 limb numbered 2 on photos for causing excess shade. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQRRGVFGJOT00>

- xiii. **PA21/03445:** 26 Borlase Crescent St Austell PL25 4RF. Proposed conservatory. **Ward: Poltair & Mount Charles.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQS88CFGK2U00>
- xiv. **PA21/03481:** 4 The Orchards Springfield Close St Austell Cornwall. Single storey rear extension to existing dwelling. **Ward: Bethel & Holmbush.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQTQIZFG0JQ00>
- xv. **PA21/03491:** 30-31 Slades Road St Austell PL25 4EY. Variation of conditions 2, 3, 5 and 6 of decision PA20/04185 dated 09.07.20 **Ward: Poltair & Mount Charles.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQTUI4FGL5E00>
- xvi. **PA21/03602:** 67 Ledrah Road St Austell PL25 5HG. Outline application for subdivision of existing residential curtilage to create plot for detached dwelling with shared access from Ledrah Road. **Ward: Central & Gover.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQZ63PFGGZH00>
- xvii. **PA21/03629:** Plot To The Rear Of 51 Trevarthian Road Trevarthian Road St Austell. New dwelling in rear garden. **Ward: Poltair & Mount Charles.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QR4S02FG1W400>
- xviii. **PA21/03800:** 4 Whieldon Road St Austell Cornwall PL25 3JB. Single storey side extension. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRAG6GFG1FD00>

- xix. **PA21/03882:** 1 Gribben Road St Austell PL25 4ED. Proposed side dormer. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRG2G9FGGS600>

- xx. **PA21/03954:** 40 Eliot Road St Austell PL25 4NN. Extension and conversion of existing garage to bedroom, en-suite and utility. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRIB3GFGGYO00>

- xxi. **PA21/04298:** 3A Graham Avenue St Austell Cornwall PL25 4LZ. Non material amendment to increase the roof height by 240mm with reference to decision PA20/01234 dated 09.06.2020. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRX7BKFGHHN00>

- xxii. **PA21/04474:** The Rann Wartha 9 Biddicks Court St Austell PL25 5EW. Application for a non-material amendment following grant of planning permission PA18/09661. Amendments sought - Retention of existing conservatory, small amendment to the extent of proposed sliding doors, proposed glass balustrade added, some alteration to landscaped ramps and steps and the addition of a door and adjacent window. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QS6JFAFGL8200>

8. Premises Licence Applications

None.

9. Planning Decisions

**Pages
7 to 10**

(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).

10. Cornwall Council – Urgent Delegated Planning Decisions

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

11. CIL Funding

(Purpose: To update Members on the CIL funding received). (Verbal update).

12. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 14th June 2021 and Monday 19th July 2021).

**MINUTES of a REMOTE MEETING of ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE held on MONDAY 8th
MARCH 2021 at 6pm.**

Present: Councillors: Bishop, Colwill, 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/19/255) Apologies for absence

Apologies for absence were received from Councillor Jones.

P/19/256) Declarations of Interest

None.

P/19/257) Dispensations

None.

P/19/258) Minutes from the Meeting dated 8th February 2021

It was **RESOLVED** that the minutes of the meeting held on the 8th February 2021 be approved and signed as a correct record.

P/19/259) Matters to note

The Clerk advised that he had nothing to add.

P/19/260) Public participation

The Chairman welcomed Mrs Earl to the meeting.

Mrs Earl thanked Councillor Brown for drawing attention to the Cornwall Climate Stories film series and Councillors Heyward, Pears and Brown for funding Climate Action St Austell (CASA) Group from their Cornwall Council Community Chest Fund.

Mrs Earl expressed her concerns about the St Austell Town Revitalization Partnership and her disappointment with the SABEF projects.

She identified a lack of transparency and public consultation as her main concerns.

The Chair thanked Mrs Earl for her comments and added his praise for the Cornwall Climate Stories. He thanked her for her work with CASA and suggested that it would be helpful if she could come to a future Council meeting so that Members can consider her concerns.

