St Austell Town Council

Planning and Regeneration Committee

To: All Members of the Planning and Regeneration Committee

Councillors: Bishop, 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 4th November 2019 at 6pm.**

David Pooley
Town Clerk

29th October 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).

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.

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4. Minutes from Meeting dated 7th October 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. Noreen Jefferies – Cornwall Council Rural Housing Enabler

(Purpose: To receive a presentation on community-led housing schemes).

8. 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. **PA19/00843:** Land North Of 37 Boscoppa Road Boscoppa Road St Austell Cornwall PL25 3DS. Erection of a dwelling. **Ward: Bethel.**

ii. **PA19/04574:** Pentille 31 Trevarthian Road St Austell PL25 4BT. Construction of a bungalow. **Ward: Poltair.**

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iii. **PA19/07564:** 26 Mitchell Road St Austell Cornwall PL25 3AX. Widen and extend existing driveway for easier access. **Ward: Mount Charles.**

iv. **PA19/07822:** 61 Southbourne Road St Austell Cornwall PL25 4RT. Rebuild and extend garage. **Ward: Mount Charles.**

v. **PA19/08083:** 46 Whieldon Road St Austell Cornwall PL25 3JE. Works to fell an oak tree subject to a tree preservation order. **Ward: St Austell Bay.**

vi. **PA19/08230:** 102 Tregonissey Road St Austell Cornwall PL25 4DS. Proposed change of use to allow two of the three bedrooms to be used for bed and breakfast. **Ward: Poltair.**

vii. **PA19/08487:** Land South East Of 32 Dobell Road Polkyth Road St Austell Cornwall. Reserved Matters application (following outline approval PA19/00945 dated 08/04/2019) for the construction of a bungalow. **Ward: Poltair.**

viii. **PA19/08589:** 69c Treverbyn Road St Austell PL25 4EP. Proposed conservatory to south east elevation. **Ward: Poltair.**

ix. **PA19/08833:** 22 Porthmeor Road St Austell Cornwall PL25 3LX. Proposed single storey extension to provide cloakroom. **Ward: St Austell Bay.**

x. **PA19/09132:** Caprera 61 Truro Road St Austell PL25 5JG. Maintenance works to trees and removal of two immature Holly trees. **Ward: Gover.**

xi. **PA19/09221:** 40 Bodmin Road St Austell PL25 5AF. Removal of two Turkey Oak trees in my garden (subject to a TPO). This work is essential in order to make safe a hazardous retaining leaning wall. One tree is next to the wall and creating a bulge (Tree E see attached plans) and the second tree (tree D) is in the garden which needs to be excavated. We have already been granted permission to remove two beech trees as part of this work. We are responding to our arboriculturalists report and structural engineers advice in order to make safe the retaining wall. Appropriate council departments are already aware of this situation. We propose to replant and replace the 2 trees, however this will be four in total

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taking into account the other trees due to be removed. Planting will take place once the garden has been excavated, this will be approximately 5m back from the wall (beyond the slope envisaged for excavation). I will mark where the proposed replanting will be on the attached plans. **Ward: Gover.**

xii. **PA19/09222:** 22 Sharaman Close St Austell PL25 3DH. Conversion of existing garage into a bedroom. **Ward: Bethel.**

9. 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.

10. 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).

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 9th December 2019 and Monday 6th January 2020).

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MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 7th OCTOBER 2019 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.

Present: Councillors: Bishop, Jones, King, Leonard, Oxenham, Styles, Thompson and Walker (Chair).

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

Also in attendance: Councillors Brown and Heyward.

P/19/58) Apologies for absence

Apologies for absence were received from Councillors Bull, Colwill, Lanxon, Palmer and Pearce.

The Clerk advised that Councillor Bull had resigned from the Committee as she is finding it increasingly incompatible with her role as Chairman of Cornwall Council's Central Sub Area Planning Committee.

P/19/59) Declarations of Interest

Councillor Thompson declared an interest in Planning Application numbers (iii), (vi), (vii) and (xx) by virtue of being a Member of Carlyon Parish Council.

P/19/60) Dispensations

None.

