

## St Austell Town Council



### Planning and Regeneration Committee

#### To: All Members of the Planning and Regeneration Committee

Councillors: Bull, Colwill, Jones, King, Lanxon, Leonard, Oxenham, Palmer, Pearce, Styles, Thompson and Walker.

Dear Councillor

You are summoned to attend a **Meeting** of the **Planning and Regeneration Committee** to be held in the **Stable Block** at **Pondhu House, Penwinnick Road, St Austell, PL25 5DP** on **Monday 11<sup>th</sup> February 2019** at **6pm**.

David Pooley  
**Town Clerk**

5<sup>th</sup> February 2019

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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**

This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public.

Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.

(Purpose: To receive requests for dispensations under the Code of Conduct).

#### 4. **Minutes from Meeting dated 7<sup>th</sup> January 2019**

**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. Note: No decision may be made under this agenda item.

#### 6. **Public Participation**

The Chairman will invite members of the public to address the meeting in relation to the business to be carried out at the meeting.

15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Committee will be allocated a maximum of two minutes.

#### 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](http://www.cornwall.gov.uk).

*The Clerk has a set of the applications and plans and Members may inspect them at any time during working hours (Monday-Friday, 9am-5pm). The set will also be available for inspection at and before the meeting.*

- i. **PA18/09661:** The Rann Wartha 9 Biddicks Court St Austell PL25 5EW. Extension of existing beer garden and demolition of conservatory and existing flat roofed extensions. **Ward: Gover.**
- ii. **PA18/11916:** Lloyds Bank 7 Mount Charles Road St Austell Cornwall. Proposed conversion of disused bank to form 3 flats. **Ward: Mount Charles.**

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- iii. **PA19/00175:** 1 Church Street St Austell PL25 4AW. Listed Building Consent: External refurbishment of the building including relaying of the existing slate roof, renewal of the flat roof covering, brickwork repairs, repointing, re-dressing and part renewal of leadwork, timber joinery repairs and redecoration. **Ward: Gover.**
- iv. **PA19/00368:** 49 Porthmeor Road St Austell PL25 3LU. Fell Oak Tree subject to a Tree Preservation Order. **Ward: St Austell Bay.**
- v. **PA19/00578:** 24 Growan Road St Austell Cornwall PL25 3JP. Proposed single storey extension to the rear to create a physiotherapy room for a disabled resident. **Ward: Bethel.**
- vi. **PA19/00628:** McDonald's Restaurant Pentewan Road St Austell PL25 5BU. Construction of extensions totalling 24.7sqm incorporating an extended freezer/chiller and collection booth. The minor reconfiguration of the accessible bays with associated works to the site. **Ward: Mount Charles.**

## **8. Premises Licence Applications**

*The applications and their plans can be viewed at the following link on Cornwall Council's website:*

*The Clerk has a copy of these applications and Members may inspect them at any time during working hours (Monday-Friday, 9am-5pm). They will also be available for inspection at and before the meeting.*

**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).

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## **10. Cornwall Council – Urgent Delegated Planning Decisions**

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

## **11. Hackney Carriages (Taxi's) in Carrick, Penwith and Restormel Zones**

(Purpose: To consider the number of Hackney carriages in the Restormel Zone). (Verbal update).

## **12. Dates of Meetings**

(Purpose: To confirm dates of forthcoming Planning and Regeneration Committee meetings: Monday 11<sup>th</sup> March 2019 and Monday 29<sup>th</sup> April 2019).

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**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 7<sup>th</sup> JANUARY 2019 in the Council Chamber at the St Austell Information Service (formerly the One Stop Shop), Penwinnick Road, St Austell, PL25 5DR at 6pm.**

**Present:** Councillors: Bull, Colwill, Jones, King, Lanxon, Leonard, Oxenham, Palmer (Chair), Styles, Thompson and Walker.

**Also present:** Councillor Heyward.

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

**P/18/88) Apologies for absence**

Apologies for absence were received from Councillor Pearce.

Councillor Bull advised that she would have to leave early due to another commitment.

*\*\*Councillor Leonard arrived\*\**

**P/18/89) Declarations of Interest**

None.

**P/18/90) Dispensations**

The Clerk advised that no requests for dispensations had been received.

**P/18/91) Minutes from the Meeting dated 10<sup>th</sup> December 2018**

It was **RESOLVED** that the minutes of the meeting held on the 10<sup>th</sup> December 2018 be approved and signed as a correct record.

**P/18/92) Matters to note**

The Clerk advised that the Planning Officer is mindful to approve Planning Application Number PA18/10679 and has issued a 5 day protocol to the Town Council for consideration. It was agreed that this should be considered under Agenda Item 10.

**P/18/93) Public participation**

None.

