

**MINUTES of a REMOTE MEETING of ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE held on MONDAY 5th
OCTOBER 2020 at 6pm.**

Present: Councillors: Bishop, Lanxon, Leonard, Palmer, Pearce, Styles, Thompson and Walker (Chair).

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

Also present: Councillors Brown and Bull.

P/19/190) Apologies for absence

Apologies for absence were received from Councillors Colwill, Jones and Oxenham.

Councillor Palmer advised that he needed to leave the meeting at 8pm

The Clerk advised that Councillor Pearce would be late to the meeting

P/19/191) Declarations of Interest

Councillor Thompson declared an interest in agenda item 7 (xxvi) by virtue of being a Member of Carlyon Parish Council within which Gwallon Keas resides.

P/19/192) Dispensations

None.

P/19/193) Minutes from the Meeting dated 24th August 2020

It was **RESOLVED** that the minutes of the meeting held on the 24th August 2020 be approved and signed as a correct record.

P/19/194) Matters to note

The Clerk advised that he had nothing to add.

P/19/195) Public participation

Mr Marshall advised that he would like to speak in support of planning application number PA20/06839.

The Chair advised that in order to be helpful to Mr Marshall, he would bring planning application number PA20/06839 forward.

P/19/196) Planning Applications

- ix. **PA20/06839:** Higher Trewhiddle Farm Lane From Pentewan Road To Higher Trewhiddle Farm St Austell PL25 5DA. Variation of Condition 2 (in accordance with approved plans) of decision PA19/10829 for the construction of seven dwellings (six 3-bedroom and one 4-bedroom) in order to change Plots 1, 2, 6 and 7 from semi-detached 3-bedroom dwellings to detached 3-bedroom dwellings.

The Clerk advised that the proposal was to replace two pairs of semi-detached houses with 4 detached properties and that Pentewan Valley Parish Council had objected to the application and that the Countryside Access Team had requested a condition to protect the footpath nearby.

Mr Marshall confirmed the Clerk's appraisal and explained that local agents had advised the developers that there was a greater demand for detached houses than semi-detached. He assured Members that the rest of the scheme would remain the same and that the footpath would be protected during construction.

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

- i. **PA20/04119:** Asda Superstore St Austell Cornwall PL25 4PR. Home shopping improvements.

The Clerk advised that two neighbours had expressed concern with regard to an anticipated increase in noise levels from lorries reversing, delivery vans and chiller units.

It was **RESOLVED** to make no objection to this application subject to the noise reports and location of the lorry turning circle being to the satisfaction of the Environmental Health and Planning Officers.

Councillor Pearce arrived during the next item

- ii. **PA20/06044:** Tesco Express Unit 3 Pentewan Road St Austell. Installation of: 3 X wall mounted ac units, wall mounted satellite dish, retaining wall in brick & timber closed board fence with door.

It was **RESOLVED** to make no objection to this application subject to the adjacent footpath not being affected by the proposal and the surface drainage issues being resolved.

- iii. **PA20/06386:** Land To The Rear Of 52 Tregonissey Road St Austell Cornwall. Outline permission for 2 dwellings, with some matters reserved excluding access to and from Tregonissey Road, including removal of wall and reinstatement of pavement.

It was **RESOLVED** to make no objection to this application subject to a condition to ensure that the adjoining pavement is kept clear from over protruding cars from the host property and access arrangements are to the satisfaction of the Highways Officer.

- iv. **PA20/06392:** The Haven Trevarrick Hall Trevarrick Drive St Austell. Repair of damaged roof.

It was **RESOLVED** to make no objection to this application subject to the Historic Environment Officer being satisfied with the materials proposed.

- v. **PA20/06433:** 3 Poltair Road St Austell Cornwall PL25 4LR. Full application for the proposed side elevation lounge extension and proposed rear elevation sun lounge extension.

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

- vi. **PA20/06488:** 29 Treverbyn Gardens St Austell PL25 3AW. Residential annexe and extension.

Members noted the boundary dispute and, although not a planning consideration, expressed a wish for this to be resolved.