P/19/61) Minutes from the Meeting dated 2nd September 2019

It was **RESOLVED** that the minutes of the meeting held on the 2nd September 2019 be approved and signed as a correct record.

Councillor Leonard arrived

P/19/62) Matters to note

None.

P/19/63) Public participation

None.

Councillor Brown arrived during the next item

P/19/64) Menear Road

The Chairman welcomed Mr West to the meeting.

Mr West advised that he is a Cornish Researcher and that he has been researching how Menear Road in Bethel obtained its name. He advised that next to the civic amenity site in Bethel is a standing stone called the Menhir Stone and believes that "Menear" is a derivative of "Menhir" and asked if Members would support his request to Cornwall Council to add "Menhir Road" to the "Menear Road" sign, and possibly a picture of the Standing Stone, to depict its connection to the stone.

Members generally felt that this was a good idea, especially as it is Cornwall Council's Policy to display Cornish street names on road signs as well as the English name.

Councillor Brown as Cornwall Councillor for the Bethel Ward expressed his support and advised that he would liaise with Mr West and Cornwall Council.

It was **RESOLVED** to send a letter to Cornwall Council supporting Mr West's request to add "Menhir Road" and a picture of the Standing Stone to the "Menear Road" signage.

P/19/65) Planning Applications

i. **PA19/02106:** Friends Meeting House High Cross Street St Austell PL25 4AN. Listed building consent for alterations to kitchen including new flooring, installation of kitchen units and appliances.

It was **RESOLVED** to make no objection to this application subject to Conservation Officer approval.

ii. **PA19/02115:** Friends Meeting House High Cross Street St Austell PL25 4AN. Listed building consent for proposed automation of existing double entrance doors.

It was **RESOLVED** to make no objection to this application subject to Conservation Officer approval.

iii. **PA19/06864:** Boscoppa Farm, Farm Building Boscoppa Road St Austell PL25 3TE. Refurbishment and conversion of former farmhouse to a dwelling.

It was **RESOLVED** to make no objection to this application provided conditions are adhered to within a given time limit.

Councillor Thompson abstained from voting on this item

iv. **PA19/06929:** Asda Superstore Access To Asda Superstore St Austell PL25 4PR. Extension to rear of store to house storage space for click and collect and home shopping goods. New home shopping van loading bays with canopy, new click and collect bays with canopy.

Members discussed the proposed location of the click and collect and the potential noise nuisance to the neighbouring properties.

It was **RESOLVED** to make no objection to this application subject to a satisfactory noise report.

Councillor Jones abstained from voting on this item

v. **PA19/07495:** Brentor 19 North Hill Park St Austell Cornwall PL25 4BJ. Tree works within a conservation area to pollard a Beech tree to a height of 10 metres and remove some branches to clear telephone lines.

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

vi. **PA19/07586:** Land Adjacent To A390 Holmbush Road St Austell. Non-material amendment to application PA17/07933 to revise the west and north elevations of Block 24 apartments (Plots 40-43). Western Elevation is currently showing full height natural stone facing. Proposal is to change to half height natural stone with render as approved elsewhere on the site above. Northern Elevation is currently showing full height natural stone facing to the gable ended wing only. Proposal is to change to half height natural stone with render as approved elsewhere on the site above to this gable ended wing only. The proposal is also detailed on the supplied drawings.

It was **RESOLVED** to object to this application as it was felt that the amendments proposed are material and will change the characteristic of the development.

Councillor Thompson abstained from voting on this item

vii. **PA19/07587:** Land Adjacent To A390 Holmbush Road St Austell. Non Material Amendment in respect of PA17/07933, to alter the Natural Stone product specified on Plots 56, 60, 61, 62, 69, 74, 75, 77 and 78. Affects Plots: 56,60,61,62, 69,74,75,77,78. As shown by the included information there will be minimal change to the external appearance.

It was **RESOLVED** to object to this application as it was felt that the amendments proposed are material and will change the characteristic of the development.

Councillor Thompson abstained from voting on this item

viii. **PA19/07597:** 91 Chapel Field St Austell PL25 3EN. Proposed annexe extension, internal alterations and associated works.

