

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 19th July 2021** at **6pm**.

S. Fullers

David Pooley
Town Clerk

13th July 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 14th June 2021

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

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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. **PA19/09844:** 3 Fore Street St Austell PL25 5PX. Retention of shop front. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q0T49QFGI4600>

- ii. **PA19/09845:** 3 Fore Street St Austell PL25 5PX. Listed Building Consent for retention of shop front. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q0T49RFGI4700>

- iii. **PA20/00535:** Land At Higher Trehiddle Farm St Austell Cornwall. Reserved Matters Application (Phase 2) for access, appearance, landscaping, layout and scale following outline approval PA14/12161 dated 27.01.2017 for the construction of 460 dwellings and associated infrastructure and public open space. **Parish: Pentewan Valley.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4I4MBFG0IW00>

- iv. **PA20/11124:** 6 Claybourne Close St Austell Cornwall PL25 3TP. Single storey rear extension. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QLDI20FG1VO00>

- v. **PA21/02037:** Grant Reid Optometrist Ltd 9 Grants Walk St Austell Cornwall. Change of use of the first floor from office space to residential as a one bedroomed flat. **Ward: Central & Gover**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QP33D5FG1W400>

- vi. **PA21/02787:** 18 Bethel Road St Austell PL25 3HA. Proposed extension and alterations. **Ward: Bethel & Holmbush**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQ2DNLFGJTE00>

- vii. **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>

- viii. **PA21/04268:** Asda Superstore St Austell Cornwall PL25 4PR. Home shopping improvements - new Click and Collect canopy. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRWTAKFGH6500>

- ix. **PA21/04269:** Asda Superstore St Austell Cornwall PL25 4PR. Advertisement consent for 4x Click and Collect Glowline canopy fascia and 2x ad panels. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRWTALFGH6600>

- x. **PA21/04781:** 92 Daniels Lane St Austell Cornwall PL25 3HT. Change of use of first floor and part of ground floor to be incorporated as part of dental surgery. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSMW7BFGGOT00>

- xi. **PA21/04980:** Land North Of 42 Brockstone Road Brockstone Road St Austell Cornwall. Outline consent for a single dwelling. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSXMLRFG1VO00>

- xii. **PA21/05140:** Tregarne Chapel Tregarne Terrace St Austell Cornwall. Alterations and conversion of dwelling (former Chapel) to form 4 No self-contained dwellings and alterations to former Sunday school to create 3 No self-contained flats and undercroft garage parking. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QT3SK6FGJQJ00>

- xiii. **PA21/05161:** 4 Cannis Road St Austell PL25 4EB. Alterations to rear extension and modifications to existing garage and utility to form living space. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QT73VRFGJTB00>

- xiv. **PA21/05201:** Caprera 61 Truro Road St Austell PL25 5JG. Proposal to fell Copper Beech. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QT946KFGKQI00>

- xv. **PA21/05379:** 19 Kingfisher Drive St Austell PL25 3AZ. Conversion of garage to bedroom/home office and creation of shower room. **Ward: Bethel & Holmbush.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QTG23SFGHUM00>
- xvi. **PA21/05947:** 62 Clifden Road St Austell PL25 4NX. Rear extension and alterations. **Ward: Poltair & Mount Charles.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUC8L2FGL3B00>
- xvii. **PA21/05962:** 8 Fairfield Close St Austell PL25 3HE. Proposed first floor bedroom/ensuite extension over garage. **Ward: Bethel & Holmbush.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUDMFIFGLYQ00>
- xviii. **PA21/06100:** 12 North Hill Park St Austell Cornwall PL25 4BJ. Notification of proposed felling of a Lleyland Cypress in a conservation area. **Ward: Poltair & Mount Charles.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUJC1QFGI6C00>
- xix. **PA21/06383:** 11 Beech Road St Austell PL25 4TS. Loft conversion with a rear dormer. **Ward: Central & Gover.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QV1MC6FGLS200>
- xx. **PA21/06889:** Land At Phase 2 Porthpean Road Porthpean Road St Austell Cornwall. Non-material amendment (NMA3) for retrospective decking to plots 182 and 183 to decision PA15/11368 dated 27/01/2017. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QVRMH5FGMVB00>

- xxi. **PA21/07138:** 16 Bodmin Road St Austell PL25 5AE. Work to a tree in a conservation area - Holm Oak nearest St John's Methodist Church. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QW4IFOFGG7B00>

8. Premises Licence Applications

Local Store, 2-4 Trinity Street, St Austell, PL25 5LY

(Purpose: To consider nominating a representative to attend a hearing in respect of the above premises licence application on Wednesday 28th July 2021).