## **P/18/94) Planning Applications**

- i. **PA18/09691:** Land At West Carclaze And Baal Carluddon St Austell Cornwall. Application for the first reserved matters application for phase 1 of the development. The application seeks consent for the development of 338 residential units plus local centre, health and retail facilities. The application covers all matters of design, scale, layout, access, drainage and landscaping. The outline application was accompanied by an environmental statement which was submitted to the Local Planning Authority and used in the determination of the proposal.

The Chairman advised that the Town Council had discussed this application on many occasions and had resolved to make "no objection" to the outline application considered in 2017.

During discussion, concern was expressed with regard to the sustainability of the project, but support was shown for the proposed health centre and school.

It was **RESOLVED** to make no objection to this application subject to all of the Section 106 conditions being complied with.

*\*\*Councillor Walker asked that it be recorded that he voted against this proposal\*\**

- ii. **PA18/10027:** Old Manor House Dental Surgery 3 North Street St Austell PL25 5QD. Demolition of the single storey garage and construction of a single storey building, conversion of the existing two storey store to provide treatment rooms, sterilisation areas, a reception, WC's and a conference room.

It was **RESOLVED** to make no objection to this application subject to a satisfactory Heritage Impact Assessment report.

- iii. **PA18/10028:** Old Manor House Dental Surgery 3 North Street St Austell PL25 5QD. Listed building consent for demolition of the single storey garage and construction of a single storey building, conversion of the existing two storey store to provide treatment rooms, sterilisation areas, a reception, WC's and a conference room.

It was **RESOLVED** to make no objection to this application subject to a satisfactory Heritage Impact Assessment report.

- iv. **PA18/10604:** 24 Penwinnick Road St Austell Cornwall PL25 5DS. Proposed garage.

It was **RESOLVED** to make no objection to this application subject to a suitable condition to ensure that the use is limited to a garage.

- v. **PA18/10726.** 44 Porthmeor Road St Austell PL25 3LX. Works to trees subject to a tree preservation order. Reduction of Ash and Sycamore trees to five metres in height.

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

- vi. **PA18/10987:** Holy Trinity Church Market Street St Austell PL25 4AT. Part removal of existing railings and perimeter wall and regrading of levels to follow adjacent road.

Members expressed concern with regard to the application but felt that on balance the proposal would be an overall improvement and would help to make the church more accessible to the public, particularly on occasions like Remembrance Day.

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

*\*\*Councillor Thompson abstained from voting on this item\*\**

- vii. **PA18/11077:** 15 Bethel Road St Austell PL25 3HA. New Annex.

It was **RESOLVED** to make no objection to this application subject to a suitable condition to ensure that the proposed annex is only used in conjunction with the host building.

- viii. **PA18/11199:** 15 Eliot Road St Austell Cornwall PL25 4NL. Outline application with all matters reserved for construction of new dwelling.

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

- Overdevelopment
- Loss of amenity space
- Overbearing on the neighbouring properties

*\*\*Councillors Bull, Styles and Thompson abstained from voting on this application\*\**



- ix. **PA18/11550:** 19 Trevone Crescent St Austell PL25 5ED. Works to various trees covered by a Tree Preservation Order.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being happy with the proposals.

- x. **PA18/11551:** Highwood 21 Trevone Crescent St Austell PL25 5ED. Proposed tree works.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being happy with the proposals.

- xi. **PA18/11763:** 19 Bethel Road St Austell Cornwall PL25 3HA. Proposed garage single storey with double pitched roof.

It was **RESOLVED** to make no objection to this application subject to a suitable condition to ensure that the use of the building is restricted to a garage.

### **P/18/95) Premises Licence Applications**

None.

### **P/18/96) Planning Decisions**

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

*\*\*Councillor Bull declared an interest and left the meeting\*\**

### **P/18/97) Cornwall Council – Urgent Delegated Planning Decisions**

The Clerk advised that the Planning Officer is mindful to approve Planning Application Number PA18/10679 and that a 5 day protocol letter has been issued. Members noted the Town Council's objections to the application and the Planning Officer's response to the objections. Following discussion, Members agreed that the arguments for refusal are weak and that the Town Council should reluctantly "agree to disagree" with the Planning Officer and not insist on the application being considered at Cornwall Council's Planning Committee.

*\*\*Councillor Bull returned to the meeting but left during the next item\*\**

### **P/18/98) Local Highways Schemes**

The Clerk provided an update on meetings held in relation to potential highways improvement schemes. The update included:



- The A30 link road and potential improvements to Bodmin Road and Bugle to control heavy goods vehicles;
- The potential lowering of the road under Holmbush bridge to allow large vehicles to use the A390;
- Improvements to the Porthpean Road junction funded by Section 106 contributions from a nearby development;
- The potential to improve the junction in to the Asda supermarket;
- Access to the planned Trewhiddle development;
- Highways improvement contributions anticipated from the development at the garden village which might improve the Carclaze roundabout, the Tregonissey Road junction and surrounding roads and the Sandy Hill junction;
- The potential to work more closely with schools to reduce school traffic.

