

# 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 10<sup>th</sup> February 2020 at 6pm.**



David Pooley  
**Town Clerk**

4<sup>th</sup> February 2020

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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 6<sup>th</sup> January 2020

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(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](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.*

- i. **PA19/10654:** 2 Pondhu Crescent St Austell Cornwall PL25 5DT. Proposed erection of a 3-bedroom detached dwelling house and detached garage. **Ward: Gover.**
- ii. **PA19/10709:** 15 Carlyon Road St Austell PL25 4LF. Development for up to 6 houses. **Ward: Poltair.**
- iii. **PA19/10718:** 1 Turnavean Road St Austell PL25 5NX. Front extension and conversion of garage to living accommodation. **Ward: Gover.**

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- iv. **PA19/10829:** Higher Trehiddle Farm Lane From Pentewan Road To Higher Trehiddle Farm St Austell PL25 5DA. Construction of seven dwellings (6 three bedroom and 1 four bedroom) following outline approval for 6 dwellings under application PA19/02070. **Parish: Pentewan Valley.**
- v. **PA20/00052:** 150 Porthpean Road St Austell Cornwall PL25 4PN. Single and two storey rear extensions. **Ward: Mount Charles.**
- vi. **PA20/00236:** Land West Of 15 Fairfield Close St Austell Cornwall. Proposed detached 3-bedroom dwelling with parking for one car. **Ward: St Austell Bay.**
- vii. **PA20/00407:** Watersedge Gover Valley St Austell Cornwall. Tree works to a sycamore subject to a TPO. **Ward: Gover.**
- viii. **PA20/00534:** Land At Higher Trehiddle Farm, OS Grid Ref 200422, 51913 Truro Road St Austell. Application for reserved matters for appearance, landscaping, layout and scale following outline approval PA14/12161 dated 27.01.2017 for the construction of a Hotel (C1), Pub/Restaurant (Class A4) and 6 retail units (Class A1). **Ward: Gover/Pentewan Valley.**
- ix. **PA20/00535:** Higher Trehiddle Farm St Austell Cornwall PL25 5DA. Reserved Matters Application (Phase 2) for access, appearance, landscaping, layout and scale following outline approval PA14/12161 dated 27.01.2017 for the construction of 460 dwellings and associated infrastructure and public open space. **Parish: Pentewan Valley.**
- x. **PA20/00549:** Land off Manfield Way, St Austell. Tree works to a tree subject to a TPO – works to an ash, oak and felling of two stalls of pittosporum. **Ward: Bethel.**
- xi. **PA20/00586:** Martela, Gribben Road, St Austell PL25 4ED. Demolition of existing garage/store to replace with new garage building with roof terrace purpose built for historic traction engine. **Ward: Poltair.**

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- xii. **PA20/00875:** 1 The Oaks, Westbourne Drive, St Austell, PL25 5DG. Oak (T11) – Crown reduction of north, south and west crown, from 6m to 4.5m, cutting to appropriate growing points (East section already reduced in the past, so no reduction).

## **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.*

- 1. Premises Name and Address: McDonalds Restaurant, Pentewan Road, St Austell PL25 5BU. Application Type: Grant. Licensable Activities: Late Night refreshment.**

## **9. Wainhomes – Street Naming**

(Purpose: To consider proposals for street naming for the Trewhiddle Farm development). (Verbal update).

## **10. Planning Decisions**

(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).

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## **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 9<sup>th</sup> March 2020 and Tuesday 14<sup>th</sup> April 2020).

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**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 6<sup>th</sup> JANUARY 2020 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.**

**Present:** Councillors: Bishop, King (Chair), Lanxon, Leonard, Oxenham, Palmer, Styles and Thompson.

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

**Also in attendance:** Councillor Heyward.

**P/19/98) Apologies for absence**

Apologies for absence were received from Councillors: Colwill, Jones, Pearce and Walker.

In the absence of Councillor Walker, Councillor King took the Chair.

**P/19/99) Declarations of Interest**

None.

**P/19/100) Dispensations**

None.

