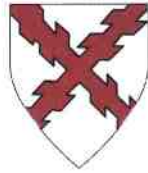


St Austell Town Council



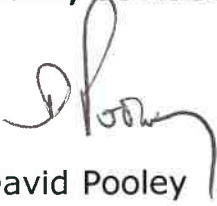
Planning and Regeneration Committee

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 **Tuesday 27th August 2019 at 6pm.**



David Pooley
Town Clerk

20th August 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 22nd July 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.

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. **PA19/04967:** Land South West Of 42 Grove Road Grove Road St Austell Cornwall. Proposed detached dwelling and new access to existing dwelling. **Ward: Gover.**
- ii. **PA19/05274:** 51 Chough Crescent St Austell Cornwall PL25 3AY. First floor bedroom extension. **Ward: Mount Charles.**
- iii. **PA19/05487:** 21 Gannet Drive St Austell PL25 3BE. Proposed alterations and extensions. **Ward: St Austell Bay.**
- iv. **PA19/05649:** 3 North Hill Park St Austell Cornwall PL25 4BJ. Single storey extension. **Ward: Poltair.**

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- v. **PA19/05816:** 6 The Oaks Westbourne Drive St Austell Cornwall. Works to trees covered by a Tree Preservation Order, namely reduce overhanging branches on the neighbour's oak tree. **Ward: Gover.**
- vi. **PA19/05898:** 8 Pentewan Road St Austell PL25 5BU. Demolish existing kitchen and detached outbuilding and construction of rear extension. **Ward: Gover.**
- vii. **PA19/05920:** 89 Retallick Meadows St Austell Cornwall PL25 3BZ. Proposed conservatory. **Ward: Bethel.**
- viii. **PA19/05943:** Truro Road Recreation Ground Truro Road St Austell Cornwall. Works to a Sycamore tree. **Ward: Gover.**
- ix. **PA19/06062:** Friends Meeting House High Cross Street St Austell Cornwall. Listed Building Consent for repairs to the boundary wall. **Ward: Gover.**
- x. **PA19/06803:** Land South East Of 50 Mitchell Road St Austell Cornwall. Outline Consent with all matters reserved for the construction of a dwelling. **Ward: Mount Charles.**
- xi. **PA19/06945:** Truro Road Recreation Ground Truro Road St Austell Cornwall. Notification of proposed works to trees in a conservation area - Works to 3 Lime and 3 Cypress. **Ward: Gover.**
- xii. **PA19/07002:** Land Off Mount Charles Road With Industrial Units St Austell Cornwall PL25 3LB. Demolition of existing buildings, re-submission of proposed revised development for six new domestic dwellings, new site access road and services. **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.

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.

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).

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 2nd September 2019 and Monday 7th October 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 22nd JULY 2019 in the Council Chamber, St Austell Information Centre, Penwinnick Road, St Austell, PL25 5DR at 6pm.

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

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

Also in attendance: Councillors Brown, Heyward and Rees.

P/19/25) Apologies for absence

Apologies for absence were received from Councillors Styles and Leonard.

P/19/26) Declarations of Interest

There were no declarations of interest.

P/19/27) Dispensations

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

P/19/28) Minutes from the Meeting dated 17th June 2019

It was **RESOLVED** that the minutes of the meeting held on the 17th June 2019 be approved and signed as a correct record.

Councillor King abstained from voting on this item as he was not present at the meeting

P/19/29) Matters to note

There were no matters to note.

The Chairman advised that in order to assist the members of the public present, he would bring planning application number (iii) (PA19/04363 – 28 Penwinnick Road, St Austell) forward to consider first.

P/19/30) Public participation

The Chairman agreed that the members of the public present could speak at the time the application they are interested in was being considered.

P/19/31) Planning Applications

- iii. **PA19/04363:** Penwinnick House 28 Penwinnick Road St Austell PL25 5DS. Conversion of guest house to four self-contained flats, including two-storey rear extension and conversion of outbuilding to one self-contained unit.

Five members of the public raised the following issues and concerns with regard to Planning Application Number **PA19/04363**.

- Concern about the potential end use of the establishment and a lack of consultation;
- Concern that the drawings do not resemble what has been built and a lack of enforcement by Cornwall Council;
- General concern about the anti-social behaviour around the town and the effect that it is having on both the residential and business community.

The Clerk reminded Councillors that some of the issues outlined are not material planning considerations.

Members raised the following issues/concerns:

- Design of the building
- Potential overlooking from the 1st floor flats
- The development of flats would be out of character for the area
- The Police comments with regard to the security of the area.

