

## St Austell Town Council



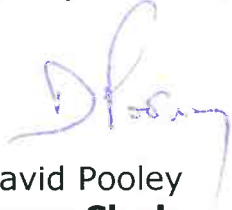
### Planning and Regeneration Committee

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

Councillors: Bishop, 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 20<sup>th</sup> May 2019 at 6pm.**



David Pooley  
**Town Clerk**

14<sup>th</sup> May 2019

Tel: 01726 829859  
E-mail: [david.pooley@staustell-tc.gov.uk](mailto:david.pooley@staustell-tc.gov.uk)  
Website: [www.staustell-tc.gov.uk](http://www.staustell-tc.gov.uk)

#### AGENDA

- 1. Election of Chairman**
- 2. Election of Vice-Chairman**
- 3. Apologies for absence**

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.

#### **4. Declarations of Interest**

(Purpose: To receive declarations of disclosable pecuniary and other non-registerable interests in respect of items on the agenda).

#### **5. Dispensations**

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

#### **6. Minutes from Meeting dated 29<sup>th</sup> April 2019**

**Pages  
1 to 4**

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

#### **7. 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.

#### **8. 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.

#### **9. 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.*

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.

- i. **PA19/00843:** Land North of 37 Boscoppa Road, Boscoppa Road, St Austell, Cornwall. Erection of a dwelling. **Bethel.**
- ii. **PA19/03288:** 50 Tregonissey Road St Austell PL25 4DH. Proposed extensions and internal alterations. **Ward: Poltair.**
- iii. **PA19/03349:** 16 Cromwell Road St Austell PL25 4PS. Proposed garage and workshop. **Ward: Mount Charles.**
- iv. **PA19/03477:** Gerrans Point North Hill Park St Austell Cornwall PL25 5QJ. Notification of proposed works to a tree in a conservation area. Felling of Ash tree. **Ward: Poltair.**
- v. **PA19/03524:** Manor House Dental Surgery 3 North Street St Austell Cornwall. Demolition of single storey garage and construction of two storey building, conversion of existing two storey store to provide three treatment rooms, two sterilisation areas, a reception, two WC's and a conference room. **Ward: Gover.**
- vi. **PA19/03525:** Manor House Dental Surgery 3 North Street St Austell Cornwall. Listed Building Consent for the demolition of single storey garage and construction of two storey building, conversion of existing two storey store to provide three treatment rooms, two sterilisation areas, a reception, two WC's and a conference room. **Ward: Gover.**
- vii. **PA19/03799:** 4 Codling Close St Austell Cornwall PL25 4PY. Proposed lounge/kitchen extension. **Ward: Mount Charles.**

## 10. 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.**

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.

## **11. Planning Decisions**

**Pages  
5 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).

## **12. 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 17<sup>th</sup> June 2019 and Monday 22<sup>nd</sup> July 2019).

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.

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 29<sup>th</sup> APRIL 2019 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.**

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

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

**P/18/140) Apologies for absence**

Apologies for absence were received from Councillors Colwill, King (for his potential late arrival to the meeting) and Oxenham.

**P/18/141) Declarations of Interest**

Councillor Styles declared an interest in Agenda Item 7 (i) by virtue of being a Trustee of Cosgarne Hall.

Councillor Thompson declared an interest in agenda item 10 by virtue of being a Councillor on Carlyon Parish Council.

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

**P/18/142) Dispensations**

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

**P/18/143) Minutes from the Meeting dated 15<sup>th</sup> April 2019**

It was **RESOLVED** that the minutes of the meeting held on the 15<sup>th</sup> April 2019 be approved and signed as a correct record.

**P/18/144) Matters to note**

The Clerk advised that further to minute number **P/18/137** Councillor King had declined being the Town Council's representative on the Planning Partnership Forum but that Councillor Thompson had expressed an interest in the role.

It was **RESOLVED** that Councillor Thompson should be nominated as the Town Council's representative on the Planning Partnership Forum.

## **P/18/145) Public participation**

There were no members of the public present.

*\*\*Councillor Lanxon arrived\*\**

## **P/18/146) Planning Applications**

*\*\*Councillor Styles reiterated his interest and left 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.

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

*\*\*Councillor Styles returned to the meeting\*\**

- ii. **PA19/01955:** 58 Gover Road St Austell Cornwall PL25 5NF. Proposed new end terrace two-bedroom house.

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

- iii. **PA19/02418:** 26 Bethel Road St Austell PL25 3HB. Extension and renovation of existing building and alterations to existing windows.

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

- iv. **PA19/02426:** 49 Menear Road, St Austell, PL25 3DF. Extend the small bedroom.

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

*\*\*Councillor King arrived during the next item\*\**

- v. **PA19/02590:** 5 Trevear Close St Austell PL25 4SL. Single storey flat roof extension to the rear of property.

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

*\*\*Councillor King abstained from voting on this application\*\**

- vi. **PA19/03027:** Seaways 7 Menear Road St Austell Cornwall. New garage.

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

- 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.

