

To: All Members of the Planning and Regeneration Committee

Dear Councillor

You are invited to an informal consultation meeting to discuss planning applications and licensing matters on **Monday 10th January 2022** at **6pm** to be held by Zoom.

Any member of the public wishing to attend this meeting, should obtain a password from the Clerk by no later than **12pm on Monday 10th January 2022**

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

4th January 2022

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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. Minutes from Meeting dated 6th December 2021

(Purpose: To note the minutes of the above meeting).

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4. Matters to Note

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

5. Public Participation

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

6. Planning Applications

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

Under delegated procedures, the Town Clerk in consultation with the Chair and Vice-Chair of the Planning and Regeneration Committee will submit a response, on behalf of the Town Council, to Cornwall Council guided by the views of Members.

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

- i. **PA21/09370:** 102 Truro Road St Austell PL25 5HH. Demolition of existing garage, erection of new single dwelling and creation of new parking for existing dwelling.
Ward: Central & Gover.

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QZJ735FGKW900>

- ii. **PA21/10247:** Unit 7 Brunel Business Park The Sidings St Austell. Conversion of office into four residential flats.
Ward: Poltair & Mount Charles.

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R0V1A1FGLAT00>

- iii. **PA21/10626:** 4 Poltair Crescent St Austell PL25 4LX. Creation of a new parking space and associated works.
Ward: Poltair & Mount Charles.

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R1HKDGFJX900>

- iv. **PA21/11304:** The Market House Market Hill St Austell PL25 5QB. Listed Building Consent for the installation of architectural lighting to front ground floor rooms and ground and first floor windows on the front elevation of the building. Replacement of exterior hanging sign with a ceramic-based hanging sign. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R2GTW5FGIMB00>

- v. **PA21/11347:** 32 Holmbush Road St Austell Cornwall PL25 3LQ. Works to trees subject to a Tree Preservation Order (TPO), works include T6 - fell to ground level. Replacement planting x1 Hornbeam light standard and x1 yew light standard adjacent to stump of felled tree. T5 - crown thin by approximately 10 per cent. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R2M2WCFG1YY00>

- vi. **PA21/11567:** 1 Boscoppa Road St Austell PL25 3DR. Outline planning permission with all matters reserved for a detached three bedroom dormer bungalow with conservatory. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R2YQ7OFGM1800>

- vii. **PA21/11680:** 69 Longpark Way St Austell Cornwall PL25 3UJ. Ground floor dining room extension to the rear of property. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R32QIHFG0JQ00>

- viii. **PA21/11820:** 20 Clarence Road St Austell PL25 5NL. Proposed ground floor extension and addition of a first floor and garage including a roof terrace and various ancillary and incidental works including changes to fenestration and cladding. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3854ZFGKS500>

- ix. **PA21/12014:** 104 Holmbush Road St Austell PL25 3LP. Application for Outline Planning Permission with some matters reserved for the construction of up to two dwellings and formation of parking for two existing cottages. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3JPYDFGKS700>

- x. **PA21/12055:** Bishop Bronsecombe Church Of England Voluntary Aided School 84 Boscoppa Road St Austell PL25 3DT. Works to a tree subject to a tree preservation order for the crown lift over cul-de-sac road to achieve 4m clearance by removing minor second order branches only up to 30mm diameter and removing lowest branch over central footpath completely to T5 Sessile Oak, as well as the monitoring of progression of the Honey Fungus infection. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3OYQZFGG9P00>

- xi. **PA21/12222:** Land West Of 15 Fairfield Close St Austell PL25 3HE. Proposed end of terraced 3 bedroom dwelling with parking for one car, and bedroom extension over garage to No 15 Fairfield Close with non-compliance with Condition 2 of PA20/00236 dated 09/06/2020. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3U7IDFGJTY00>

- xii. **PA21/12264:** Land North Of 42 Brockstone Road Brockstone Road St Austell Cornwall. Reserved matters application for a proposed two-bedroom bungalow (details following outline consent PA21/04980 dated 26.08.2021). **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3V5RHFG0JQ00>

- xiii. **PA21/12311:** Buena Vista Gribben Road St Austell PL25 4ED. Outline Planning Permission with all matters reserved for the construction of a three-bedroom house. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3ZRJSFGFTR00>

- xiv. **PA21/12454:** 4 East Hill St Austell Cornwall PL25 4TW. Siting of an artwork called Earthly Delights on the side of the building, made up of recycled ceramics. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R47B64FG0CQ00>

