

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 March 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 March 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 March 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 8th February 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. **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>

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

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QNMVJOFGMAE00>

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

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QNMYCLFGMCP00>

- 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. **Ward: Poltair.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QO7H9SFGHK100>

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

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QO9HJTFGIXQ00>

- 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. **Ward: Poltair.**

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

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. A390 Porthpean Road Junction, St Austell – Junction Improvements

**Pages
11 to 14**

(Purpose: To consider proposals to introduce various junction improvements at Porthpean Road). (Attached).

12. St Austell Town Revitalisation Partnership

(Purpose: To receive a verbal update on the St Austell Town Revitalisation Partnership).

13. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 12th April 2021 and Monday 17th May 2021).

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

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

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

Also present: Councillors Brown, Bull and Heyward.

P/19/242) Apologies for absence

Apologies for absence were received from Councillor Oxenham and Pearce.

P/19/243) Declarations of Interest

None.

P/19/244) Dispensations

None.

P/19/245) Minutes from the Meeting dated 4th January 2021

The Clerk advised that on Page 5, Carlyon Bay should read Charlestown.

It was **RESOLVED** that subject to the above amendment, the minutes of the meeting held on the 4th January 2021 be approved and signed as a correct record.

P/19/246) Matters to note

PA20/09513 – 75 Treverbyn Road

The Clerk advised that under the 5-day protocol, the Chair and Vice-Chair “agreed to disagree” with Cornwall Council’s decision to refuse this application and not pursue the matter to Committee.

P/19/247) Public participation

The Chairman advised that in order to help the members of public present, he would bring agenda item 7 (viii) (PA21/00214 - 142 Retallick Meadows) forward.

P/19/248) Planning Applications

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

The Mayor welcomed Ms Symons (applicant), Mr Simon Jones (Ms Symons friend and advisor) and Mr Barry Jones (neighbour) to the meeting.

The Clerk advised that the proposal is to erect a two storey extension to the rear of the property which would not be prominent from the public viewpoint. Two neighbours have objected to the proposal on the grounds of overshadowing, loss of privacy, loss of view and the potential for more water run off. The Planning Officer indicates that a two storey extension is acceptable, but that as the application stands, some harm will occur to the neighbouring properties. It is anticipated that the overshadowing and possible drainage issues might be reduced by changes to the proposal.

Ms Symons advised that following a conversation between Mr Simon Jones and the Planning Officer it has been agreed to shorten the extension by 450mm, to lower the roof by 450mm, replace the gable end with a hip end and put in new soakaways for the existing property and proposed extension.

Mr Simon Jones confirmed that he would adjust the drawings in line with his conversation with the Planning Officer and hoped that the revisions agreed will alleviate the concerns expressed.

Mr Barry Jones advised that he was pleased that a new soakaway system would be put in place but felt that the 450mm changes proposed would not make much difference. He also expressed concern with regard to the two new windows that would face his property.

Mr Simon Jones advised that the two new windows would face a blank wall and were designed to let the light in.

During discussion, Members felt that in the light of the alterations proposed there should be a further formal consultation process with the neighbours and, if necessary, delegation be given to the Clerk in consultation with the Chair and Vice Chair to consider a revised proposal that might come forward as suggested.

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

- Scale of the proposal
- Overshadowing of the neighbouring property
- Possible drainage issues

If necessary, 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 and Regeneration Committee.

The Chairman thanked Ms Symons, Mr Simon Jones and Mr Barry Jones for attending the meeting.

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

The Clerk advised that in 2018 the principle of a 3 bedroom dwelling with parking for 3 vehicles was approved for the site and that the current proposal is for a 5 bedroom dwelling with parking for 2 vehicles.

During discussion, Members raised the following issues/concerns:

- Overdevelopment of the site
- Insufficient amenity space
- A lack of parking
- Narrow access

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

- Scale and density
- Insufficient amenity space
- Inadequate access
- Inadequate parking

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

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

Councillor Lanxon abstained from voting on this item

- 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.

It was **RESOLVED** to support this application as long as the Tree Officer, Conservation Officer and/or Historic Environment Officer are satisfied with the proposals.

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

It was **RESOLVED** to make no objection to this application subject to the Public Protection team being satisfied with the proposals.

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

Members generally supported this application although concern was expressed with regard to the use of grey cladding in a conservation area.

It was **RESOLVED** to make no objection to this application subject to the Conservation Officer being satisfied with the proposed cladding material to be used.

- 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.

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

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

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

- viii. **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.

It was **RESOLVED** to support this application subject to the Historic Environment Officer being satisfied with the proposals.

