

MINUTES of a REMOTE MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 4th JANUARY 2021 at 6pm.

Present: Councillors: Bishop, Colwill, Jones, 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/19/229) Apologies for absence

Apologies for absence were received from Councillor Oxenham.

P/19/230) Declarations of Interest

Councillor Styles declared an interest in agenda 7 (iii) by virtue of being a friend of the applicant.

Councillor Thompson declared an interest in agenda item 12 by virtue of being a Carlyon Bay Parish Councillor and having assisted in the writing of the document.

P/19/231) Dispensations

None.

P/19/232) Minutes from the Meeting dated 7th December 2020

It was **RESOLVED** that the minutes of the meeting held on the 7th December 2020 be approved and signed as a correct record.

P/19/233) Matters to note

Further to minute number **P/19/227** (land north of Brockstone Road) the Clerk advised that a letter had been written to the planning inspector in support of Cornwall Council's refusal.

P/19/234) Public participation

The Chair welcomed Mr Skinner to the meeting and Members agreed that agenda item 7 (iii) should be brought forward.

Councillor Styles reiterated his interest in this agenda item and left the meeting

- iii. **PA20/09513:** To Rear Of 75 Treverbyn Road St Austell Cornwall. Proposed extension to existing B1/B8 industrial warehouse building and formation of new vehicle access and parking area.

Whilst Mr Skinner tried to resolve technical difficulties, the Clerk outlined the background to the application. He advised that the site in question is just outside the Town Council's area and resides in Treverbyn and the application is to extend an existing building used by Mr Skinner's business and create a new, larger access to the north of the building. The Clerk advised that Treverbyn Parish Council and a neighbour have objected to the application.

The Chair advised that Mr Skinner still had technical issues and that he proposed moving on to the next agenda item to allow Mr Skinner more time to resolve the problem.

Councillor Styles returned to the meeting

P/19/235) Planning Applications

- i. **PA20/09322:** 1 Cannis Road St Austell PL25 4EB. Removal of existing detached garage to create new side extension incorporating integral garage and additional room.

The Clerk advised that Cornwall Council had approved this application.

- ii. **PA20/09501:** 23 Polmarth Close St Austell PL25 3TW. Double storey extension to the left side of property.

Councillor Bull expressed concern with regard to the impact this proposal would have on the neighbouring property and the potential obstruction of their driveway/garage during construction due to the shared access arrangements with 23 Polmarth Close. She suggested that with some privacy modifications a proposal might be achievable to the satisfaction of both parties.

It was **RESOLVED** to object to this application on the grounds of the adverse impact on the neighbouring property and **FURTHER RESOLVED** that the Planning Officer should be asked to work with the applicant to improve the proposal which should include a condition to ensure that the

shared driveway is kept clear during construction and the new first floor windows which would overlook the neighbouring property are frosted.

Councillor Styles abstained from voting on this application

The Chair advised that Mr Skinner had resolved his technical difficulties and wished to speak in support of Planning Application Number **PA20/09513**.

Councillor Styles reiterated his interest and left the meeting

- iii. **PA20/09513:** To Rear Of 75 Treverbyn Road St Austell Cornwall. Proposed extension to existing B1/B8 industrial warehouse building and formation of new vehicle access and parking area.

Mr Skinner explained the existing planning permission for the site and the conditions regarding the operating hours. He advised that he had spoken to the neighbours and that they are now reasonably happy with the proposal. He added that the Highways Officer and Water Consultants are happy with the proposed access and drainage arrangements.

Following Members questions, Mr Skinner advised that the new access is being created to make it safer for lorries and that the industrial unit has been used since 1991. The potential to create or retain jobs on this site was welcomed. Mr Skinner confirmed that the proposal is on part of the site that a planning application had been refused for 10 self-build bungalows.

Members reiterated their objection to the 10 self-build bungalows previously submitted for land in this area and expressed concern about the impact that dwellings in this area would have on the surrounding countryside.

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

- The Highways Officer being satisfied with the new access arrangements;
- Any drainage issues being resolved;
- Noise limits being set for the extension of the building similar to those set previously for the original building.

Councillor Styles returned to the meeting

- iv. **PA20/10441:** Co-Operative Retail Services Ltd West Hill St Austell PL25 5BS. Advertisement consent for 1x slatted fascia sign with internally illuminated logo and non-illuminated welcome text, 2x wall mounted internally illuminated logo, 1x totem sign with internally illuminated logo, 5x post mounted non-illuminated ancillary sign and 1x wall mounted non-illuminated ancillary sign.

It was **RESOLVED** to make no objection to this proposal subject to compliance with the requirements of South West Water.

- v. **PA20/10447:** Tesco Superstore Daniels Lane St Austell Cornwall. Proposal to install new warehouse extension with barrier all around.

It was **RESOLVED** to make no objection to this proposal subject to a satisfactory land contamination report.

- vi. **PA20/10737:** The Bungalow 19 Alexandra Road St Austell PL25 4QR. Alterations to the existing dwelling house including extensions.

It was **RESOLVED** to make no objection to this proposal subject to Network Rail being satisfied with the proposals and the listed milestone being retained.

- vii. **PA20/10824:** 5 Trenowah Road St Austell Cornwall. Proposed off street parking with a drop crossing.

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

- viii. **PA20/10868:** Land Rear Of 4 Sandy Hill St Austell PL25 3AS. Construction of two semi-detached dwellings, creation of new vehicular access, provision of vehicular parking, external garden amenity areas, and associated works.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being content with the access arrangements.

Councillor Lanxon abstained from voting on this application

- ix. **PA20/11124:** 6 Claybourne Close St Austell Cornwall PL25 3TP. Single storey rear extension.

During discussion, Members expressed concern with regard to the size of the proposal and impact on the neighbouring properties.

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

- Overdevelopment
- Loss of privacy for the neighbouring properties.

It was **FURTHER RESOLVED** that the Planning Officer should be asked to work with the applicant with a view to negotiating a smaller proposal.

P/19/236) Premises Licence Applications

None.

P/19/237) Planning Decisions

PA20/08122 (38 Pennor Drive)

The Clerk advised that following a 5-day protocol, the Chair and Vice Chair had agreed not to pursue the Town Council's objection to Committee.

The decisions listed in the report were noted.

P/19/238) Cornwall Council – Urgent Delegated Planning Decisions

None.

Councillor Jones left the meeting

P/19/239) St Austell Bay Neighbourhood Development Plan Consultation

The Clerk advised that having read the document, he felt that it is a well written plan designed to protect areas in the parish, particularly the World Heritage Site at Charlestown which is important for the area.

It was **RESOLVED** to support the document.

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

Councillor Palmer left the meeting

P/19/240) Carlyon Parish Neighbourhood Development Plan Consultation

The Clerk outlined three areas of concerns within the document:

Figure 2: Carlyon Settlement Boundary map – the Gwallon Keas development is not considered a settlement.

Section 11.1 – the policy numbers quoted are wrong.

Figure 5: Carlyon NDP area Green Buffers – the Gwallon Keas site is shown as a recreational area.

It was **RESOLVED** to:

1. Write to Carlyon Parish Council to point out the errors identified.
2. Support the general aims of the document.

P/19/241) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 8th February 2021 and Monday 8th March 2021.

The meeting closed at 7.11pm.