It was **RESOLVED** to make no objection to this application subject to the annex being of ancillary use to the host building.

ix. **PA19/07712:** Flat 3 5 Trenowah Road St Austell PL25 3EB. Change of use of ground floor self-contained small residential flat to A2 (professional use office).

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

x. **PA19/07862:** 22 Poltair Road St Austell Cornwall PL25 4LT. To convert and extend the existing detached garage into an annexe.

It was **RESOLVED** to make no objection to this application subject to the annex being of ancillary use to the host building.

xi. **PA19/07877:** 8 Market Street St Austell Cornwall PL25 4BB. Refurbishment of existing ground floor office and change of use and conversion of upper floors to seven residential flats.

It was **RESOLVED** to make no objection to this application subject to Conservation Officer approval.

xii. **PA19/07913:** 25 Truro Road St Austell Cornwall PL25 5JE. Change of use of redundant opticians practice into one ground floor flat and office.

It was **RESOLVED** to make no objection to this application subject to any building works being sympathetic to the façade of the building and approved by the Conservation Officer.

xiii. **PA19/07917:** 13 Truro Road St Austell Cornwall PL25 5JE. Conversion of office to flat.

It was **RESOLVED** to make no objection to this application subject to any building works being sympathetic to the façade of the building and approved by the Conservation Officer.

xiv. **PA19/07922:** 13 Truro Road St Austell Cornwall PL25 5JE. Listed Building Consent for the conversion of office to flat.

It was **RESOLVED** to make no objection to this application subject to any building works being sympathetic to the façade of the building and approved by the Conservation Officer.

xv. **PA19/08032:** Friends Meeting House High Cross Street St Austell Cornwall. Retrospective Listed Building Consent for the removal of Parquet flooring and replacement vinyl flooring.

It was **RESOLVED** to make no objection subject to Conservation Officer approval.

xvi. **PA19/08050:** 24 Trevone Crescent St Austell PL25 5ED. Proposed Crown works to Oak (T21).

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being happy with the proposal.

xvii. **PA19/08153:** Land At Holmbush Road St Austell. Construction of roadside facility comprising a petrol filling station (PFS), associated convenience store and 2 no. drive thru's.

During discussion Members raised the following issues/observations:

- Whether there is a need for another petrol station in the area;
- Poor access to the site on a busy road and close to a busy junction;

- Known flooding issues in the area;
- Potential contaminated land issues;
- The lack of electric charging points in the proposals;
- More congestion in an Air Quality Management Area.

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

- Poor access on to a busy road and close to a busy junction;
- Increased air pollution in an Air Quality Management Area;
- Potential drainage issues
- Potential land contamination issues

xviii. **PA19/08174:** Land Off Mill Lane Charlestown Road Charlestown Cornwall. Residential dwelling to include associated site works and alteration/formation of vehicular/pedestrian access.

It was **RESOLVED** to object to this application on the grounds of the impact on the World Heritage Site, the adjacent footpath and the nearby buildings of historic value.

xix. **PA19/08213:** Land NE Of 19 Bucklers Lane St Austell Cornwall PL25 3NN. Proposed residential development to form 1x two bedroom bungalow and 1x one bedroom bungalow.

Whilst not against the principle of development on the site, it was **RESOLVED** to object to this application on the grounds of overdevelopment.

Councillor Thompson abstained from voting on this application

xx. **PA19/08216:** Land Off Holmbush Road St Austell. Non-material amendment to PA17/07933 to allow minor adjustment to the locations of plots 1-4 and associated parking due to historic mine workings located in this area.

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

Councillor Thompson abstained from voting on this application

P/19/66) Premises Licence Applications

None.

P/19/67) Planning Decisions

It was **RESOLVED** to note the planning decisions.

P/19/68) Cornwall Council – Urgent Delegated Planning Decisions

29 Penwinnick Road, St Austell

Councillor Styles declared an interest and left the meeting

The Clerk advised that a 5 day protocol had been served on the Town Council highlighting some improvements to the application. However, despite the improvements shown, it was agreed that support should be given to the Divisional Member and ask that it be determined by Cornwall Council's Central Sub Area Planning Committee.

