

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 29th April 2019** at **6pm**.

David Pooley
Town Clerk

23rd April 2019

Tel: 01726 829859
E-mail: david.pooley@staustell-tc.gov.uk
Website: www.staustelltowncouncil.com

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 15th April 2019**

**Pages
1 to 8**

(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. **PA19/01665:** Cosgarne Hall, 81 Truro Road, St Austell, Cornwall. Conversion of workshop into older persons support accommodation and provision of new pedestrian access. **Ward: Gover.**

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- ii. **PA19/01955:** 58 Gover Road St Austell Cornwall PL25 5NF. Proposed new end terrace two-bedroom house. **Ward: Gover.**
- iii. **PA19/02418:** 26 Bethel Road St Austell PL25 3HB. Extension and renovation of existing building and alterations to existing windows. **Ward: St Austell Bay.**
- iv. **PA19/02426:** 49 Menear Road, St Austell, PL25 3DF. Extend the small bedroom. **Ward: Bethel.**
- v. **PA19/02590:** 5 Trevear Close St Austell PL25 4SL. Single storey flat roof extension to the rear of property. **Ward: Mount Charles.**
- vi. **PA19/03027:** Seaways 7 Menear Road St Austell Cornwall. New garage. **Ward: Bethel.**
- vii. **PA19/03323:** The Rann Wartha 9 Biddicks Court St Austell PL25 5EW. Application for a non-material amendment (1) following grant of planning permission PA18/09661. Amendments sought - Replacement of the fixed timber pergola structure with steel framed conservatory, with retractable roof and retractable glazed side windows. **Ward: Gover.**
- viii. **PA19/03409:** Recreation Ground (Truro Road Park), Park Road, St Austell, Cornwall, PL25 5EZ. Tree maintenance works. **Ward: Gover.**

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.

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9. Planning Decisions

**Pages
9 to 12**

(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. Carlyon Parish – Draft Neighbourhood Development Plan

(Purpose: To review the Draft Neighbourhood Development Plan for the Parish of Carlyon and comment as felt appropriate).

[http://www.carlyon-pc.gov.uk/Core/Carlyon-Parish-Council/Pages/Neighbourhood Plan 1.aspx](http://www.carlyon-pc.gov.uk/Core/Carlyon-Parish-Council/Pages/Neighbourhood%20Plan%201.aspx)

11. Cornwall Council – Urgent Delegated Planning Decisions

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

12. Dates of Meetings

(Purpose: To confirm dates of forthcoming Planning and Regeneration Committee meetings: Monday 20th May 2019 and Monday 17th June 2019).

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MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 15th APRIL 2019 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.

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

Also present: Councillor Brown

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

P/18/126) Apologies for absence

Apologies for absence were received from Councillors Colwill and Walker.

Councillor King advised that he needed to leave the meeting at 7pm.

P/18/127) Declarations of Interest

Councillor Thompson declared an interest in Agenda item 7 by virtue of being a Carlyon Bay Parish Councillor with regard to Planning Application Number PA18/10255 and being the applicant for Planning Application Number PA19/01826.

Councillor Styles declared an interest in Agenda Item 7 by virtue of knowing the applicant of Planning Application Number: PA19/02315.

Councillor Oxenham declared an interest in Agenda Item 7 (PA19/00487) by virtue of a continuing personal dispute with Cornwall Council with regard to the development.

P/18/128) Dispensations

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

P/18/129) Minutes from the Meeting dated 11th March 2019

It was **RESOLVED** that the minutes of the meeting held on the 11th March 2019 be approved and signed as a correct record.

P/18/130) Matters to note

The Clerk advised that he had nothing to add.

Councillor Brown arrived during the next item

P/18/131) Public participation

In order to assist the member of public present, the Chairman agreed to bring Planning Application Number: PA19/01724 forward to be considered first.

P/18/132) Planning Applications

- viii. **PA19/01724:** Land East Of 15 Trevarrick Road Trevarrick Road St Austell Cornwall. Submission of reserved matters (appearance, landscaping, layout and scale) following outline approval PA18/09817 for a single dwelling.