- xv. **PA21/12521:** 3 Menacuddle Lane St Austell PL25 5QN. Construction of terrace, internal remodel and external. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R49F1TFGM CZ00>

- xvi. **PA21/12715:** 39 Cormorant Drive St Austell PL25 3BQ. Proposed single storey extension. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R4IZF6FGK7E00>

- xvii. **PA21/12777:** Protec House 68 Victoria Road St Austell PL25 4QD. Reserved Matters application for access, appearance, landscaping, layout and scale following outline approval PA20/03447 for 5 semi-detached/terraced houses to replace existing commercial building. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R4KU2JFGLIT00>

7. Premises Licence Applications

None.

8. Planning Decisions

(Purpose: To note receipt of decisions by the Planning Authority. The decision notices, which explain the full reasons and conditions,

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are available for inspection in the same way as the planning applications). (Report enclosed).

9. Cornwall Council – Urgent Delegated Planning Decisions

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

10. Dates of Meetings

(Purpose: To note the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 7th February 2022 and Monday 7th March 2022).

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

Present: Councillors: Brown (Chair), Bull, Cohen, Fox, Hamilton, Lanxon, McDonagh, and Thompson.

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

Also in attendance: Councillor George

P/21/78) Apologies for absence

Apologies for absence were received from Councillors French, Pearce, Pears, Stephens and Styles.

P/21/79) Declarations of Interest

Councillor Hamilton declared an interest in agenda item 7 (vii) by virtue of the applicant being a near neighbour.

P/21/80) Dispensations

None.

P/21/81) Minutes from the Meeting dated 1st November 2021

The Chair suggested the following amendments:

Minute Number P/21/71 Planning Applications (i)

- Impact on the neighbouring properties (Boscoppa Road, Laura Drive **and Beacon Close**)

Minute Number P/21/72 – Premises Licence Applications

Premises Name and Address: Harvester Seafood, 45 – 47 **Eliot** Road, St Austell, PL25 4NN

It was **RESOLVED** that subject to the above amendments, the minutes of the meeting held on the 1st November 2021 be approved and signed as a correct record.

P/21/82) Matters to Note

The Clerk advised that a proposed site meeting at 37 Boscoppa Road had been postponed due to the impending storm and will now take place one day next week.

The Chair added that the meeting had been requested by the Planning Officer, not the Town Council, and expressed his disappointment that attendance at the meeting was limited to the applicant, officers and members.

The Clerk advised that further to minute number P/21/72) (Premises Licence Applications), the Town Council's objection to the Aldi Store Licence Application had unfortunately been rejected by Cornwall Council due to its late submission. He further advised that the application had been approved, without a public hearing as the applicant had agreed to a slight change in the opening hours from 6am to 12am to 7am to 11pm as suggested by Environment Health.

P/21/83) Public participation

There were no members of the public present.

P/21/84) Planning Applications

- i. **PA21/07652:** 16 Growan Road St Austell PL25 3JP. Proposed 2 storey extension with Juliet balcony.

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

- ii. **PA21/08030:** 10 Chy Pons St Austell Cornwall PL25 5DH. Erection of a two storey rear extension for increased dining space on ground floor and expanded utility room and garden room on lower ground floor.

It was **RESOLVED** to object to this application unless suitable conditions are put in place to ensure that the proposed windows overlooking the neighbours are either fitted with obscured glazing or removed altogether and that the concerns raised by South West Water are satisfactorily resolved.

- iii. **PA21/08711:** 132 Alexandra Road St Austell Cornwall PL25 4QJ. Installation of dropped kerb to allow parking on cleared street garden.

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

- iv. **PA21/08915:** 9 And 10 Aglets Way St Austell Cornwall PL25 4GA. Retrospective permission for the construction of decking.

Members stressed that they did not wish to see the owners of the properties who had bought their homes in good faith penalised but felt that the current situation was unsatisfactory.

It was **RESOLVED** to object to the application in its current form and that Cornwall Council should be asked to negotiate with Wainhomes to either improve the screening or lower the decking or find another solution that is acceptable to all residents.

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

- v. **PA21/09463:** 61 Ledrah Road St Austell PL25 5HG. Extension to side of property.

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

- vi. **PA21/10021:** Three Mobile 12B Fore Street St Austell Cornwall. Listed Building consent for new signage and internal decorations.