Councillor Heyward confirmed that she has asked for the application to be determined by the Central Sub Area Planning Committee, probably in November.

Councillor Styles returned to the meeting

P/19/69) Street Trading Policy

Members noted the changes proposed by Cornwall Council and welcomed the new paragraph discouraging the use of single use/non-recyclable plastic.

It was **RESOLVED** to note the Street Trading Policy changes.

P/19/70) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Land East of 20 Edgcumbe Road St Austell PL25 5DX

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

P/19/71) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 4th November 2019 and Monday 9th December 2019.

The meeting closed at 7.25pm.

AGENDA ITEM: 10

ST AUSTELL TOWN COUNCIL

PLANNING AND REGENERATION COMMITTEE

4th NOVEMBER 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

PA19/07586 **APPROVED**
Applicant: Mr Tristan Sly
Location: Land Adjacent To A390 Holmbush Road St Austell
Proposal: Non-material amendment to application PA17/07933 to revise the west and north elevations of Block 24 apartments (Plots 40-43).Western Elevation is currently showing full height natural stone facing. Proposal is to change to half height natural stone with render as approved elsewhere on the site above. Northern Elevation is currently showing full height natural stone facing to the gable ended wing only. Proposal is to change to half height natural stone with render as approved elsewhere on the site above to this gable ended wing only. The proposal is also detailed on the supplied drawings.

Town Council Response: Objection.

PA19/07587 **APPROVED**
Applicant: Mr Tristan Sly
Location: Land Adjacent To A390 Holmbush Road St Austell
Proposal: Non-Material Amendment in respect of PA17/07933, to alter the Natural Stone product specified on Plots 56, 60, 61, 62, 69, 74, 75, 77 and 78. Affects Plots: 56,60,61,62, 69,74,75,77,78. As shown by the included information there will be minimal change to the external appearance.

Town Council Response: Objection.

PA19/04967 **APPROVED**
Applicant: Mr Hooper
Location: Land South West Of 42 Grove Road Grove Road St Austell Cornwall PL25 5NR
Proposal: Proposed detached dwelling and new access to existing dwelling

Town Council Response: No Objection.

PA19/07597 **APPROVED**
Applicant: Mr R Dumbleton
Location: 91 Chapel Field St Austell PL25 3EN
Proposal: Proposed annexe extension, internal alterations and associated works.

Town Council Response: No Objection.

PA19/07712 **APPROVED**
Applicant: Ms Caroline Dowrick
Location: Flat 3 5 Trenowah Road St Austell PL25 3EB
Proposal: Change of use of ground floor self-contained small residential flat to A2 (professional use office).

Town Council Response: No Objection.

PA19/07862 **APPROVED**
Applicant: Mr & Mrs Turner
Location: 22 Poltair Road St Austell Cornwall PL25 4LT
Proposal: To convert and extend the existing detached garage into an annexe.

Town Council Response: No Objection.

PA19/08050 **APPROVED**
Applicant: Mr C Hamilton
Location: 24 Trevone Crescent St Austell PL25 5ED
Proposal: Proposed Crown works to Oak (T21)

Town Council Response: No Objection.

PA19/02106 **APPROVED**
Applicant: Ms Faragher
Location: Friends Meeting House High Cross Street St Austell PL25 4AN
Proposal: Listed building consent for alterations to kitchen including new flooring, installation of kitchen units and appliances

Town Council Response: No Objection.

PA19/08032 **APPROVED**
Applicant: Ms Voirrey Faragher
Location: Friends Meeting House High Cross Street St Austell PL25 4AN
Proposal: Retrospective Listed Building Consent for the removal of Parquet flooring and replacement vinyl flooring

Town Council Response: No Objection.

PA19/06803 **APPROVED**

Applicant: Mr And Mrs Stevens

Location: Land South East Of 50 Mitchell Road Mitchell Road St Austell PL25 3AX

Proposal: Outline Consent with all matters reserved for the construction of a dwelling

Town Council Response: No Objection.