

**MINUTES of a REMOTE MEETING of ST AUSTELL TOWN COUNCIL  
PLANNING AND REGENERATION COMMITTEE held on MONDAY 8<sup>th</sup>  
FEBRUARY 2021 at 6pm.**

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

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

**Also present:** Councillors Brown, Bull and Heyward.

**P/19/242) Apologies for absence**

Apologies for absence were received from Councillor Oxenham and Pearce.

**P/19/243) Declarations of Interest**

None.

**P/19/244) Dispensations**

None.

**P/19/245) Minutes from the Meeting dated 4<sup>th</sup> January 2021**

The Clerk advised that on Page 5, Carlyon Bay should read Charlestown.

It was **RESOLVED** that subject to the above amendment, the minutes of the meeting held on the 4<sup>th</sup> January 2021 be approved and signed as a correct record.

**P/19/246) Matters to note**

*PA20/09513 – 75 Treverbyn Road*

The Clerk advised that under the 5-day protocol, the Chair and Vice-Chair “agreed to disagree” with Cornwall Council’s decision to refuse this application and not pursue the matter to Committee.

**P/19/247) Public participation**

The Chairman advised that in order to help the members of public present, he would bring agenda item 7 (viii) (PA21/00214 - 142 Retallick Meadows) forward.

## **P/19/248) Planning Applications**

- viii. **PA21/00214:** 142 Retallick Meadows St Austell PL25 3BZ. Two storey rear extension.

The Mayor welcomed Ms Symons (applicant), Mr Simon Jones (Ms Symons friend and advisor) and Mr Barry Jones (neighbour) to the meeting.

The Clerk advised that the proposal is to erect a two storey extension to the rear of the property which would not be prominent from the public viewpoint. Two neighbours have objected to the proposal on the grounds of overshadowing, loss of privacy, loss of view and the potential for more water run off. The Planning Officer indicates that a two storey extension is acceptable, but that as the application stands, some harm will occur to the neighbouring properties. It is anticipated that the overshadowing and possible drainage issues might be reduced by changes to the proposal.

Ms Symons advised that following a conversation between Mr Simon Jones and the Planning Officer it has been agreed to shorten the extension by 450mm, to lower the roof by 450mm, replace the gable end with a hip end and put in new soakaways for the existing property and proposed extension.

Mr Simon Jones confirmed that he would adjust the drawings in line with his conversation with the Planning Officer and hoped that the revisions agreed will alleviate the concerns expressed.

Mr Barry Jones advised that he was pleased that a new soakaway system would be put in place but felt that the 450mm changes proposed would not make much difference. He also expressed concern with regard to the two new windows that would face his property.

Mr Simon Jones advised that the two new windows would face a blank wall and were designed to let the light in.

During discussion, Members felt that in the light of the alterations proposed there should be a further formal consultation process with the neighbours and, if necessary, delegation be given to the Clerk in consultation with the Chair and Vice Chair to consider a revised proposal that might come forward as suggested.

Whilst not opposed to the principle of development, it was **RESOLVED** to object to this application on the grounds of:

- Scale of the proposal
- Overshadowing of the neighbouring property
- Possible drainage issues

If necessary, authority to deal with this application on an urgent basis was given to the Town Clerk in consultation with the Chair and Vice-Chair of the Planning and Regeneration Committee.

The Chairman thanked Ms Symons, Mr Simon Jones and Mr Barry Jones for attending the meeting.

- i. **PA20/10778:** Land North Of 51 Trevarthian Road Trevarthian Road St Austell Cornwall. New dwelling in rear of garden.

The Clerk advised that in 2018 the principle of a 3 bedroom dwelling with parking for 3 vehicles was approved for the site and that the current proposal is for a 5 bedroom dwelling with parking for 2 vehicles.

During discussion, Members raised the following issues/concerns:

- Overdevelopment of the site
- Insufficient amenity space
- A lack of parking
- Narrow access

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

- Scale and density
- Insufficient amenity space
- Inadequate access
- Inadequate parking

- ii. **PA20/11274:** 32 Horse Whim Drive St Austell Cornwall PL25 3XB. Single storey rear extension to dwelling.

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

*\*\*Councillor Lanxon abstained from voting on this item\*\**

- iii. **PA20/11354:** Holy Trinity Church, Church Street St Austell Cornwall. Listed Building Consent for repairs to the retaining wall dwarf walls, railing and fountain.

It was **RESOLVED** to support this application as long as the Tree Officer, Conservation Officer and/or Historic Environment Officer are satisfied with the proposals.

- iv. **PA20/11473:** Co-Operative Retail Services Ltd West Hill St Austell PL25 5BS. Replacement of refrigeration plant.

It was **RESOLVED** to make no objection to this application subject to the Public Protection team being satisfied with the proposals.

- v. **PA20/11507:** 4 Market Hill St Austell PL25 5QA. Conversion of former public conveniences to form a 2 bedroom dwelling.

Members generally supported this application although concern was expressed with regard to the use of grey cladding in a conservation area.

It was **RESOLVED** to make no objection to this application subject to the Conservation Officer being satisfied with the proposed cladding material to be used.

- vi. **PA20/11528:** 19 Tremena Gardens St Austell Cornwall PL25 5QH. Application of certificate of lawful development for the existing use of land as domestic parking for 19 Tremena Gardens.

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

- vii. **PA21/00197:** 9 Fairfield Close St Austell PL25 3HE. Proposed lounge extension.

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

- viii. **PA21/00244:** Manor House Dental And Implant Clinic 1 North Street St Austell PL25 5QD. Listed Building consent for the re-roofing and associated works, partial replacement of windows and doors, external redecoration, minor internal alterations and mobilisation works.

It was **RESOLVED** to support this application subject to the Historic Environment Officer being satisfied with the proposals.

- ix. **PA21/00432:** The Old Manor House North Street PL25 5QD. This application is for the re-roofing and associated works, partial replacement of windows and doors, external redecoration, minor internal alterations and mobilisation works at the Manor House Dental and Implant Clinic.

It was **RESOLVED** to support this application subject to the Historic Environment Officer being satisfied with the proposals.

- x. **PA21/00433:** The Old Manor House North Street PL25 5QD. Proposal Listed building application is for the re-roofing and associated works, partial replacement of windows and doors, external redecoration, minor internal alterations and mobilisation works at the Manor House Dental and Implant Clinic.

It was **RESOLVED** to support this application subject to the Historic Environment Officer being satisfied with the proposals.

#### **P/19/249) Premises Licence Applications**

The Clerk advised that the Co-op has lodged a Premises Licence Application with Cornwall Council with a deadline of 1<sup>st</sup> March 2021. The application is to incorporate an area at the back of the building as part of the store whilst alterations to the building are taking place.

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

#### **P/19/250) Community Infrastructure Levy (CIL) Neighbourhood**

The Clerk explained that the Town Council has received a CIL payment of £1,496.64 from Cornwall Council for infrastructure improvements in the Town and suggested that it should be placed into a reserve until an appropriate improvement project is identified.

It was **RESOLVED** to place CIL funding in the sum of £1,496.64 into a reserve until an appropriate infrastructure improvement project is identified.

#### **P/19/251) Planning Decisions**

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

## **P/19/252) Cornwall Council – Urgent Delegated Planning Decisions**

*23 Polmarth Close - PA20/09501*

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.

*6 Claybourne Drive - PA20/11124*

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.

## **P/19/253) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - PA20/03743 Land At Holmbush Road St Austell PL25 3HQ**

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

## **P/19/254) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 8<sup>th</sup> March 2021 and Monday 12<sup>th</sup> April 2021.

The meeting closed at 7.12pm.