Mrs Diane Pride advised that she is the joint owner of the property with her sister. She confirmed that the turning, parking and access are all deemed to be adequate and that the timber cladding proposed would help the development blend in to the surroundings with no overlooking issues.

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

Councillor Thompson reiterated his interest and left the meeting

- i. **PA18/10255:** Land Off Holmbush Road St Austell Cornwall. Erection of 10 dwellings with associated highways, drainage, lighting and landscaping works at land off Holmbush Road, St Austell.

The Clerk advised that due to time constraints it was **AGREED** under delegated powers not to require this proposal to be referred to Cornwall Council's Planning Committee.

Councillor Thompson returned to the meeting

Councillor Oxenham reiterated her interested and left the meeting

- ii. **PA19/00487:** 20 Pellymounter Road St Austell PL25 4PX. Conservatory extension and garage conversion.

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

Councillor Oxenham returned to the meeting

- iii. **PA19/00765:** 7 Trewiddle Road St Austell Cornwall PL25 5BZ. Variation of condition no. 2 of Decision notice no. PA17/09333 to include change of floor levels to 32.8 as requested by the Flood Assessment Company.

The Clerk advised that due to time constraints it was **AGREED** under delegated powers to make no objection to this application.

- iv. **PA19/00803:** 5 Tolcarne Close St Austell Cornwall PL25 4SJ. Kitchen extension.

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

- v. **PA19/01075:** 14 Tregonissey Road St Austell Cornwall PL25 4DQ. Proposed dropped kerb to provide new access.

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

- vi. **PA19/01218:** 24 Trevone Crescent St Austell Cornwall PL25 5ED. Application for tree works to trees subject to a tree preservation order (TPO) to fell and remove single oak stump as close as possible to ground level.

It was **RESOLVED** to make no objection to this application subject to the applicant carrying out the recommendations of the Tree Officer.

- vii. **PA19/01434:** 19 Trenowah Road St Austell PL25 3EB. Demolish existing conservatory and utility room and construct a 2-storey extension.

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

Councillor Thompson reiterated his interest and left the meeting

- ix. **PA19/01826:** 17 Ranelagh Road St Austell PL25 4NS. Proposed replacement garage and associated works.

Members **RESOLVED** to make no objection to this application but expressed a desire for a permeable surface to be used.

Councillor Thompson returned to the meeting

- x. **PA19/01926:** 12 Penmere Road St Austell PL25 3PE. Felling T1 and T4. Reduce T2 - Oak Height 15m spread 8m by 2m.

It was **RESOLVED** to object to this application unless the applicant complies with the Tree Officer's recommendations.

- xi. **PA19/01987:** McDonald's Restaurant Pentewan Road St Austell PL25 5BU. Construction of extensions incorporating freezer/chiller, kitchen and dining areas. Reconfigure accessible bays and kerb lines and associated works. Installation of goal post height restrictor.

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

Councillor Bull abstained from voting on this application

- xii. **PA19/01988:** McDonald's Restaurant Pentewan Road St Austell PL25 5BU. Advertisement consent for installation of 4no. new digital freestanding signs.

It was **RESOLVED** to make no objection to this application subject to the normal advertising consent being in place.

Councillor Bull abstained from voting on this application

- xiii. **PA19/02070:** Higher Trewhiddle Farm St Austell Cornwall PL25 5DA. Outline permission for the erection of 6 detached dwellings and the retention of the existing buildings with all matters reserved.

Although broadly in agreement with the principle of the development of this land, it was **RESOLVED** to object to this application on the grounds of the inadequate access arrangements.

- xiv. **PA19/02111:** 12 Brookside St Austell PL25 4HL. Proposed first floor extension.

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

- xv. **PA19/02266:** 33 Ledrah Road St Austell PL25 5HG. Raising of the roof at the rear to gain headroom and internal alterations.

