

St Austell Town Council



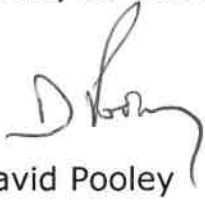
Planning and Regeneration Committee

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 11th March 2019 at 6pm.**



David Pooley
Town Clerk

5th March 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).

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.

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3. **Dispensations**

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

4. **Minutes from Meeting dated 11th February 2019**

**Pages
1 to 4**

(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.

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. **PA19/00158:** 108 Holmbush Road St Austell Cornwall PL25 3LP. Proposed garage conversion to provide additional living accommodation or holiday accommodation. **Ward: St Austell Bay.**

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- ii. **PA19/00568:** 9 Bownder Vean St Austell Cornwall PL25 3DB. Conversion of existing garage into utility room. **Ward: Bethel.**
- iii. **PA19/00765:** 7 Trehiddle Road St Austell Cornwall PL25 5BZ. Non-material amendment (No. 1) for amendment to F. F. L to be 32.8 to (PA17/09333) Demolition of existing bungalow and redevelopment of 3no. 3-bedroom houses. **Ward: Gover.**
- iv. **PA19/00927:** Land East Of 6 Tremayne Road Dobell Road St Austell PL25 4NE. Reserved matters of appearance, layout and scale following outline approval PA18/00741 (detached dwelling). **Ward: Poltair.**
- v. **PA19/00945:** 32 Dobell Road St Austell PL25 4NB. Outline planning permission with all matters reserved: Construction of single bungalow to the rear of the property within garden boundary. **Ward: Poltair.**
- vi. **PA19/00955:** St Austell Library 2 Carlyon Road St Austell Cornwall. Listed building consent to replace one wall panel with matching door and panel to give access to the garden. Provision of ramp (retrospective). **Ward: Mount Charles.**
- vii. **PA19/00957:** Peace And Harmony Lodge South Street St Austell Cornwall. Installation of an external fire escape and disabled access from first floor level. **Ward: Mount Charles.**
- viii. **PA19/00964:** 63 Cormorant Drive St Austell Cornwall PL25 3BQ. Ground floor extension. **Ward: St Austell Bay.**
- ix. **PA19/00997:** Tremaine Bucklers Lane St Austell PL25 3JN. Proposed new first floor accommodation in a reconstructed roof with external and internal alterations and associated works. **Ward: Bethel.**
- x. **PA19/01061:** 6 Cormorant Drive St Austell PL25 3BA. Single story extension to the rear. **Ward: St Austell Bay.**
- xi. **PA19/01238:** 76 Turnavean Road St Austell PL25 5NX. Demolition and replacement of domestic workshop and formation of enlarged parking area. **Ward: Gover.**

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- xii. **PA19/01434:** 19 Trenowah Road St Austell PL25 3EB. Demolish existing conservatory and utility room and construct a 2-storey extension on the same footprint to the rear of the property with a room in the roof. **Ward: Bethel.**
- xiii. **PA19/01446:** 6 Clinton Drive St Austell PL25 5JT. Extension to property. **Ward: Gover.**
- xiv. **PA19/01495:** Seaways 3 Menear Road St Austell Cornwall. New garage. **Ward: Bethel.**
- xv. **PA19/01496:** Seaways 4 Menear Road St Austell Cornwall. New garage. **Ward: Bethel.**
- xvi. **PA19/01650:** 82 Bodmin Road St Austell Cornwall PL25 5AG. Reserved matters application for access, appearance, landscaping, layout and scale for second dwelling following outline approval PA17/05840 for construction of two homes. **Ward: Poltair.**

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
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).

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11. Dates of Meetings

(Purpose: To confirm dates of forthcoming Planning and Regeneration Committee meetings: Monday 29th April 2019 and Monday 20th May 2019).

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MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 11th FEBRUARY 2019 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.

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

Also present: Councillors Brown and Heyward.

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

P/18/103) Apologies for absence

Apologies for absence were received from Councillors Bull, King and Styles.

P/18/104) Declarations of Interest

Arising from a question from Councillor Thompson, the Clerk confirmed that he did not have an interest in Planning Application PA18/11916 by virtue of his employer being located at 1-3 Mount Charles Road.

P/18/105) Dispensations

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

P/18/106) Minutes from the Meeting dated 7th January 2019

It was **RESOLVED** that the minutes of the meeting held on the 7th January 2019 be approved and signed as a correct record subject to the word "lower" being replaced with "lowering" on page 5.

P/18/107) Matters to note

None.

P/18/108) Public participation

None.

In order to assist the two members of the public present, the Chairman agreed to bring Planning Application Number (ii) forward.

P/18/109) Planning Applications

- ii. **PA18/11916:** Lloyds Bank 7 Mount Charles Road St Austell Cornwall. Proposed conversion of disused bank to form 3 flats.

Representatives from PVM Properties Limited advised that they have been appointed to carry out the Lloyds Bank conversion at Mount Charles. The proposal is for 2 x 2 bedroom properties, both with parking and 1 x 1 bedroom property with no parking. The access to the properties will be to the rear of the building and the conversion will not affect the elevations or overall look of the building.

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

- 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.