Members discussed the priority of the various schemes and acknowledged that lowering the Holmbush bridge was a top priority in order to guide large vehicles along the most appropriate roads. Members highlighted the importance of cycle and pedestrian travel and the desirability of improving school buses.

It was **RESOLVED** to ask the Clerk to write to Cornwall Council explaining that the Town Council consider the lower of the road under Holmbush Bridge as the top priority in terms of road improvement schemes.

**P/18/99) Town and Country Planning (Tree Preservation) (England) Regulations 2012 – Trevarrick Woods St Austell**

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

**P/18/100) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Land North Of 88 To 90 Truro Road Edgumbe Road St Austell**

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

**P/18/101) Appeal Decision - Copper Beeches, 52 Truro Road, St Austell PL25 5JJ**

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

**P/18/102) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 11<sup>th</sup> February 2019 and Monday 11<sup>th</sup> March 2019. The meeting closed at 7.10pm.



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

**11<sup>th</sup> FEBRUARY 2019**

**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. RECOMMENDATIONS**

It is recommended that Councillors note the decisions made.

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**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

**PA18/10318**

**APPROVED**

**Applicant:** Mrs Karen Waite

**Location:** 31 - 33 Slades Road St Austell Cornwall PL25 4EZ

**Proposal:** Conversion of shop, dwelling and store into 2no dwellings with annex to No31

**Town Council Response: No Objection.**

**PA18/09817**

**APPROVED**

**Applicant:** Mrs A Perlmutter

**Location:** Land East Of 15 Trevarrick Road Trevarrick Road St Austell Cornwall PL25 5JN

**Proposal:** Outline Planning Permission with some matters reserved: Single dwelling

**Town Council Response: No Objection.**

**PA18/10920**

**APPROVED**

**Applicant:** Mr Terry Beard

**Location:** 108 Holmbush Road St Austell Cornwall PL25 3LP

**Proposal:** Conversion of garage to form additional living accommodation

**Town Council Response: No Objection.**

**PA18/11550**

**APPROVED**

**Applicant:** Mr Sampson

**Location:** 19 Trevone Crescent St Austell PL25 5ED

**Proposal:** Works to various trees covered by a Tree Preservation Order

**Town Council Response: No Objection.**

**PA18/11551**

**APPROVED**

**Applicant:** Mr Ellison

**Location:** Highwood 21 Trevone Crescent St Austell PL25 5ED

**Proposal:** Proposed tree works.

**Town Council Response: No Objection.**

**PA18/10074**

**APPROVED**

**Applicant:** Mrs Jill Conneely

**Location:** 33 Turnavean Road St Austell PL25 5NX

**Proposal:** Reduction of an Oak tree.

**Town Council Response: No Objection.**

**PA18/10439**

**APPROVED**

**Applicant:** Mr David Pooley

**Location:** Land In Poltair Park At NGR 201837 52627 Carlyon Road St Austell Cornwall PL25 4LD

**Proposal:** Provision of Cafe including kitchen, store and accessible toilet.

**Town Council Response: No Objection.**

**PA18/10604**

**APPROVED**

**Applicant:** Mr N Willment

**Location:** 24 Penwinnick Road St Austell Cornwall PL25 5DS

**Proposal:** Proposed garage

**Town Council Response: No Objection.**

**PA18/10726**

**APPROVED**

**Applicant:** Mr Andrew Furse

**Location:** 44 Porthmeor Road St Austell PL25 3LX

**Proposal:** Works to trees subject to a tree preservation order. Reduction of Ash and Sycamore trees to five metres in height.

**Town Council Response: No Objection.**

**PA18/11077**

**APPROVED**

**Applicant:** Mr And Mrs Rowe

**Location:** 15 Bethel Road St Austell PL25 3HA

**Proposal:** New Annex

**Town Council Response: No Objection.**

**PA18/11763**

**APPROVED**

**Applicant:** Mr And Mrs J Moss

**Location:** 19 Bethel Road St Austell Cornwall PL25 3HA

**Proposal:** Proposed garage single storey with double pitched roof.

**Town Council Response: No Objection.**

**PA18/10679**

**APPROVED**

**Applicant:** Mr Daniel Mitchelmore

**Location:** Land East Of 20 Edgumbe Road St Austell PL25 5DX

**Proposal:** 2 No detached dwellings with detached single garages and new access

**Town Council Response: Objection.**

**PA18/10987**

**APPROVED**

**Applicant:** Mrs Patricia Langdon

**Location:** Holy Trinity Church Market Street St Austell PL25 4AT

**Proposal:** Part removal of existing railings and perimeter wall and regrading of levels to follow adjacent road

**Town Council Response: No Objection.**