

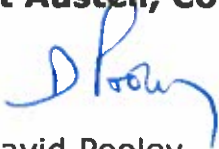
St Austell Town Council



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 Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD** on **Monday 15th July 2024** at **6pm**.



David Pooley
Town Clerk

9th July 2024

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 17th June 2024

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

**Pages
1 to 4**

5. Matters to Note

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

6. Public Participation

(Purpose: To invite members of the public to speak in relation to the business to be carried out at the meeting).

Each person addressing the Council will be allocated a maximum of 2 minutes or longer at the discretion of the Chair.

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. **PA24/00706:** North Hill Park Nursing Home 7 North Hill Park St Austell Cornwall. Extension and conversion of owner's accommodation to create seven additional ensuite bedrooms, a rehabilitation therapy room, rehabilitation kitchen, additional communal sitting room and two areas of external amenity space for use as gardens, formation of an elevated corridor to connect to the existing first floor main corridor, staircase and lift. Two storey extension to main building for a new administration office at ground floor and a replacement bedroom at first floor level. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S80WWZFG1W400>

- ii. **PA24/04107:** The Queens Head Inn 2 North Street St Austell Cornwall. Listed building consent for new signage. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SDY5W0FGMT500>

- iii. **PA24/04220:** The Queens Head Inn 2 North Street St Austell Cornwall. Advertisement consent for replacement and new external signage including 1no. hanging sign and various fascia signage (some with illumination). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SE97EHFGLEJ00>

- iv. **PA24/04325:** 78 Porthpean Road St Austell Cornwall PL25 4PN. Double garage to rear of property. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SEI4NSFGJFF00>

- v. **PA24/04360:** St Austell Rifle And Pistol Club Trevarthian Road St Austell Cornwall. Proposed replacement clubhouse and stadium and replacement 3G artificial turf pitch. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SEK8C2FGKW500>

- vi. **PA24/04708:** 9 Truro Road St Austell Cornwall PL25 5JE. Change of Use from Dental Surgery to Mixed Use (Dental Surgery with Consultant's Accommodation). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SF888SFGKR400>

- vii. **PA24/04721:** 1 North Hill Park St Austell Cornwall PL25 4BJ. Notification of works to Trees in a Conservation Area namely remove Bay trees, Spruce, Holly and Cypress. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SF8M3TFGL1A00>

- viii. **PA24/04795:** Land At Boscundle Holmbush Road St Austell PL25 3RQ. 'Reserved matters application for appearance and landscaping following outline approval PA15/06128 for construction of B2/B8 units with detailed access' without compliance of condition 1 of decision PA20/09314 dated 08/01/2021. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SFC0CFFGFOD00>

8. Premises Licence Applications

None.

9. Planning Decisions

**Pages
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. St Austell Town Centre Revitalisation Partnership

(Purpose: To receive an update on the work of the St Austell Town Centre Revitalisation Partnership). (Verbal update).

12. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 19th August 2024 and Monday 23rd September 2024).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 17th JUNE 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown, Bull, Cohen, Gray, Hamilton, Kimber, Lanxon, Preece, Styles and Thompson.

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

P/24/29) Apologies for absence

Apologies for absence were received from Councillors Double, Fox, Rowse, Stephens and Young.

P/24/30) Declarations of Interest

Councillors Styles declared an interest in Planning Application Number: PA24/02362 by virtue of knowing the applicant.

P/24/31) Dispensations

None.

P/24/32) Minutes from the Meeting dated 10th June 2024

It was **RESOLVED** that the minutes of the meeting held on the 10th June 2024 be approved and signed as a correct record.

P/24/33) Matters to note

The Clerk advised that further to minute number P/24/27, he had written to the Chief Executive of Cornwall Council to express concern about the deterioration of the General Wolfe building and a reply is awaited.

P/24/34) Public participation

There were no members of the public present.

P/24/35) Planning Applications

- i. **PA24/02362:** 4 Sandy Hill St Austell Cornwall PL25 3AS. Construction of two semi-detached dwellings, creation of new vehicular access, provision of vehicular parking, external garden amenity areas, and associated works.

Councillor Styles reiterated his interest and left the meeting

The Clerk advised that the Town Council objected to this application in May on the grounds of over-bearing, over-shadowing, density and massing and a further consultation has been received providing detail for the design of the proposal.

The Clerk advised that as of that afternoon there were no objections on the Cornwall Council planning system but South West Water has highlighted a sewer running along the edge of the land.

During discussion, Members felt that there is sufficient space for the proposal, but the massing and height of the proposed dwellings was a concern. A potential overlooking issue was highlighted to the East of the property. Members felt that if the Planning Officer could negotiate a design that would reduce the height of the dwellings and any overlooking issues, they would be mindful to make no objection to the application.