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

Councillor Styles reiterated his interest and left the meeting

- xvi. **PA19/02315:** 14-16 Mount Charles Road St Austell Cornwall PL25 3LD. Construction of a single storey extension to No. 14-16, with a separate single storey garage; and associated works.

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

Councillor Styles returned to the meeting

- xvii. **PA19/02337:** 20 Bodmin Road St Austell PL25 5AE. Reduce the size of the tree by approximately 50% and shape it down to 7-8 metres high from the base of the trunk.

In the absence of the Tree Officer's comments and recommendations it was **RESOLVED** to object to this application.

- xviii. **PA19/02373:** Former Police Liaison Building Palace Road St Austell PL25 4AL. Non-material amendment (No. 1) for substitution of the approved permeable pavements for a permeable bit-mac type surface in respect of PA16/12191. Conversion of existing B1 office building to form 6 flats and extension to provide 4 flats.

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

- xix. **PA19/02480:** 87 Roslyn Close St Austell Cornwall PL25 3UW. Proposed entrance porch and toilet.

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

- xx. **PA19/02622:** 14 Dennison Avenue St Austell Cornwall PL25 3HD. Proposed first floor side extension and single storey rear extension.

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

- xxi. **PA19/02710:** Sandy Hill Academy Sandy Hill St Austell PL25 3AT. Installation of parent waiting shelter, cycle shelters, scooter pods and associated path.

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

Arising from the above, the Clerk advised that Sandy Hill Academy in partnership with Sustrans is trialling a walk to school initiative which involves stickers being placed on street furniture near to the school indicating either a five minute walk or a ten minute walk to school. It is

hoped that this will encourage parents to park in either the 5 minute zone or 10 minute zone and walk their children the rest of the way to school to ease congestion and encourage healthy living.

It was **RESOLVED** to congratulate and support the school on this initiative.

Councillor King left the meeting

Councillor Pearce left the meeting

Councillor Bull declared an interest in the next item and left the meeting

xxii. **PA19/02749:** Land East Of 20 Edgcumbe Road St Austell Cornwall. Detached split level dwelling.

It was **RESOLVED** to object to this application on the grounds of access and the Highway's Officers concerns.

Councillor Bull returned to the meeting

xxiii. **PA19/02860:** Pondhu County Primary School Penwinnick Road St Austell Cornwall. Retention of temporary classroom for a further three years.

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

P/18/133) Premises Licence Applications

The Clerk advised that St Austell Band Club had applied for a licence to extend their closing time from 11.30pm to 12am on Sunday, Monday and Thursday which are their pool nights. It was noted that the bar hours would remain the same.

Councillor Brown advised that following the recent Taxi Licensing Consultation exercise, Cornwall Council's Miscellaneous Licensing Committee had reviewed the responses and agreed that the policy should not change for the time being. They did however agree that further work on the numerical limits would be undertaken in conjunction with St Austell Town Council and the Trade when the policy is next reviewed. The Licensing Committee also agreed not to change the policy with regard to electric vehicles for the time being.

Councillor Lanxon left the meeting

P/18/134) Planning Decisions

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

P/18/135) Cornwall Council – Urgent Delegated Planning Decisions

None other than discussed previously.

P/18/136) Appeal Decision – 88 - 90 Truro Road, St Austell, Cornwall PL25 5HH

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

P/18/137) Vacancies on the Planning Partnership

Members discussed the value of having a representative on this forum and nominated Councillor King in his absence to attend future meetings.

It was **RESOLVED** that the Town Clerk should ask Councillor King if he would be prepared to be the Town Council's representative on the Planning Partnership Forum.

It was **FURTHER RESOLVED** that if Councillor King did not wish to be the Town Council representative on the Planning Partnership forum the Town Clerk should seek a representative from the full Town Council.

P/18/138) Highways Engagement Sessions

The Clerk referred Members to the recent e-mail with regard to the forthcoming Highways Engagement Sessions at Scorrier and Bodmin in May. Councillor Brown advised that if Members are unable to attend the sessions, there will be a webcast of the Cornwall Councillor briefing that the Town Councillors could view and that he would advise the Town Clerk of the date as soon as it was available.