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

- vii. **PA20/06665:** Tregonissey House Market Street St Austell Cornwall. Change of use to C3 to create 9 residential units on ground, first, second and third(loft) floors whilst lower ground floor remains as class use A2. Demolition to interior, alterations to existing windows and doors and addition of roof lights and dormers to roof.

It was **RESOLVED** to make no objection to this application subject to the Historic Environment Officer being satisfied with the materials proposed and the dormer windows to be installed.

- viii. **PA20/06803:** 77 St Piran's Close St Austell PL25 3TF. Proposed change of use of garage into bedroom and ensuite.

It was **RESOLVED** to support this application subject to a condition to ensure that the proposal remains part of the host building.

- x. **PA20/06877:** Alan Davis Automatics Wheal Northey St Austell Cornwall. Reserved Matters application for construction of 8 dwellings to include associated works. (Details following outline application PA17/05000 dated 20/12/17). Resubmission of withdrawn application no. PA20/04877.

It was **RESOLVED** to make no objection to this application subject to:

- Access to Wheal Northey Surgery not being affected by the development;
 - A robust boundary put in place between the development and Bucklers Village;
 - No adverse impact on either the neighbours or Wheal Northey Surgery during the construction phase of the development.
- xi. **PA20/06935:** 15 Grosvenor Place St Austell PL25 5NQ. Proposed ground floor kitchen and porch extension to existing dwelling and associated works.

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

- xii. **PA20/06985:** St Austell Bus And Railway Station High Cross Street St Austell Cornwall PL25 4LA. Works to tree in a conservation area namely crown reduce Hornbeam Tree obscuring CCTV camera view of bridge.

The Clerk advised that due to the short timescale involved, this application had been approved.

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

- xiii. **PA20/06992:** 21 Central Avenue St Austell PL25 4JG. Demolition of existing kitchen, garage and conservatory. Construction of double and single storey extensions and alterations to existing dwelling.

It was **RESOLVED** to make no objection to this application subject to compliance with South West Water recommendations.

- xiv. **PA20/07084:** 46 Margaret Avenue St Austell PL25 4SH. Demolition of existing Cornish unit bungalow and construction of dormer bungalow, detached garage, and associated works.

It was **RESOLVED** to make no objection to this application subject to any overlooking issues being resolved.

- xv. **PA20/07166:** 30 Tregorrick View St Austell PL25 4EE. Works to a tree subject to a tree preservation order: T5 (Griselinia) shading garden and growing towards garage - reduce by 50% and remove ivy.

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

- xvi. **PA20/07256:** The Courtyard Trenance Mill St Austell Cornwall. Notification of proposed works to trees in a conservation area: Remove two ash trees to ground level, reduce two sycamores and another ash from approximately 20 metres to 15 metres.

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

- xvii. **PA20/07307:** 73 Trenance Road St Austell PL25 5AN. Works to tree namely - Fell Sycamore tree - subject to a Tree Preservation Order (TPO).

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

- xviii. **PA20/07314:** 33 Mayfield Close St Austell Cornwall PL25 3PD. Works to trees namely - T1 and T2 Oak Trees - Crown reduction - subject to a Tree Preservation Order (TPO).

It was **RESOLVED** to make no objection to this application subject to the Tree Officer's recommendations being carried out.

- xix. **PA20/07341:** Old Gas Depot West Hill St Austell PL25 5BS. Notification of proposed works to trees in a conservation area: Re-coppice all ash and sycamore trees along the north eastern boundary.

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

Councillor Lanxon abstained from voting on this item.

- xx. **PA20/07348:** 47 Porthmeor Road St Austell PL25 3LU. Proposed dormer extension and conversion of roof space and internal alterations.

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

Councillor Styles abstained from voting on this item

- xxi. **PA20/07378:** 41 Roslyn Close St Austell Cornwall PL25 3UN. Proposed construction of ground and first floor extension. Garage to be converted into utility and study.

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

- xxii. **PA20/07418:** 7 Trevarrick Road St Austell PL25 5JN. Construction of a retaining wall to replace a bank and hedgerow.

Members noted that this work has already been carried out.