Although not against the principle of development on the site, it was **RESOLVED** to object to this application on the grounds of the massing and height of the proposal.

Members asked that the Planning Officer negotiate a design that would reduce the height and associated overlooking of the neighbouring property.

Councillor Styles returned to the meeting

- ii. **PA24/03018:** 7 Morcom Close St Austell Cornwall PL25 3UF. Proposed amendment to approved loft conversion.

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

- iii. **PA24/03517:** 5 Lostwood Road St Austell Cornwall PL25 4JN. Formation of vehicular access and parking space.

It was **RESOLVED** to support this application subject to the Tree Officer being satisfied with the proposal.

- iv. **PA24/03910:** Hill House Farm St Austell Cornwall PL25 5AG. Proposed annexe/ancillary accommodation.

It was **RESOLVED** to make no objection to this application subject to the annex being used in conjunction with the host dwelling.

- v. **PA24/03957:** 35 Gannet Drive St Austell Cornwall PL25 3BE. Proposed residential garage, repositioning of vehicular access and associated works.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being satisfied with the proposal.

P/24/36) Premises Licence Applications

None.

P/24/37) Planning Decisions

None

P/24/38) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/24/39) St Austell Town Centre Revitalisation Partnership

The Clerk advised that there was no material progress to report since last week.

P/24/40) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 15th July 2024 and Monday 19th August 2024.

The meeting closed at 6.31pm.

**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
15th JULY 2024
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

PA24/03201

APPROVED

Applicant: Mr Mathew Colin Ville

Location: 12 Hillside Road St Austell Cornwall PL25 4DW

Proposal: Proposed kitchen extension with utility and WC

Town Council Response: No Objection.

PA24/01892

APPROVED

Applicant: Mr Adam Kellow

Location: 28 Pennor Drive St Austell Cornwall PL25 4UW

Proposal: Extension & associated works

Town Council Response: No Objection.

PA24/02649

APPROVED

Applicant: M Ratty

Location: 11 Pondhu Crescent St Austell Cornwall PL25 5DT

Proposal: External fire escape onto new roof above conservatory. Increase conservatory depth by 1.05m. Replace flat roof with a pitched slate roof and dormer window to outbuilding (part retrospective).

Town Council Response: No Objection.

PA24/01315

APPROVED

Applicant: Ian Drummond

Location: 24A Edgumbe Road St Austell Cornwall PL25 5DX

Proposal: Works to a tree with a Tree Preservation Order (TPO); 2 metre Crown reduction of Cypress tree. The reduction should be carried out in accordance with BS 3998 and would therefore be limited to the removal of the smaller tertiary branches as indicated in the forestry officers recommendation.

Town Council Response: No Objection.

PA24/03408

APPROVED

Applicant: Mr Steve Skinner

Location: Jubilee Open Space St Austell Cornwall

Proposal: Works to trees in a Tree Preservation area - T2 Oak - Crown thin by approximately 30%

Town Council Response: No Objection.

PA24/02202**APPROVED****Applicant:** Mr David Walker**Location:** Vospers 42 - 44 East Hill St Austell Cornwall PL25 4TR**Proposal:** Advertisement Consent for Vospers Motor House. The signage is illuminated. Illumination will be controlled by a day night sensor and a timer.**Town Council Response: No Objection.****PA24/03727****APPROVED****Applicant:** Mr Rory Smith**Location:** 6 Orchard Grove St Austell Cornwall PL25 5TW**Proposal:** Works to trees subject to a Tree Preservation Order (TPO): (H1) Coppiced Hazel Stool - fell the tree to ground level and apply eco-plugs to prevent any re-growth. (S1) Coppiced Sycamore Stool - re-coppice leaving all the stems remaining stood to a height of 0.5-1M from the ground.**Town Council Response: No Objection.****PA24/02554****Granted (CAADs, PIPs and LUs only)****Applicant:** Mr Liakoth Ali**Location:** Land To The Rear Of 14 And 16 Dobell Road St Austell Cornwall PL25 4NB**Proposal:** Technical Details Consent application for the proposed construction of a dwelling, following on from granting of Permission in Principle under (application PA23/06269).**Town Council Response: No Objection.****PA24/02591****REFUSED****Applicant:** Rhino Construction Ltd**Location:** Land North Of 36 Eliot Road Eliot Road St Austell Cornwall PL25 4NN**Proposal:** Construction of dwelling house and associated works**Town Council Response: Objection.**

PA23/06966

APPROVED

Applicant: Mr Wootton

Location: Land Adjacent To 50 Phernyssick Road St Austell PL25 3TU

Proposal: Proposed new dwelling and associated works.

Town Council Response: Objection.