- ix. **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.

It was **RESOLVED** to support this application subject to the Historic Environment Officer being satisfied with the proposals.

- x. **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.

It was **RESOLVED** to support this application subject to the Historic Environment Officer being satisfied with the proposals.

P/19/249) Premises Licence Applications

The Clerk advised that the Co-op has lodged a Premises Licence Application with Cornwall Council with a deadline of 1st March 2021. The application is to incorporate an area at the back of the building as part of the store whilst alterations to the building are taking place.

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

P/19/250) Community Infrastructure Levy (CIL) Neighbourhood

The Clerk explained that the Town Council has received a CIL payment of £1,496.64 from Cornwall Council for infrastructure improvements in the Town and suggested that it should be placed into a reserve until an appropriate improvement project is identified.

It was **RESOLVED** to place CIL funding in the sum of £1,496.64 into a reserve until an appropriate infrastructure improvement project is identified.

P/19/251) Planning Decisions

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

P/19/252) Cornwall Council – Urgent Delegated Planning Decisions

23 Polmarth Close - PA20/09501

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.

6 Claybourne Drive - PA20/11124

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.

P/19/253) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - PA20/03743 Land At Holmbush Road St Austell PL25 3HQ

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

P/19/254) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 8th March 2021 and Monday 12th April 2021.

The meeting closed at 7.12pm.

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

8th MARCH 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

PA20/10868

APPROVED

Applicant: Mr Terry Lowe

Location: Land Rear Of 4 Sandy Hill St Austell PL25 3AS

Proposal: Construction of two semi-detached dwellings, creation of new vehicular access, provision of vehicular parking, external garden amenity areas, and associated works

Town Council Response: No Objection.

PA20/11274

APPROVED

Applicant: Mrs Kelly McKernan

Location: 32 Horse Whim Drive St Austell Cornwall PL25 3XB

Proposal: Single storey rear extension to dwelling

Town Council Response: No Objection.

PA20/10778

WITHDRAWN

Applicant: Mr Lee Clarke

Location: Land North Of 51 Trevarthian Road Trevarthian Road St Austell Cornwall PL25 4BT

Proposal: New dwelling in rear of garden

Town Council Response: Objection.

PA20/11528

Granted (CAADs, PIPs and LUs only)

Applicant: Mr Philip Richards

Location: 19 Tremena Gardens St Austell Cornwall PL25 5QH

Proposal: Application of certificate of lawful development for the existing use of land as domestic parking for 19 Tremena Gardens.

Town Council Response: Support.

PA21/00197

APPROVED

Applicant: Mr & Mrs Graham Alway

Location: 9 Fairfield Close St Austell PL25 3HE

Proposal: Proposed Lounge extension

Town Council Response: No Objection.

PA20/02867

WITHDRAWN

Applicant: Mr Bruce Keeping

Location: Rolling Hills 130 Porthpean Road St Austell PL25 4PN

Proposal: 1. Removal of four garages and a boat shed and replacement with a workshop for domestic use only. 2. Siting of two of the removed garages to the front of the property to be used in association with the existing dwelling. 3. Use of part of the dwelling as a holiday let. 4. Conversion of existing block building to residential studio accommodation. (Decision PA17/11795) with variation of condition 2.

Town Council Response: No Objection.



PART OF THE
CORSEV GROUP
A CORNWALL
COUNCIL COMPANY

My ref: EDG1645
Date: 03/02/2021

Dear Sir or Madam

A390 Porthpean Junction, St Austell – Junction Improvements

Cornwall Council is inviting comments on a proposal to introduce various junction improvements. This scheme proposes to improve traffic capacity, pedestrian and cyclist facilities and environmental enhancements as follows:

- Reinststate the right turn facility into Porthpean Road one-way system.
- Incorporate the existing Toucan crossing, on the eastern arm, into the signalised junction.
- Advanced stop lines for cyclists will be introduced on three arms of the junction.
- Rationalise existing signing.
- Wildflower and bulb planting within the grass verges.