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

Councillor Hamilton reiterated his interest in the next application and took no part in the ensuing discussion

- vii. **PA21/10050:** 18 Trevone Crescent St Austell PL25 5ED. Works to 1 x Turkey Oak, 5 x Oak and 5 x Beech Trees subject to a TPO.

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

- viii. **PA21/10077:** 40 Grove Road St Austell PL25 5NR. Change of Use from fast food kitchen for home delivery to hot food takeaway including collection services.

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

- ix. **PA21/10248:** Land South East Of 98 Tregonissey Road Tregonissey Road St Austell Cornwall. Outline permission with some matters (appearance, landscaping, layout and scale) reserved for proposed new detached dwelling.

It was **RESOLVED** to object to this application as the applicant had not demonstrated a satisfactory access to the property.

- x. **PA21/10572:** 128 Clifden Road St Austell PL25 4PA. Alterations and use of summerhouse and outbuildings as self-contained ancillary annexe.

It was **RESOLVED** to make no objection to this application subject to the proposal remaining ancillary to the host building.

- xi. **PA21/10610:** 33 Sharaman Close St Austell PL25 3DH. Extension, reconfiguration and proposed garage.

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

- xii. **PA21/10626:** 4 Poltair Crescent St Austell PL25 4LX. Creation of a new parking space and associated works.

It was **RESOLVED** to support this application subject to the surface material being permeable and the shared path with the neighbour remaining useable at all times.

- xiii. **PA21/10790:** 24A Edgcumbe Road St Austell PL25 5DX. To build a single storey extension to the side of our house to provide a study.

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

- xiv. **PA21/11178:** 3 Market Street St Austell PL25 4BB. Non-material amendment (NMA1) in relation to decision notice PA21/05681 for replacement extract and new duct details.

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

- xv. **PA21/11224:** 12 Westbourne Drive St Austell PL25 5EA. Proposed rear extension, front porch, provision of window within existing garage door opening and widening of drive.

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

- xvi. **PA21/11281:** Park House Flats Bridge Road St Austell Cornwall. Refurbishment/extension of existing front entrance foyer and relocation of wheelchair ramp. Replacement of all existing UPVC windows with timber/aluminium composite double glazed units. Repaint exterior of whole building.

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

- xvii. **PA21/11442:** 60 Lower Woodside St Austell Cornwall PL25 5EQ. New entrance lobby and conversion of garage into playroom.

It was **RESOLVED** to make no objection to this application subject to the garage remaining integral to the host building.

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

- xviii. **PA21/11630:** The Rann Wartha 9 Biddicks Court St Austell PL25 5EW. Non-material amendment (NMA3) in relation to decision PA18/09661 for existing conservatory to be removed and replaced by one storey high extension with flat roof.

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

P/21/85) Premises Licence Applications

- 1. Premises Name and Address: Vons Coffee House, 82 Daniels Lane, St Austell, Cornwall, PL25 3HT. Application Type: Grant. Licensable Activities: Alcohol off sales.**

During discussion, Members felt able to support the sale on a takeaway basis of alcohol such as bottles of wine or cans of beer in sealed containers but were less happy about the risks of adding alcohol to takeaway coffees. They were particularly concerned about drivers buying takeaway coffee with alcohol in and the public safety issues attached to this.

It was **RESOLVED** to support the sale of wine and beer on a takeaway basis in sealed containers but object to the sale of alcohol within takeaway coffee on the grounds of public safety.

- 2. Premises Name and Address: Morrisons Daily, 105 Slades Road, St Austell, Cornwall, PL25 4HB. Application Type: Minor Variation. Licensable Activities: Minor alterations to the store layout and Change of Name.**

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

P/21/86) Planning Decisions

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

P/21/87) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/21/88) St Austell Revitalisation Partnership

The Clerk advised that a report is being drafted for the Council meeting on the 13th December and will include a governance paper and recommendations for a procurement process. He further advised that a Regeneration Officer had been appointed to assist with the co-ordination of the delivery of the project.

P/21/89) Cornwall Council - Prosperous Cornwall 2050

The Town Clerk advised that this document is one of a number of surveys and consultations that Cornwall Council has issued over recent weeks and clarified that the proposed document is not a local plan but will be an important reference document to help inform the local plan.

Councillor Brown suggested that the Town Council needed to get its views across at an early stage in the development of the plan and felt that the Planning and Regeneration Committee was the Committee to consider any consultations or surveys in relation to its development.