During a brief discussion Members commented that artwork is not always to everybody's taste and that although some consultation had been carried out it could be suggested to SABEF that more public consultation would be welcome for future projects.

P/19/261) Planning Applications

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

The Clerk advised that this planning application had been the subject of a number of iterations, the latest of which had been circulated to Members that day. The Clerk outlined the improvements since the Town Council last considered the application which included improved drainage and a lowering of the roof level. The application is still a 2 storey extension and the Planning Officer has concerns about the impact on the neighbouring property - 141 Retallick Meadows.

Ms Symons and Mr Simon Jones outlined to Members the improvements made, including the utilisation of the roof space for a bedroom and the scale of development allowed under permitted development rights.

Mr Barry Jones from 141 Retallick Meadows advised that due to work commitments he had been unable to fully review the latest proposals circulated over the weekend and needed more time to consider them before being able to pass comment.

During discussion, Members expressed disappointment that the revised plans had been circulated so close to the Town Council's meeting but expressed concern that the revised proposals still appear to have an overbearing impact on the neighbouring properties – particularly 141 Retallick Meadows.

Whilst not opposed to the principle of development, it was **RESOLVED** to object to this application on the grounds of:

- Scale of the proposal and its adverse impact on 141 Retallick Meadows
- Overbearing nature of the proposal

Authority to deal with this application on an urgent basis was given to the Town Clerk in consultation with the Chair and Vice-Chair of the Planning & Regeneration Committee.

- ii. **PA21/00811:** 30 Lyons Road St Austell PL25 3HX. Proposed single storey extension.

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

- iii. **PA21/00818:** 58 Roslyn Close St Austell PL25 3UW. Two-storey side extension, single-storey garage extension and associated works.

It was **RESOLVED** to make no objection to this application subject to any overlooking issues being mitigated to the satisfaction of the Planning Officer.

- iv. **PA21/01212:** 1 Poltair Crescent St Austell PL25 4LX. Works to an American Oak tree subject to a TPO to reduce height and width of overhang.

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

Councillor Lanxon abstained from voting on this application

- v. **PA21/01286:** 38 Gowan Road St Austell PL25 3JP. Removal of two branches from Oak tree (T9).

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

- vi. **PA21/01303:** Land South West Of 88 Phernyssick Road St Austell PL25 3TY. Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA20/02434 and to discharge conditions 4 & 5 highlighting SUDs scheme and access surface materials.

Members expressed their strong objection to this application due to the proposal being too large for the site and out of keeping with the street scene.

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

- Over development – proposal too big for the site

- Overbearing
- Not in keeping with the street scene
- Limited parking
- Impact on the neighbouring properties
- Lack of amenity space

P/19/262) Premises Licence Application

None.

P/19/263) Planning Decisions

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

P/19/264) Cornwall Council – Urgent Delegated Planning Decisions

There were no urgent delegated planning applications.

P/19/265) A390 Porthpean Road Junction, St Austell – Junction Improvements

Members reviewed the proposals and particularly welcomed the reintroduction of the right turn at Porthpean Road.

It was **RESOLVED** to support the improvements proposed at Porthpean Road Junction, St Austell.

Councillor Thompson voted against this proposal

P/19/266) St Austell Town Revitalisation Partnership

The Town Clerk explained that the partnership met on the 4th March 2021 at which time the Terms of Reference and Code of Conduct were agreed. The Clerk added that to keep Members updated he would keep this as a standing item on the Planning and Regeneration Committee Agenda. He explained that Cornwall Council is keen for ideas for town centre improvements and that a smaller group has been tasked with bringing some initial ideas together for the Town Council to consider in due course. He explained that the Town Council will be invited to bid for up to £150,000 for feasibility/preparatory works funding for potential projects. He added that there are three potential government streams for capital funding which may become available in the short term. Having projects designed and ready to commence will be an advantage. At the present time Cornwall Council are leading on these initial meetings and a forum for publishing minutes and documents will be agreed shortly.