If you have any comments to make on the proposals, I would be grateful to receive them no later than:

24 February 2021

Form CSL_DES_CCL
Version 2.0
Last Reviewed 04/08/2020



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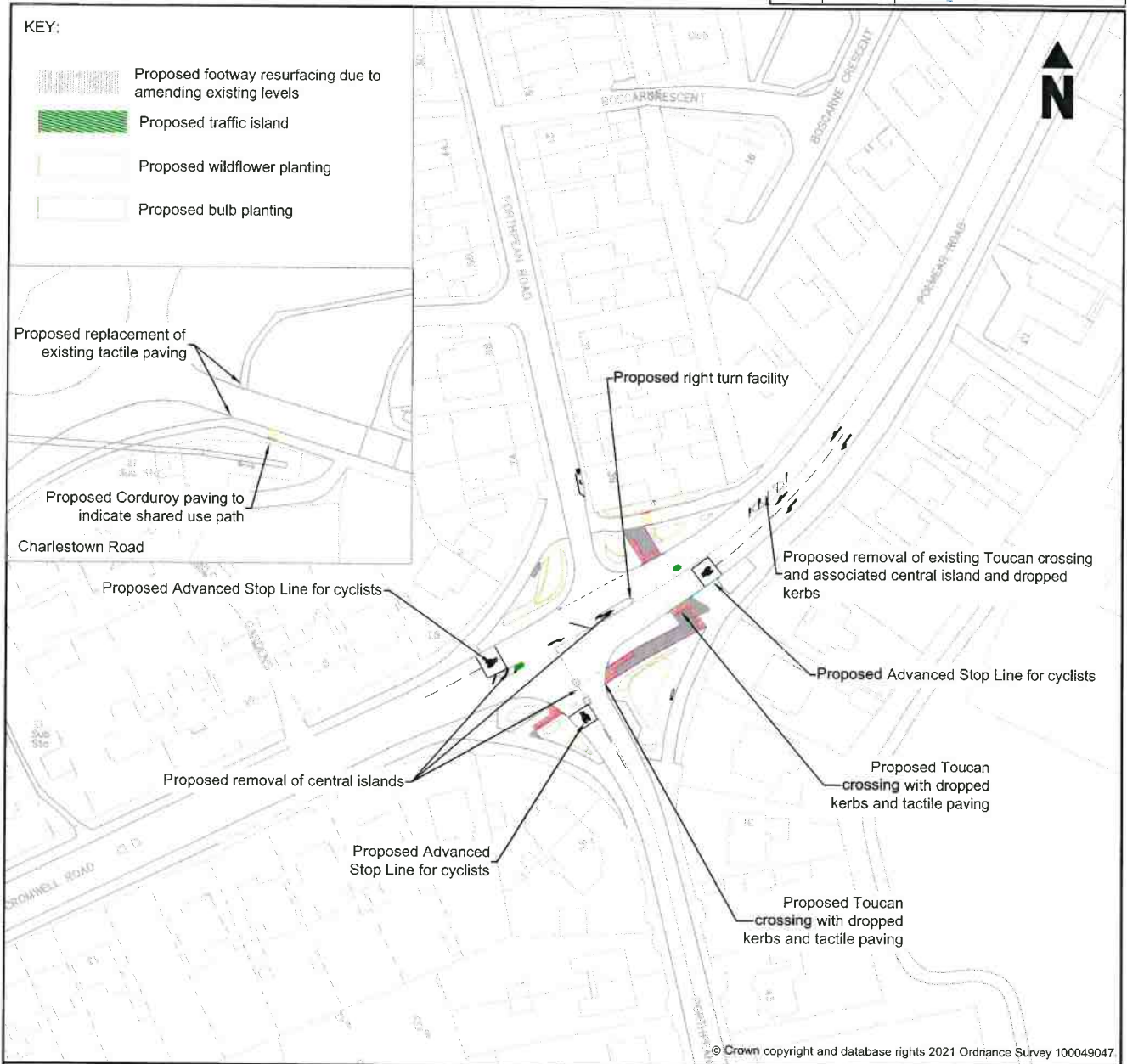
Registered Office
Cormac Head Office, Higher Trenant Road,
Wadebridge, Cornwall, PL27 6TW
www.cormacltd.co.uk

PROPOSAL



CORMAC Consultancy,
on behalf of Cornwall Council is inviting comment on the following proposal
A390 Porthpean Junction, St Austell

Date	Originator	Document ref.
25/01/21	RW	EDG1645_SN01



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Your comments or objections, specifying the grounds on which they are made, should be addressed to:
**Engineering Design Group, CORMAC Consultancy,
Radnor Road, Scorrier, Redruth, TR16 5EH.**

To arrive no later than: **24/02/2021**
Please quote reference **EDG1645**

Respond on-line using the Consultation Finder service at:
www.cornwall.gov.uk/TrafficConsult

For further information telephone **01872 327250**
and quote reference **EDG1645_SN01**
or email: **traffic@cormacltd.co.uk**

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Data Protection Officer: Mr Richard Zmuda - CORSERV Ltd, Higher Trenant, Wadebridge, Cornwall, PL27 6TW