It was **RESOLVED** that attendance at the Highways Engagement Sessions should be made an approved duty.

P/18/139) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 29th April 2019, Monday 20th May 2019 and Monday 17th June 2019.

The meeting closed at 7.22pm.

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

29th APRIL 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

PA19/00957**APPROVED****Applicant:** Mr Ray Rowe**Location:** Peace And Harmony Lodge South Street St Austell Cornwall PL25 5BH**Proposal:** Installation of an external fire escape and disabled access from first floor level.**Town Council Response: No Objection.****PA19/00945****APPROVED****Applicant:** Mr James Oke**Location:** 32 Dobell Road St Austell PL25 4NB**Proposal:** Outline planning permission with all matters reserved: Construction of single bungalow to the rear of the property within garden boundary**Town Council Response: No Objection.****PA19/01238****APPROVED****Applicant:** Mr I Dodimead**Location:** 76 Turnavean Road St Austell PL25 5NX**Proposal:** Demolition and replacement of domestic workshop and formation of enlarged parking area.**Town Council Response: No Objection.****PA18/10027****WITHDRAWN****Applicant:** Manor House Dental Practice**Location:** Old Manor House Dental Surgery, 3 North Street, St Austell, PL25 5QD**Proposal:** Demolition of the single storey garage and construction of a single storey building, conversion of the existing two storey store to provide treatment rooms, sterilization areas, a reception, WC's and a conference room.**Town Council Response: No Objection**

PA18/10028**WITHDRAWN****Applicant:** Manor House Dental Practice**Location:** Old Manor House Dental Surgery, 3 North Street, St Austell, PL25 5QD**Proposal:** 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, sterilization areas, a reception, WC's and a conference room.**Town Council Response: No objection****PA19/00487****APPROVED****Applicant:** Mr Neil Andrews**Location:** 20 Pellymounter Road, St Austell, PL25 4PX**Proposal:** Conservatory Extension and garage conversion.**Town Council Response: No objection****PA19/00765****APPROVED****Applicant:** Mrs Tina Orchard**Location:** 7 Trehiddle Road, St Austell, Cornwall, PL25 5BZ**Proposal:** Variation of condition no2 of Decision notice no. PA17/09333 to include change of floor levels to 32.8, as requested by the Flood Assessment Company**Town Council Response: No objection****PA19/01075****APPROVED****Applicant:** Mr C Kent**Location:** 14 Tregonissey Road, St Austell, Cornwall, PL25 3DQ**Proposal:** Proposed dropped kerb to provide new access**Town Council Response: Support****PA19/01434****APPROVED****Applicant:** Mr Ben Powlesand**Location:** 19 Trenowah Road, St Austell, PL25 3EB**Proposal:** Demolish existing conservatory and utility room and construct a 2 storey extension**Town Council Response: No objection**

PA19/01495

APPROVED

Applicant: Mr J Wood

Location: Seaways, 3 Menear Road, St Austell, Cornwall, PL25 3DQ

Proposal: New garage.

Town Council Response: No objection

PA19/01496

APPROVED

Applicant: Mr J Wood

Location: Seaways, 4 Menear Road, St Austell, Cornwall, PL25 3DQ

Proposal: New garage.

Town Council Response: No objection

PA19/02111

APPROVED

Applicant: Mr & Mrs K Martin

Location: 12 Brookside, St Austell, PL25 4HL

Proposal: First floor extension

Town Council Response: No objection

PA19/02373

APPROVED

Applicant: PA & JE Moon

Location: Former Police Liaison Building, Palace Road, St Austell, PL25 4AL

Proposal: Non Material Amendment (No1) for substitution of the approved permeable pavements for a permeable bit-mac type surface in respect of PA16/12191. Conversion of existing B1 office building to form 6 flats and extension to provide 4 flats.

Town Council Response: No objection