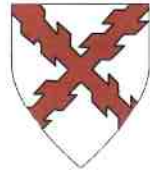


St Austell Town Council



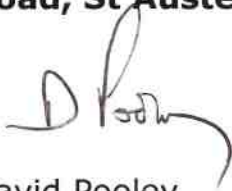
Planning and Regeneration Committee

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 17th June 2019 at 6pm.**



David Pooley
Town Clerk

11th June 2019

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).

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. Minutes from Meeting dated 20th May 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. **PA19/02749:** Land East Of 20 Edgcumbe Road St Austell Cornwall. Detached split level dwelling. **Ward: Gover.**
- ii. **PA19/03949:** 47 South Street St Austell PL25 5BJ. To build a new two-storey, three-bed detached house with parking within the curtilage of 47 South Street. **Ward: Mount Charles.**
- iii. **PA19/03969:** Land Opposite Little Gover Farmhouse Gover Valley St Austell Cornwall. To provide vehicular bridge over Gover Stream. **Ward: Gover.**

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- iv. **PA19/03978:** 68 Slades Road St Austell PL25 4HF. Proposed two storey extension and loft conversion. **Ward: Poltair.**
- v. **PA19/03980:** 3 Turnavean Road St Austell Cornwall PL25 5NX. Proposed first floor extension over existing garage. **Ward: Gover.**
- vi. **PA19/04132:** 5 Whieldon Road St Austell Cornwall PL25 3JB. Extension to the side/back of the bungalow incorporating a dressing room/ensuite. Enlargement of garage. Replacement of rear conservatory. **Ward: St Austell Bay.**
- vii. **PA19/04155:** 32 Porthmeor Road St Austell Cornwall PL25 3LX. Single storey extensions to rear of the property. **Ward: St Austell Bay.**
- viii. **PA19/04215:** Caprera 61 Truro Road St Austell PL25 5JG. Works to a tree subject to a tree preservation order. Reduce crown width of Copper Beech from 20 metres to 17 metres. **Ward: Gover.**
- ix. **PA19/04222:** Bishop Bronsecombe Church Of England Voluntary Aided School 84 Boscoppa Road St Austell PL25 3DT. Works to trees subject to TPO, prune branches of group G2 stop branches overhanging fence. **Ward: Bethel.**
- x. **PA19/04228:** Market House Market Hill St Austell PL25 5QB. Listed Building Consent for reinstatement and improvement works including new rainwater disposal, new glazed openings, new glazed roof and internal alterations. **Ward: Gover.**
- xi. **PA19/04248:** 7 Landrew Road St Austell Cornwall PL25 3UQ. Non-material amendment in respect of PA17/07964 - proposed new bungalow dwelling and associated works to alter the roof design. **Ward: Poltair.**
- xii. **PA19/04459:** 97 Holmbush Road St Austell PL25 3LL. Ash (T1) - remove three major limbs. **Ward: St Austell Bay.**
- xiii. **PA19/04529:** 37 Chough Crescent St Austell Cornwall PL25 3AY. Proposed kitchen/dining room extension. **Ward: Mount Charles.**
- xiv. **PA19/04574:** Pentille 31 Trevarthian Road St Austell PL25 4BT. Construction of a bungalow. **Ward: Poltair.**

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- xv. **PA19/04717:** 8 Dobell Road St Austell Cornwall PL25 4NB. It is proposed to remove the existing conservatory at the rear of the property and replace with a flat roofed, single storey kitchen extension. **Ward: Poltair.**
- xvi. **PA19/04910:** Trees South Of Jubilee Meadows Open Space Horse Whim Drive St Austell. Application for works to trees subject to a tree preservation order – Remove overhanging branches of Oak G1a and fell Oak G1b. **Ward: Bethel.**

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).

11. Dates of Meetings

(Purpose: To confirm dates of forthcoming Planning and Regeneration Committee meetings: Monday 22nd July 2019 and Tuesday 27th August 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.

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MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 20th MAY 2019 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

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

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

Also in attendance: Councillor Brown.

*** Councillor Brown arrived during the next item***

P/19/01) Election of Chairman

Councillor Palmer asked for nominations for Chairman. Nominations were received for Councillors Walker and Thompson.

It was **RESOLVED** that the election of Chairman should be undertaken by way of a secret ballot.

A secret ballot was undertaken with Councillor Walker receiving 7 votes and Councillor Thompson receiving 4 votes.

It was **RESOLVED** that Councillor Walker be elected Chairman of the Planning and Regeneration Committee for the 2019/20 civic year.

Councillor Walker thanked Members for their support and took the Chair.

P/19/02) Election of Vice-Chairman

Councillor Walker asked for nominations for Vice-Chairman. Nominations were received for Councillors King and Thompson.

A secret ballot was undertaken with Councillor King receiving 6 votes and Councillor Thompson 5 votes.

It was **RESOLVED** that Councillor King be elected Vice-Chairman of the Planning and Regeneration Committee for the 2019/20 civic year.

P/19/03) Apologies for absence

Apologies for absence were received from Councillor Styles who was on a Mayoral engagement.