It was **RESOLVED** to object to this application on the grounds of loss of amenity and the retaining wall being too high and imposing and being out of keeping with the area.

- xxiii. **PA20/07483:** Land South Of 3 Poltair Road Poltair Road St Austell PL25 4LR. Variation of condition 1 of decision PA19/05065 (Reserved matters application for access to properties, appearance, landscaping, layout, scale following outline approval PA18/03384) dated 23/08/2019.

Members expressed concerns with regard to the scale and design of the proposal but considered there were insufficient grounds for refusal.

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

- xxiv. **PA20/07734:** St Johns Methodist Church Bodmin Road St Austell Cornwall PL25 5AE. Reduce height of 'hedge' to 2 metres above level of car park.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer's recommendation being carried out.

- xxv. **PA20/07745:** 27 Central Avenue St Austell PL25 4JG. Construction of single storey extension and alterations to existing dwelling.

It was **RESOLVED** to make no objection to this application subject to compliance with the South West Water recommendations.

Councillor Thompson reiterated his interest in the next item and left the meeting.

- xxvi. **PA20/07801:** Gwallon Keas Site Holmbush Road St Austell PL25 3GA. Works to trees subject to a tree preservation order: Three ash, two hawthorn, two oak, one beech and one goat willow.

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

Councillor Thompson returned to the meeting.

- xxvii. **PA20/07821:** 31 Mayfield Close St Austell PL25 3PD. Works to tree namely - Oak tree branches to be trimmed back to previous pruning - 60% crown reduction subject to a Tree Preservation Order(TPO).

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

- xxviii. **PA20/07887:** 5 Belmont Road St Austell PL25 4UQ. To convert the loft space to create a bedroom and replace the existing garage with a two-storey side extension.

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

- xxix. **PA20/08283:** Trenance Mill Blowing House Hill St Austell PL25 5LZ. T1, Sycamore overhanging listed building and growing on bank, to be removed to ground level. T2, Sycamore growing beside and up against Trenance Mill to be removed to ground level.

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

- xxx. **PA20/08292:** 4 Trenance Road St Austell PL25 5AJ. Proposed works to a tree in a conservation area: Removal of sycamore overhanging neighbouring property to ground level.

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

P/19/197) Premises Licence Applications

1. Premises Name and Address: Tesco Stores Ltd, Unit 3, Pentewan Road, St Austell PL25 5BU. Application Type: Grant of a Premises Licence. Licensable Activities: Off Sales.

Members expressed severe reservations about the location of a Tesco Express shop at this site due to the severe traffic congestion in the area which will be exacerbated by the opening of a Tesco Express on the same site as McDonalds.

Due to lack of suitable licensing grounds to make an objection, it was reluctantly **RESOLVED** to make no objection to this application.

Councillor Lanxon objected to this application

P/19/198) Planning Decisions

It was **RESOLVED** to note the planning decisions including Planning Application Number PA20/04329 where under the 5-day protocol, the Chair and Vice-Chair had agreed to disagree with the Planning Officer but not insist on it being considered by Cornwall Council's Planning Committee.

Councillor Brown advised that following the Town Council's objection, Planning Application Number PA19/10054 (42 Brockstone Road) had been refused by Cornwall Council.

P/19/199) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that he had been copied into correspondence seeking approval to site a 20 metre high telecom mast on the grass verge at the junction of Truro Road and Penwinnick Road. He advised that he had informally expressed concern about the impact on highways safety, the impact on future highways improvements and the adverse impact on the conservation area.

It was **RESOLVED** to object formally to this proposal on the following grounds:

- The visual impact on the neighbouring conservation area;
- Highways safety concerns
- The impact on future highway improvements in this area

It was further **RESOLVED** that the Clerk should amend the Standing Orders to provide for further delegated procedures for urgent decisions relating to quasi planning decisions and other matters requiring a prompt response.

P/19/200) Town and Country Planning (Tree Preservation) (England) Regulations 2012 – 15 Carlyon Road, St Austell

It was **RESOLVED** to note the Tree Preservation Order.

P/19/201) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 2nd November 2020 and Monday 7th December 2020.

The meeting closed at 7.32pm.