9. Planning Decisions

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5 to 8**

(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. Footpath – Slades Road to Agar Road (At the request of Councillor Double)

(Purpose: To consider supporting an application to Cornwall Council to re-open a footpath between Slades Road and Agar Road).

12. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 23rd August 2021 and Monday 4th October 2021).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 14th JUNE 2021 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

Present: Councillors: Brown, Cohen, French, Hamilton, Lanxon, McDonagh, Pears, Styles and Thompson.

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

P/21/15) Apologies for absence

Apologies for absence were received from Councillors Bull, Fox and Pearce.

P/21/16) Declarations of Interest

None.

P/21/17) Dispensations

None.

P/21/18) Minutes from the Meeting dated 24th May 2021

It was **RESOLVED** that the minutes of the meeting held on the 24th May 2021 be approved and signed as a correct record.

Councillor French abstained from voting on this item as he was not present at the meeting

P/21/19) Matters to note

The Clerk advised that he had nothing to add.

P/21/20) Public participation

There were no Members of the public present.

P/21/21) Planning Applications

Planning Applications

The Town Council had been consulted on the planning applications listed below.

- i. **PA21/00733:** St Austell China Clay Area ROMP. EIA Scoping Opinion Request for St Austell China Clay Area ROMP.

The Clerk advised that The Environment Act 1995 gave Mineral Planning Authorities the opportunity to "Review Old Minerals Permissions" (ROMP) and the China Clay area was considered as one large "Mineral Site". As part of the review

process, there is a need to determine the scope of the Environmental Impact Assessment required. Members were asked to consider the matters that they felt should be included in the Environmental Impact Assessment. Members raised a number of issues and suggestions for inclusion within the document.

It was **RESOLVED** that the Environmental Impact Assessment should include reference to:

Landscape and Visual Impact
Historic Environment Impact
Ecology
Drainage including the condition of the rivers and leats
Air Quality
Traffic Management Issues
Invasive Plants
Controlled chemicals in the land (eg arsenic)
Explosives/hazardous waste
Noise control

- ii. **PA21/03041:** 2 Market Hill St Austell PL25 5QA. Replace the existing roof with a slate roof and remove the chimney which is at the North West end of the building.

It was **RESOLVED** to make no objection to this application subject to the Conservation Officer's concerns being addressed in the amended application

- iii. **PA21/03701:** Gribben View Cottage 61 Laura Drive St Austell Cornwall. Construction of a new dwelling.

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

Overdevelopment
Insufficient amenity space for the existing property and proposed new property
Poor access arrangements
Insufficient evidence that the proposal can be fitted reasonably on the site

- iv. **PA21/03789:** 9 Hill Park Crescent St Austell PL25 5HW. Proposal is to raise the roof to create a first floor extension.

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

- v. **PA21/04179:** Small Meadows Bownder Vean St Austell Cornwall. Proposal is to raise the roof to create a first floor extension.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer checking any potential overlooking issues identified by the neighbouring property owner.

- vi. **PA21/04577:** 49 Treverbyn Road St Austell Cornwall PL25 4EP. Demolition of sub-standard dwelling and outbuildings and erection of two replacement dwellings with garages and associated works. Resubmission of Approved Scheme PA19/10923 dated 27/02/20.

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

- vii. **PA21/04911:** 1 Chough Crescent St Austell PL25 3AY. Proposed extension and alterations.

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

Councillor Lanxon abstained from voting on this application

- viii. **PA21/05327:** St Johns Methodist Church Bodmin Road St Austell Cornwall. Work to trees in a Conservation Area, namely fell Holm Oak (T1).

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

P/21/22) Premises Licence Applications

The Clerk advised that the Town Council had been notified during the day of a licence application at 2-4 Trinity Street, St Austell which unfortunately due to the short time scales, would need to be considered at this committee if Members wished to comment.