A proposal to make no objection to this application subject to the technical advice from the police being enforced was lost 2 votes to 7.

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

- Design of the proposed flat roof extension
- Overlooking from the top floor flats on to the neighbouring properties
- Flats out of character for the area
- Police concerns with regard to security and strength of public concern

Councillor Bull abstained from voting on this item as it is likely to be considered at the Central Sub Area Planning Committee of which she is Chairman

- i. **PA19/02070:** Higher Trehiddle 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.

Mr Marshall advised that following the Town Council's objection to the application a few months ago, improvements had been made to the proposed access to the properties via the narrow lane by agreeing to install a passing bay as well as re-surfacing, drainage and tree protection works. He advised that if the Town Council had no objection to the improvements it was likely that the application would be considered under delegated powers.

It was **RESOLVED** to make no objection to this application subject to suitable conditions to secure a passing bay, road and drainage improvements and tree protection.

Councillors Bull and Lanxon abstained from voting on this application

- ii. **PA19/02860:** Pondhu County Primary School Penwinnick Road St Austell Cornwall PL25 5DS. Retention of temporary classroom for a further three years.

The Clerk advised that this application had already been determined by Cornwall Council.

- iii. **PA19/04388:** 29 Bucklers Lane St Austell Cornwall PL25 3JN. Garage conversion to include a bedroom and bathroom facilities.

The Clerk advised that this application had already been determined by Cornwall Council.

- iv. **PA19/04402:** 31 Lostwood Road St Austell Cornwall PL25 4JR. Construction of garage.

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

Councillor Lanxon voted against this application

- v. **PA19/04403:** 7 - 8 Biddicks Court St Austell Cornwall PL25 5EW. Change of use from financial services to gift retail including ear and body piercing on the ground floor. Reinstatement of shop entrance door and display windows to 7 Biddicks Court providing improved pedestrian access.

It was **RESOLVED** to make no objection to this application subject to enhanced security provision as suggested by the Police.

- vi. **PA19/04804:** C4 Dance Company Ltd Unit 58 Stennack Road St Austell. Extension to front of building creating a larger dance studio. Internal changes to recreation and waiting area.

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

- vii. **PA19/04828:** 19 Fore Street St Austell PL25 5PX. Advertisement consent for: 1. Fascia with LED illuminated lettering 2. Projecting sign with LED illuminated symbol 3. Digital media screen to be displayed within 1 metre of the shopfront. 4. Pavement swing sign to be placed outside the shop.

There were mixed views with regard to the provision of an illuminated sign with some Members welcoming the additional lighting on the street for security and safety reasons whilst other Members felt that the additional lighting was unnecessary and a waste of energy that could have an effect on global warming.

A proposal to object to this application was lost 3 votes to 7.

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

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

- viii. **PA19/04939:** 17 Polmear Road St Austell Cornwall PL25 3LE. Conversion from one dwelling into two including two roof dormers, ensuite to bedroom No. 3 and additional parking space.

It was **RESOLVED** to make no objection to this application subject to the use of obscured glazing in accordance with the Planning Officer's recommendation.

- ix. **PA19/05065:** Land South Of 3 Poltair Road Poltair Road St Austell Cornwall. Reserved matters application for access to properties, appearance, landscape, layout, scale following outline approval PA18/03384 dated 30.05.18 for demolition of existing garage and construction of a new dwelling and associated works.

It was **RESOLVED** to make no objection to this application subject to the use of obscured glazing in accordance with the Planning Officer's recommendation.

Councillor Bull abstained from voting on this application

- x. **PA19/05180:** Open Space & Seating Area Truro Road St Austell Cornwall. Notification of proposed works to trees in a conservation area – Crown raise and removal of lower branches of lime tree T1, and removal of lower branches of lime tree T2.

The Clerk advised that this application had been decided by Cornwall Council under delegated authority.

- xi. **PA19/05214:** 49 Treverbyn Road St Austell PL25 4EP. Demolition of sub-standard dwelling and out-buildings and construction of two replacement dwellings.

Members expressed concern with regard to the potential overlooking issues in respect of the second proposed dwelling.

It was **RESOLVED** to object to this application on the grounds of overlooking from the proposed rear property on to the neighbouring properties.

Members were not against the principle of the development of a single unit on this site.

- xii. **PA19/05291:** 1 Pondhu Crescent St Austell Cornwall PL25 5DT. Proposed rear extension, part single storey, part two storey and associated works.

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

- xiii. **PA19/05308:** Tremaine Bucklers Lane St Austell Cornwall PL25 3JN. Revision to the approved dormer windows in the north elevation of decision PA19/00997 dated 19/03/2019.