The Town Clerk stressed the need for a unified approach and close working with the partnership. It is envisaged that the Town Council will be the accountable body for some feasibility works and possibly projects.

Members stressed the need for openness and transparency in the working of the partnership.

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

P/19/267) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 12th April 2021 and Monday 17th May 2021.

The meeting closed at 7.15pm.

**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE**

24th MAY 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

PA20/10824

APPROVED

Applicant: Mrs Caroline Donrick

Location: 5 Trenowah Road St Austell Cornwall

Proposal: Proposed off street parking with a drop crossing.

Town Council Response: Support.

PA20/10737

APPROVED

Applicant: Mrs Angilley

Location: The Bungalow 19 Alexandra Road St Austell PL25 4QR

Proposal: Alterations to the existing dwelling house including extensions.

Town Council Response: No Objection.

PA20/11354

APPROVED

Applicant: Jon Mitchell

Location: Holy Trinity Church Church Street St Austell PL25 4FZ

Proposal: Listed Building Consent for repairs to the retaining wall dwarf walls, railing and fountain.

Town Council Response: Support.

PA20/11473

APPROVED

Applicant: Co-op

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

Proposal: Replacement of refrigeration plant

Town Council Response: No Objection.

PA21/01286

APPROVED

Applicant: Mr Lee Fox

Location: 38 Growan Road St Austell PL25 3JP

Proposal: Removal of branch from Oak tree (T9)

Town Council Response: No Objection.

PA21/01847

APPROVED

Applicant: Mr Simon Jago

Location: 96 Eastbourne Road St Austell PL25 4ST

Proposal: Proposed extension and conversion of attached kitchen/dining room and garage to provide a living/kitchen/dining room and replacement of flat roof with pitched roof.

Town Council Response: No Objection.

PA21/01950

APPROVED

Applicant: Mr Shaun Rundle

Location: 31 And 33 Dennison Avenue St Austell PL25 3HD

Proposal: Works to trees namely - Oak (G8), crown reduction, reduction of 25%, cut epicormic growth - Hawthorn (G8), reduction of 30% - Oak (T9), crown reduction - subject to a Tree Preservation Order (TPO). Applicant is the owner of G8 trees. Neighbour is the owner of T9 tree.

Town Council Response: No Objection.

PA21/02028

APPROVED

Applicant: Mr Charles Davies

Location: 21 Porthmeor Road St Austell PL25 3LT

Proposal: Non-material amendment to PA20/09124 to change roof tiles to Brazilian slate graphite and amendment to dormer on north elevation.

Town Council Response: No Objection.

PA21/02282

APPROVED

Applicant: Mrs Fay Drake

Location: 52 Retallick Meadows St Austell Cornwall PL25 3BY

Proposal: Proposed Integral garage conversion to form a study

Town Council Response: No Objection.

PA21/00244

APPROVED

Applicant: Mr Paul Oliver

Location: Manor House Dental And Implant Clinic 1 North Street St Austell PL25 5QD

Proposal: Listed Building consent for the re-roofing and associated works, partial replacement of windows and doors, external redecoration, minor internal alterations and mobilisation works.

Town Council Response: Support.

PA21/00432

APPROVED

Applicant: Portman Dental Care Paul Oliver

Location: The Old Manor House North Street PL25 5QD

Proposal: 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, 1 North Street, St Austell Cornwall PL25 5QD.

Town Council Response: Support.

PA21/00433

APPROVED

Applicant: Portman Dental Care Paul Oliver

Location: 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, 1 North Street, St Austell Cornwall PL25 5QD.

Town Council Response: Support.

PA21/00611

WITHDRAWN

Applicant: Mr David Pooley

Location: The Stable Block Pondhu House Penwinnick Road St Austell Cornwall

Proposal: Listed Building consent for a proposed Welfare Unit and Polytunnel in walled garden. Welfare Unit will be a portable building 20' x 8' x 7' high. Polytunnel would be 20' x 7'.

Town Council Response: -