**P/19/101) Minutes from the Meeting dated 9<sup>th</sup> December 2019**

It was **RESOLVED** that the minutes of the meeting held on the 9<sup>th</sup> December 2019 be approved and signed as a correct record.

**P/19/102) Matters to note**

None.

**P/19/103) Public participation**

There were no members of the public present.

**P/19/104) John Hodkin – Eco-Bos**

The Chairman welcomed Mr Hodkin and Mr Baulch to the meeting.

Mr Hodkin advised that he is working for Eco Bos as a community and stakeholder liaison and wanted to bring to the early attention of the Town Council the reserved matters planning application that is currently with Cornwall Council for verification. He clarified that the school is not part of this application and would be dealt with separately.

Mr Baulch advised that the application is the first phase of housing consisting of 169 properties (predominantly three-bedroom properties) and the school access. The houses will be built off the large roundabout to create a prominent gateway along with an extension of the existing footpaths and trails to create an East/West link across the site.

Mr Baulch advised that the properties are being built for sustainability with a low carbon output and that designs would evolve over time as technology progresses. He confirmed that they have outline planning for 1500 homes and approved reserved matters for a revised village centre and that a separate planning application for the school would be put in by the Department for Education shortly.

The houses will be predominantly south facing family homes with generous gardens, some roof decks and provision for a small green space with a play area. The backs of the gardens will have hedges where possible to create a garden village feel.

Mr Hodkin advised that they are aiming to start on site in February 2020 with a sales office up and running in January 2021 and the school opening in September 2021.

Arising from Members questions, Mr Hodkin advised that:

- The site build out delays are due to the thorough ecology and groundwork investigations;
- There are still plans for a medical centre on site;
- More bungalows will possibly be built (4 at the present time) if the demand is there.

### **P/19/105) Planning Applications**

- i. **PA19/08631:** 17 Porthpean Road St Austell Cornwall PL25 4PJ. Pave over front garden and remove the front wall to create parking at front of house.

It was **RESOLVED** to make no objection to this application subject to a condition requiring the installation of a dropped kerb.

- ii. **PA19/09225:** Kernow Veor Carclaze Road St Austell PL25 3TA. The approval of the reserved matters (appearance, landscaping, layout and scale) following approval of outline application PA16/11319 at Appeal (APP/D0840/W/17/31847210) and discharge of conditions No. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of the Appeal decision.

Members noted that the application was within the Parish of Treverbyn close to the Town Council boundary and that outline planning for the development had been won at appeal.

General concern was expressed with regard to the density of the development, the insufficient open space proposed and the police concerns with regard to the childrens' play area.

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

- Overdevelopment
  - Inadequate open space
  - The Police concerns regarding the children's play area
  - Lack of a noise report
- iii. **PA19/09675:** Land North Of 75 Treverbyn Road St Austell Cornwall PL25 4EW. Outline application for 10 self-build plots with all matters reserved.

Members noted that the application is within the Parish of Treverbyn close to the Town Council boundary on the top corner of the northern expansion site. The Clerk read out a statement from Councillor Bull who expressed concern that this proposal could lead to further development on land which the Town Council had worked hard to protect. He advised that Treverbyn Parish Council had objected to the application. During discussion, Members raised the following concerns:

- Highways issues/access to the site
- Lack of ownership for access to the site
- Loss of Cornish hedges
- The loss of green space between St Austell and Treverbyn
- Drainage issues in the area
- The density of the development
- The site having been previously been rejected for housing in the Cornwall Council Strategic Housing Land Availability Assessment (SHLAA) process.

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

- Highways/access arrangements
- The loss of Cornish hedges
- Density of the proposed development
- Loss of green buffer between Carclaze and Scredda
- Lack of demonstrable need for self-build plots
- Drainage issues in the area
- The site having previously been rejected for housing in the Cornwall Council Strategic Housing Land Availability Assessment (SHLAA) process

- iv. **PA19/10846:** 14 Fore Street St Austell PL25 5EL. Advertisement consent for replacement of existing ATM header signage.

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

- v. **PA19/10923:** 49 Treverbyn Road, St Austell, PL25 4EP. Demolition of sub-standard dwelling and outbuildings and erection of two replacement dwellings.