It was noted that Cornwall Council had approved this application.

- xiv. **PA19/05361:** 40 Bodmin Road St Austell PL25 5AF. Fell 2 Beech Trees subject to a Tree Preservation Order.

It was **RESOLVED** to make no objection to this application subject to two trees being planted for each tree felled.

P/19/32) Premises Licence Applications

None.

P/19/33) Planning Decisions

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

P/19/34) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/19/35) BT Payphone kiosk removal

Members noted the usage figures for the Holmbush Shopping Centre telephone box (PL25 3HT) and Buckler's Lane telephone box (PL25 3JN) and felt that the telephone box at Buckler's Lane should not be removed due to its reasonable usage and the fact that it provided a good service for the mainly elderly residents in a relatively deprived area of the town.

It was **RESOLVED** that the Clerk should write to Ofcom objecting to the proposed removal of the telephone box at Buckler's Lane (PL25 3JN).

P/19/36) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Tuesday 27th August 2019 and Monday 7th October 2019.

The meeting closed at 7.40pm.

ST AUSTELL TOWN COUNCIL

PLANNING AND REGENERATION COMMITTEE

27th AUGUST 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):

PA18/10717

APPROVED

Applicant: ALDI Stores Ltd

Location: Aldi Slades Road St Austell Cornwall PL25 4HW

Proposal: Installation of roof openings and cowls to facilitate new internal heating system.

Town Council Response: Objection Withdrawn.

PA19/05308

APPROVED

Applicant: Mrs Carol Grose

Location: Tremaine Bucklers Lane St Austell Cornwall PL25 3JN

Proposal: Revision to the Approved Dormer Windows in the North Elevation of decision PA19/00997 dated 19/03/2019

Town Council Response: Approved prior to consideration

PA19/04402

APPROVED

Applicant: Mr Martin Collings

Location: 31 Lostwood Road St Austell Cornwall PL25 4JR

Proposal: Construction of garage.

Town Council Response: No Objection.

PA19/04388

APPROVED

Applicant: Mrs Goldsack

Location: 29 Bucklers Lane St Austell Cornwall PL25 3JN

Proposal: Garage conversion to include a bedroom and bathroom facilities.

Town Council Response: Approved prior to consideration

PA19/05291

APPROVED

Applicant: Mr And Mrs Ford

Location: 1 Pondhu Crescent St Austell Cornwall PL25 5DT

Proposal: Proposed rear extension, part single storey, part two storey and associated works.

Town Council Response: No Objection.

PA19/02860

APPROVED

Applicant: Cornwall Council

Location: Pondhu County Primary School Penwinnick Road St Austell Cornwall PL25 5DS

Proposal: Retention of temporary classroom for a further three years.

Town Council Response: Support.

PA19/03949

REFUSED

Applicant: Adrian Tagg

Location: 47 South Street St Austell PL25 5BJ

Proposal: To build a new two-storey, three-bed detached house with parking within the curtilage of 47 South Street.

Town Council Response: Objection.

PA19/04403

APPROVED

Applicant: Mrs Jenna Murphy

Location: 7 - 8 Biddicks Court St Austell Cornwall PL25 5EW

Proposal: Change of use from financial services to gift retail including ear and body piercing on the ground floor. Reinstatement of shop entrance door and display windows to 7 Biddicks Court providing improved pedestrian access.

Town Council Response: No Objection.

PA19/05361

APPROVED

Applicant: Ms Volney

Location: 40 Bodmin Road St Austell PL25 5AF

Proposal: Fell 2 Beech Trees subject to a Tree Preservation Order

Town Council Response: No Objection.

PA19/02749

REFUSED

Applicant: Mr Daniel Mitchelmore

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

Proposal: Detached split level dwelling

Town Council Response: Objection.

PA19/04828

APPROVED

Applicant: Mr Dave Bennett

Location: 19 Fore Street St Austell PL25 5PX

Proposal: Advertisement consent for: 1. Fascia with LED illuminated lettering 2. Projecting sign with LED illuminated symbol 3. Digital media screen to be displayed within 1 metre of the shopfront. 4. Pavement swing sign to be placed outside the shop.

Town Council Response: No Objection.

PA19/04804

APPROVED

Applicant: Mrs Angela Smith

Location: C4 Dance Company Ltd Unit 58 Stennack Road St Austell

Proposal: Extension to front of building creating a larger dance studio. Internal changes to recreation and waiting area.

Town Council Response: Support.

DAVID POOLEY
TOWN CLERK