Councillors Bull and King advised that they needed to leave the meeting at 6.45pm.

P/19/04) Declarations of Interest

Councillor Palmer declared an interest in Planning Application Number: PA19/03477 by way of being a friend of the applicant.

P/19/05) Dispensations

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

P/19/06) Minutes from the Meeting dated 29th April 2019

It was **RESOLVED** that the minutes of the meeting held on the 29th April 2019 be approved and signed as a correct record.

Councillor Oxenham abstained from voting on this item as she was not present at the meeting

P/19/07) Matters to note

The Clerk advised that Councillor Thompson has been accepted by CALC as the Town Council's representative on the Planning Partnership Forum.

P/19/08) Public participation

There were no members of the public present.

P/19/09) Planning Applications

- i. **PA19/00843:** Land North of 37 Boscoppa Road, Boscoppa Road, St Austell, Cornwall. Erection of a dwelling.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied that the neighbouring property to the north will not suffer any overlooking issues as a result of this proposal.

- ii. **PA19/03288:** 50 Tregonissey Road St Austell PL25 4DH. Proposed extensions and internal alterations.

It was **RESOLVED** to make no objection to this application subject to boundary screening being put in place.

Councillor Lanxon abstained from voting on this application

Councillor Thompson abstained from voting on this application

- iii. **PA19/03349:** 16 Cromwell Road St Austell PL25 4PS. Proposed garage and workshop.

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

Councillor Palmer spoke in support of the next application, reiterated his interest and left the meeting

- 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.

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

Councillor Palmer returned to the meeting

- 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.

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

- 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.

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

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

- vii. **PA19/03799:** 4 Codling Close St Austell Cornwall PL25 4PY. Proposed lounge/kitchen extension.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied that the proposal will not create any overlooking issues on the neighbouring properties.

Councillor Oxenham returned to the meeting

P/19/10) Premises Licence Applications

None.

P/19/11) Planning Decisions

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

P/19/12) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/19/13) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 17th June 2019 and Monday 22nd July 2019

The meeting closed at 6.40pm.

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

17th JUNE 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

PA19/01218

APPROVED

Applicant: Mr Colin Hamilton

Location: 24 Trevone Crescent St Austell Cornwall PL25 5ED

Proposal: 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.

Town Council Response: No Objection.

PA19/02426

APPROVED

Applicant: Mrs Beverley Foster-Brown

Location: 49 Menear Road St Austell PL25 3DF

Proposal: Extend the small bedroom.

Town Council Response: No Objection.

PA19/03323

APPROVED

Applicant: J D Wetherspoon PLC

Location: The Rann Wartha 9 Biddicks Court St Austell PL25 5EW

Proposal: 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.

Town Council Response: No Objection.

PA19/00803

APPROVED

Applicant: Mr And Mrs Jim Pearce

Location: 5 Tolcarne Close St Austell Cornwall 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 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.

PA19/02418

APPROVED

Applicant: Ayres

Location: 26 Bethel Road St Austell PL25 3HB

Proposal: Extension and renovation of existing building and alterations to existing windows.

Town Council Response: No Objection.

PA19/02710

APPROVED

Applicant: Sandy Hill Academy

Location: Sandy Hill Academy Sandy Hill St Austell PL25 3AT

Proposal: Installation of Parent Waiting Shelter, Cycle Shelters, scooter pods and associated path.

Town Council Response: Support.

PA19/03027

APPROVED

Applicant: Mr J Wood

Location: Seaways 7 Menear Road St Austell Cornwall PL25 3DQ

Proposal: New garage.

Town Council Response: No Objection.

PA19/03409

Decided not to make a TPO (TCA apps)

Applicant: Mr Steven Skinner

Location: Recreation Ground Park Road St Austell Cornwall PL25 5EZ

Proposal: Tree works to trees within a conservation area.

Town Council Response: No Objection.

PA19/03799

APPROVED

Applicant: Ms Vicki Maund

Location: 4 Codling Close St Austell Cornwall PL25 4PY

Proposal: Proposed lounge/kitchen extension.

Town Council Response: No Objection.

PA19/01665

APPROVED

Applicant: Mr Putko

Location: Cosgarne Hall 81 Truro Road St Austell Cornwall PL25 5JQ

Proposal: Conversion of workshop into older persons support accommodation and provision of new pedestrian access

Town Council Response: Support.

PA19/02266

APPROVED

Applicant: Mr Stephen Giddings

Location: 33 Ledrah Road St Austell PL25 5HG

Proposal: Raising of the roof at the rear to gain headroom and internal alterations

Town Council Response: No Objection.

PA19/02315

APPROVED

Applicant: Mr Mike Barlow

Location: 14-16 Mount Charles Road St Austell Cornwall PL25 3LD

Proposal: Construction of a single storey extension to No. 14-16, with a separate single storey garage; and associated works

Town Council Response: No Objection.

PA19/03477

Decided not to make a TPO (TCA apps)

Applicant: Wendy Earl

Location: Gerrans Point North Hill Park St Austell Cornwall PL25 5QJ

Proposal: Notification of proposed works to a tree in a conservation area. Felling of tree.

Town Council Response: No Objection.