During discussion Members raised various issues relating to the quality of the survey, the complexity of housing, the importance of climate change, the need for jobs and digital connectivity.

It was **RESOLVED** that all Councillors should e-mail the Town Clerk with their views by Thursday 9th December so they can be incorporated into a Town Council response to be prepared by the Chair and Vice Chair in consultation with the Town Clerk.

It was **FURTHER RESOLVED** that all Councillors should submit a response as an individual if they so wished.

P/21/90) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 10th January 2022 and Monday 7th February 2022.

The meeting closed at 8.15pm.

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

10th 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

PA21/07482

APPROVED

Applicant: Mr Jon Purshouse

Location: Penrice Academy Charlestown Road Charlestown St Austell PL25 3NR

Proposal: Installation of three tensile fabric canopies in the playground that connects to the A390.

Town Council Response: No Objection.

PA21/10068

APPROVED

Applicant: Mrs Faye Drake

Location: 52 Retallick Meadows St Austell Cornwall PL25 3BY

Proposal: Proposed dining room to replace conservatory

Town Council Response: No Objection.

PA21/03528

WITHDRAWN

Applicant: Mr R Freeman

Location: 20 Clarence Road St Austell PL25 5NL

Proposal: Demolition of existing dwelling house and construction of 4 no 2-bed supported living accommodation for persons with learning difficulties such as autism.

Town Council Response: Objection.

PA21/10050

APPROVED

Applicant: Angus Fosten

Location: 18 Trevone Crescent St Austell PL25 5ED

Proposal: Works to 1 x Turkey Oak, 5 x Oak and 5 x Beech Trees subject to a TPO.

Town Council Response: No Objection.

PA21/07652

APPROVED

Applicant: Mr And Mrs Ed Rumsas

Location: 16 Gowan Road St Austell PL25 3JP

Proposal: Proposed single storey extension

Town Council Response: No Objection.

PA21/08711

APPROVED

Applicant: Mr B Gormal

Location: 132 Alexandra Road St Austell Cornwall PL25 4QJ

Proposal: Installation of dropped kerb to allow parking on cleared street garden.

Town Council Response: Support.

PA21/11224

APPROVED

Applicant: Mr And Mrs A Whiteley

Location: 12 Westbourne Drive St Austell PL25 5EA

Proposal: Proposed rear extension, front porch, provision of window within existing garage door opening and widening of drive

Town Council Response: No Objection.

PA21/03491

APPROVED

Applicant: Mr I Horton

Location: 30-31 Slades Road St Austell PL25 4EY

Proposal: Variation of conditions 2, 3, 5 and 6 of decision PA20/04185 dated 09.07.20

Town Council Response: Objection.

PA21/10247

APPROVED

Applicant: Mr R Sundercombe

Location: Unit 7 Brunel Business Park The Sidings St Austell Cornwall

Proposal: Conversion of office into four residential flats

Town Council Response:

PA21/10790

APPROVED

Applicant: Mr Dennis Sheppard

Location: 24A Edgcumbe Road St Austell PL25 5DX

Proposal: Single storey extension.

Town Council Response: No Objection.

PA21/11178

Not acceptable as amendment

Applicant: Mr William Trinick

Location: 3 Market Street St Austell PL25 4BB

Proposal: Non-material amendment (NMA1) in relation to decision notice PA21/05681 for replacement extract and new duct details

Town Council Response: Support.

PA21/11630

APPROVED

Applicant: Wetherspoon

Location: The Rann Wartha 9 Biddicks Court St Austell PL25 5EW

Proposal: Non-material amendment (NMA3) in relation to decision PA18/09661 for existing conservatory to be removed and replaced by one storey high extension with flat roof

Town Council Response: No Objection.

PA21/11281

APPROVED

Applicant: Mr Stephen Channing

Location: Park House Flats Bridge Road St Austell PL25 5HD

Proposal: Refurbishment/extension of existing front entrance foyer and relocation of wheelchair ramp. Replacement of all existing UPVC windows with timber/aluminium composite double glazed units. Repaint exterior of whole building.

Town Council Response: No Objection.

PA21/11442

APPROVED

Applicant: Mr and Mrs P Raikes

Location: 60 Lower Woodside St Austell Cornwall PL25 5EQ

Proposal: New entrance lobby and conversion of garage into playroom

Town Council Response: No Objection.