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

- viii. **PA19/03409:** Recreation Ground (Truro Road Park) Park Road St Austell Cornwall PL25 5EZ. Tree maintenance works.

It was **RESOLVED** to make no objection to this application subject to compliance with the Tree Officers recommendations.

### **P/18/147) Premises Licence Applications**

None.

### **P/18/148) Planning Decisions**

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

*\*\*In order to assist Councillor Thompson the Chairman agreed to bring Agenda Item 11 forward to Agenda Item 10\*\**

### **P/18/149) Cornwall Council – Urgent Delegated Planning Decisions**

The Clerk advised that there had been no urgent delegated planning decisions.

*\*\*Councillor Thompson reiterated his interest and left the meeting\*\**

### **P/18/150) Carlyon Parish – Draft Neighbourhood Development Plan**

Members noted the contents of the Draft Neighbourhood Development Plan and the associated policies circulated by Councillor Thompson.

During discussion, Members raised the issue of energy efficiency/renewables and wondered whether this was something that should be documented in all Neighbourhood Plans.

It was **RESOLVED** to thank Carlyon Parish for sharing the draft Plan and advise them that the Town Council looks forward to seeing the Planning Officer's comments on the contents of the document in due course.

### **P/18/151) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 20<sup>th</sup> May 2019 and Monday 17<sup>th</sup> June 2019.

The meeting closed at 6.35pm.



**ST AUSTELL TOWN COUNCIL**

**PLANNING AND REGENERATION COMMITTEE**

**20<sup>th</sup> MAY 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

**PA18/10027****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, sterilisation 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, sterilisation 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 no. 2 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 4DQ

**Proposal:** Proposed dropped kerb to provide new access.

**Town Council Response: No Objection.**

**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:** Proposed first floor extension

**Town Council Response: No Objection.**

**PA19/02373****APPROVED****Applicant:** P. A. And J. E. Moon**Location:** Former Police Liaison Building Palace Road St Austell PL25 4AL**Proposal:** 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**Town Council Response: No Objection.****PA19/01650****APPROVED****Applicant:** Mr Matthew Booth**Location:** 82 Bodmin Road St Austell Cornwall PL25 5AG**Proposal:** Reserved matters application for access, appearance, landscaping, layout and scale for second dwelling following outline approval PA17/05840 for construction of two homes.**Town Council Response: No Objection.****PA19/01724****APPROVED****Applicant:** Mrs A Perlmutter**Location:** Land East Of 15 Trevarrick Road Trevarrick Road St Austell Cornwall PL25 5JN**Proposal:** Submission of reserved matters (appearance, landscaping, layout and scale) following outline approval PA18/09817 for a single dwelling**Town Council Response: No Objection.****PA19/01826****APPROVED****Applicant:** Mr & Mrs M Thompson**Location:** 17 Ranelagh Road St Austell PL25 4NS**Proposal:** Proposed replacement garage and associated works.**Town Council Response: No Objection.**

**PA19/01987****APPROVED****Applicant:** McDonald's Restaurants Ltd**Location:** McDonald's Restaurant Pentewan Road St Austell Cornwall PL25 5BU**Proposal:** 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.**Town Council Response: Support.****PA19/01988****APPROVED****Applicant:** McDonald's Restaurants Ltd**Location:** McDonald's Restaurant Pentewan Road St Austell PL25 5BU**Proposal:** Advertisement consent for installation of 4no. new digital freestanding signs**Town Council Response: No Objection.****PA19/02337****WITHDRAWN****Applicant:** John Keast**Location:** St Johns Methodist Church Bodmin Road St Austell**Proposal:** Reduce the size of the tree by approximately 50% and shape it down to 7-8 metres high from the base of the trunk.**Town Council Response: Objection.****PA19/02480****APPROVED****Applicant:** Mr David Giles**Location:** 87 Roslyn Close St Austell Cornwall PL25 3UW**Proposal:** Proposed entrance porch and toilet.**Town Council Response: No Objection.****PA19/02590****APPROVED****Applicant:** Mr Trevor Alford**Location:** 5 Trevear Close St Austell PL25 4SL**Proposal:** Single story flat roof extension to the rear of property.**Town Council Response: No Objection.**

**PA19/00803**

**APPROVED**

**Applicant:** Mr and Mrs Jim Pearce  
**Location:** 5 Tolcarne Close, St Austell, PL25 4SJ  
**Proposal:** Kitchen Extension

**Town Council Response: No Objection**

**PA19/01926**

**Part Approved/Part Refused**

**Applicant:** Mr Mark Hickling  
**Location:** 12 Penmere Road, St Austell, Cornwall, PL25 3PE  
**Proposal:** Felling T1 and T4. Reduce T2 – Oak Height 15m spread 8m by 2m

**Town Council Response: Objection**

**PA19/02622**

**APPROVED**

**Applicant:** Mr and Mrs Turner  
**Location:** 14 Dennison Avenue, St Austell, Cornwall, PL25 3HD  
**Proposal:** Proposed first floor side extension and single storey rear extension.

**Town Council Response: No Objection**