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

**P/19/106) Premises Licence Applications**

None.

**P/19/107) Planning Decisions**

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

**P/19/108) Cornwall Council – Urgent Delegated Planning Decisions**

The Clerk drew Members' attention to three planning applications which under the 5 day protocol it had been "agreed to disagree" with the recommendations of the Planning Officer and not pursue the applications to Committee.

**P/19/109) Health Contributions Guidance Note**

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

**P/19/110) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 10<sup>th</sup> February 2020 and Monday 9<sup>th</sup> March 2020.

The meeting closed at 7.05pm.



**ST AUSTELL TOWN COUNCIL**

**PLANNING AND REGENERATION COMMITTEE**

**10<sup>th</sup> FEBRUARY 2020**

**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.

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**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

**PA19/10073** **Granted (CAADs, PIPs and LUs only)**

**Applicant:** Mr J O'Toole

**Location:** Land North Of 55 Tremayne Road St Austell PL25 4NE

**Proposal:** Application for Permission in Principle for construction of a new dwelling

**Town Council Response: Objection.**

**PA19/08913**

**APPROVED**

**Applicant:** Mr Chris Snell

**Location:** 5 Brockstone Road St Austell PL25 3DW

**Proposal:** Garage attached to house.

**Town Council Response: No Objection.**

**PA19/09112**

**REFUSED**

**Applicant:** Adrian Tagg

**Location:** 47 South Street St Austell PL25 5BJ

**Proposal:** Revision of application PA19/03949 - Changed original proposal from a three bed to a two-bed house with small increase in floor area.

**Town Council Response: Objection.**

**PA19/09642**

**APPROVED**

**Applicant:** Mr Bird

**Location:** Land North Of 11 Tremayne Road Tremayne Road St Austell Cornwall PL25 4ND

**Proposal:** Construction of a single detached dwelling

**Town Council Response: No Objection.**

**PA19/10846**

**APPROVED**

**Applicant:** Mr Ben French

**Location:** 14 Fore Street St Austell PL25 5EL

**Proposal:** Advertisement consent for replacement of existing ATM header signage.

**Town Council Response: No Objection.**

**PA19/07002**

**APPROVED**

**Applicant:** Mr Richard Collings

**Location:** Land Off Mount Charles Road with Industrial Units St Austell Cornwall PL25 3LB

**Proposal:** Demolition of existing buildings, re-submission of proposed revised development for six new domestic dwellings, new site access road and services.

**Town Council Response: Objection.**

**PA19/08230**

**APPROVED**

**Applicant:** Miss Natasha Pyle

**Location:** 102 Tregonissey Road St Austell Cornwall PL25 4DS

**Proposal:** Proposed change of use to allow two of the three bedrooms to be used for bed and breakfast

**Town Council Response: Objection.**

**PA19/08833**

**APPROVED**

**Applicant:** Mr G Ridley

**Location:** 22 Porthmeor Road St Austell Cornwall PL25 3LX

**Proposal:** Proposed single storey extension to provide cloakroom.

**Town Council Response: No Objection.**

**PA19/00843**

**REFUSED**

**Applicant:** Mr S R Bate

**Location:** Land North Of 37 Boscoppa Road Boscoppa Road St Austell Cornwall PL25 3DS

**Proposal:** Erection of a dwelling

**Town Council Response: Objection.**

**PA19/08630**

**APPROVED**

**Applicant:** Mr P Harris

**Location:** 12A Poltair Crescent St Austell Cornwall PL25 4LX

**Proposal:** Retention of annexe room (bedsit)

**Town Council Response: No Objection.**

**PA19/08631**

**APPROVED**

**Applicant:** Ms Jennifer Holland

**Location:** 17 Porthpean Road St Austell Cornwall PL25 4PJ

**Proposal:** Pave over front garden and remove the front wall to create parking at front of house.

**Town Council Response: No Objection.**

**PA19/04574**

**APPROVED**

**Applicant:** Ms Hayward

**Location:** Pentille, 31 Trevarthian Road St Austell PL25 4BT

**Proposal:** Construction of a bungalow

**Town Council Response: Objection.**