He advised that the application is for the selling of alcohol at the premises from 8am to 11pm on Monday, Tuesday, Wednesday, Thursday and Sunday and 8am to 12am on Friday and Saturday.

During discussion, Members expressed concern with regard to the late hours proposed, particularly as there are elderly residents in sheltered accommodation very close to the premises and a bus shelter which could become a gathering point for drinking and anti-social behaviour. Concern was also expressed with regard to high strength alcohol and whether there was a possibility to limit the strength of alcohol sold at the premises.

It was **RESOLVED** to write to Cornwall Council's Licensing Team to strongly suggest that if this application has to be approved that:

- the selling of alcohol at 2-4 Trinity Street be restricted to 10pm 7 days a week;

- no high strength alcohol (the limit of which to be determined by Cornwall Council's Licencing Team) or single cans be sold from the premises at 2-4 Trinity Street.

Councillor Thompson voted against this proposal

P/21/23) Planning Decisions

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

P/21/24) Cornwall Council – Urgent Delegated Planning Decisions

There were no urgent planning decisions.

P/21/25) St Austell Town Revitalisation Partnership

The Clerk advised that he is still awaiting an announcement from Cornwall Council as to whether or not the Town Council had been successful with regard to its Town Vitality Fund bid. He added that he had been invited to a small Working Group meeting to discuss the 9 potential projects which had been identified within the bid.

P/21/26) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 19th July 2021 and Monday 23rd August 2021.

The meeting closed at 7.01pm.

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

19th JULY 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

PA21/03089

WITHDRAWN

Applicant: Mr James Smithson

Location: Land Adj To 69 Roslyn Close St Austell PL25 3UN

Proposal: Proposed detached dwelling with parking

Town Council Response: Objection.

PA21/03481

APPROVED

Applicant: Mr Simon Matthews

Location: 4 The Orchards Springfield Close St Austell PL25 3BP

Proposal: Single storey rear extension to existing dwelling.

Town Council Response: No Objection.

PA21/03602

APPROVED

Applicant: Mr Alan Sampson

Location: Land South Of 67 Ledrah Road St Austell PL25 5HG

Proposal: Outline application for subdivision of existing residential curtilage to create plot for detached dwelling with shared access from Ledrah Road.

Town Council Response: No Objection.

PA21/05327

WITHDRAWN

Applicant: Mr John Hubbard

Location: St Johns Methodist Church Bodmin Road St Austell

Proposal: Work to trees in a Conservation Area, namely fell Holm Oak (T1)

Town Council Response: No Objection.

PA21/01212

WITHDRAWN

Applicant: Mr Stephen Nott

Location: 1 Poltair Crescent St Austell PL25 4LX

Proposal: Works to an American Oak tree subject to a TPO to reduce height and width of overhang.

Town Council Response: No Objection.

PA21/03445

APPROVED

Applicant: Mrs M Edyvean

Location: 26 Borlase Crescent St Austell PL25 4RF

Proposal: Proposed conservatory.

Town Council Response: No Objection.

PA21/03800

APPROVED

Applicant: Mr And Mrs Kendall

Location: 4 Whieldon Road St Austell Cornwall PL25 3JB

Proposal: Single storey side extension

Town Council Response: No Objection.

PA21/03954

APPROVED

Applicant: Mr Mark Girling

Location: 40 Eliot Road St Austell PL25 4NN

Proposal: Extension and conversion of existing garage to bedroom, en-suite and utility

Town Council Response: No Objection.

PA21/04911

APPROVED

Applicant: Mr And Mrs D Whiteman

Location: 1 Chough Crescent St Austell PL25 3AY

Proposal: Proposed extension and alterations

Town Council Response: No Objection.

PA21/00214

APPROVED

Applicant: Mr Martyn Olver

Location: 142 Retallick Meadows St Austell PL25 3BZ

Proposal: Two storey rear extension

Town Council Response: No Objection.

PA21/03882

APPROVED

Applicant: Mr And Mrs Yeo

Location: 1 Gribben Road St Austell PL25 4ED

Proposal: Proposed side dormer.

Town Council Response: No Objection.

PA21/03123

APPROVED

Applicant: Mr S Reardon

Location: 17A Pentewan Road St Austell PL25 5BU

Proposal: Extension and alterations to existing dwelling and proposed annexe.

Town Council Response: No Objection.