It was **RESOLVED** to make no objection to this application subject to the Police recommendations in respect of CCTV being taken in to consideration.

Councillor Brown arrived during the next item

- 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.

It was **RESOLVED** to make no objection to this application subject to Cornwall Council's Historic Environment Officer being satisfied with the proposals.

- iv. **PA19/00368:** 49 Porthmeor Road St Austell PL25 3LU. Fell Oak Tree subject to a Tree Preservation Order.

In the light of the Tree Officer's strong concerns, it was **RESOLVED** to object to this application.

- 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.

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

- 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.

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

P/18/110) Premises Licence Applications

None.

P/18/111) Planning Decisions

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

Arising from the above, the Clerk agreed to write to the Post Office to encourage the Post Office to make alternative provision in the locality following the closure of the Post Office at Slades Road.

P/18/112) Cornwall Council – Urgent Delegated Planning Decisions

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

PA18/10645 - Former Tregarne Chapel Discharge of Section 106 Obligation in respect of decision PA11/05205

The Clerk advised that a 5-day protocol has been received from Cornwall Council requesting that the Section 106 obligations be waived. He advised that the property was likely to be the subject of a refurbishment under the Town Heritage Scheme and suggested that Cornwall Council be asked to delay making an assessment of the financial viability until all the financial details, including the Town Heritage scheme funding are known. Councillor Heyward advised that she was happy with this proposal and that she had sent an e-mail to the Planning Officer suggesting the same.

It was **RESOLVED** to ask the Planning Officer to delay making a decision on this proposal until all the financial details are known.

St Austell Band Club, East Hill

The Clerk advised that a Licensing Application consultation has been received from Cornwall Council with a deadline of 6th March which is unfortunately before the next Planning & Regeneration Committee meeting on the 11th March 2019. He advised that the Band Club are seeking a "General Premises License" to enable them to hold public events without

the requirement of applying for a Temporary Licence each time. No other changes to the current licence are proposed.

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

P/18/113) Hackney Carriages (Taxi's) in Carrick, Penwith and Restormel Zones

The Clerk referred to a Cornwall Council consultation seeking views on the control of the number of taxis and hackney carriages in three zones Carrick (Truro, Falmouth and Perranporth), Penwith (Penzance, St Ives and Hayle) and Restormel (Newquay and St Austell). He advised that the Town Council was last consulted in 2016 where Members felt that that the zones and numeric limits should be scrapped to enable Cornwall Council's licensing committee to decide applications for new taxis and hackney carriages on their own merit. He further advised that as a result of this consultation, Cornwall Council decided to keep the restrictions in place in the Carrick, Penwith and Restormel zones.

Arising from discussions the following points/issues were raised:

- There are not enough taxis in St Austell
- A lot of taxis are contracted to schools and therefore during school drop off and pick up times there are fewer taxis available
- Electric vehicles should be encouraged

It was **RESOLVED** to ask Cornwall Council:

- (i) not to restrict the number of taxis and Hackney Carriages in St Austell;
- (ii) Consider each application for an electric vehicle licence on its own merit and if necessary ignore any numeric limits when considering these applications.

P/18/114) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 11th March 2019 and Monday 29th April 2019.

ST AUSTELL TOWN COUNCIL

PLANNING AND REGENERATION COMMITTEE

11th MARCH 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.

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

PA18/08253**WITHDRAWN****Applicant:** Mr Richard Collings**Location:** Land And Buildings Off Mount Charles Road St Austell Cornwall PL25 3LB**Proposal:** Demolition of existing dwelling and industrial buildings. Proposed development of site for eight new domestic dwellings and new site access road and services.**Town Council Response: Objection.****PA18/10733****APPROVED****Applicant:** Mr Daniel Booth**Location:** 82 Bodmin Road St Austell PL25 5AG**Proposal:** Amendment to PA18/05564 (not yet completed) by the enlargement of the single garage to a double garage and an annex over**Town Council Response: No Objection.****PA18/11199****APPROVED****Applicant:** Mr And Mrs Wright**Location:** 15 Eliot Road St Austell Cornwall PL25 4NL**Proposal:** Outline application with all matters reserved for construction of new dwelling**Town Council Response: Objection.****PA19/00578****APPROVED****Applicant:** Mr And Mrs Godfrey**Location:** 24 Gowan Road St Austell Cornwall PL25 3JP**Proposal:** Proposed single storey extension to the rear to create a physiotherapy room for a disabled resident.**Town Council Response: Support.**

PA18/10330**APPROVED****Applicant:** Mr Richard Church**Location:** Former Tregarne Chapel Tregarne Terrace St Austell Cornwall PL25 4BE**Proposal:** Non-material amendment (No. 1) for amended floor plans (PA11/05205 - and Appeal Decision no. APP/D0840/A/14/2212746) Change of Use of house to eight flats.**Town Council Response: Objection.****PA19/00628****APPROVED****Applicant:** McDonald's Restaurants Ltd**Location:** McDonald's Restaurant Pentewan Road St Austell PL25 5BU**Proposal:** Construction of extensions total ling 24.7sqm incorporating an extended freezer/chiller and collection booth. The minor reconfiguration of the accessible bays with associated works to the site.**Town Council Response: No Objection.**

