

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

**Present:** Councillors: Bishop, Colwill, 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/19/255) Apologies for absence**

Apologies for absence were received from Councillor Jones.

**P/19/256) Declarations of Interest**

None.

**P/19/257) Dispensations**

None.

**P/19/258) Minutes from the Meeting dated 8<sup>th</sup> February 2021**

It was **RESOLVED** that the minutes of the meeting held on the 8<sup>th</sup> February 2021 be approved and signed as a correct record.

**P/19/259) Matters to note**

The Clerk advised that he had nothing to add.

**P/19/260) Public participation**

The Chairman welcomed Mrs Earl to the meeting.

Mrs Earl thanked Councillor Brown for drawing attention to the Cornwall Climate Stories film series and Councillors Heyward, Pears and Brown for funding Climate Action St Austell (CASA) Group from their Cornwall Council Community Chest Fund.

Mrs Earl expressed her concerns about the St Austell Town Revitalization Partnership and her disappointment with the SABEF projects.

She identified a lack of transparency and public consultation as her main concerns.

The Chair thanked Mrs Earl for her comments and added his praise for the Cornwall Climate Stories. He thanked her for her work with CASA and suggested that it would be helpful if she could come to a future Council meeting so that Members can consider her concerns.

During a brief discussion Members commented that artwork is not always to everybody's taste and that although some consultation had been carried out it could be suggested to SABEF that more public consultation would be welcome for future projects.

### **P/19/261) Planning Applications**

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

The Clerk advised that this planning application had been the subject of a number of iterations, the latest of which had been circulated to Members that day. The Clerk outlined the improvements since the Town Council last considered the application which included improved drainage and a lowering of the roof level. The application is still a 2 storey extension and the Planning Officer has concerns about the impact on the neighbouring property - 141 Retallick Meadows.

Ms Symons and Mr Simon Jones outlined to Members the improvements made, including the utilisation of the roof space for a bedroom and the scale of development allowed under permitted development rights.

Mr Barry Jones from 141 Retallick Meadows advised that due to work commitments he had been unable to fully review the latest proposals circulated over the weekend and needed more time to consider them before being able to pass comment.

During discussion, Members expressed disappointment that the revised plans had been circulated so close to the Town Council's meeting but expressed concern that the revised proposals still appear to have an overbearing impact on the neighbouring properties – particularly 141 Retallick Meadows.

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

- Scale of the proposal and its adverse impact on 141 Retallick Meadows
- Overbearing nature of the proposal

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 & Regeneration Committee.

- ii. **PA21/00811:** 30 Lyons Road St Austell PL25 3HX. Proposed single storey extension.

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

- iii. **PA21/00818:** 58 Roslyn Close St Austell PL25 3UW. Two-storey side extension, single-storey garage extension and associated works.

It was **RESOLVED** to make no objection to this application subject to any overlooking issues being mitigated to the satisfaction of the Planning Officer.

- iv. **PA21/01212:** 1 Poltair Crescent St Austell PL25 4LX. Works to an American Oak tree subject to a TPO to reduce height and width of overhang.

It was **RESOLVED** to make no objection to this application subject to compliance with the Tree Officer's recommendations.

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

- v. **PA21/01286:** 38 Gowan Road St Austell PL25 3JP. Removal of two branches from Oak tree (T9).

It was **RESOLVED** to make no objection to this application subject to compliance with the Tree Officer's recommendations.

- vi. **PA21/01303:** Land South West Of 88 Phernyssick Road St Austell PL25 3TY. Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA20/02434 and to discharge conditions 4 & 5 highlighting SUDs scheme and access surface materials.

Members expressed their strong objection to this application due to the proposal being too large for the site and out of keeping with the street scene.

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

- Over development – proposal too big for the site

- Overbearing
- Not in keeping with the street scene
- Limited parking
- Impact on the neighbouring properties
- Lack of amenity space

### **P/19/262) Premises Licence Application**

None.

### **P/19/263) Planning Decisions**

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

### **P/19/264) Cornwall Council – Urgent Delegated Planning Decisions**

There were no urgent delegated planning applications.

### **P/19/265) A390 Porthpean Road Junction, St Austell – Junction Improvements**

Members reviewed the proposals and particularly welcomed the reintroduction of the right turn at Porthpean Road.

It was **RESOLVED** to support the improvements proposed at Porthpean Road Junction, St Austell.

*\*\*Councillor Thompson voted against this proposal\*\**

### **P/19/266) St Austell Town Revitalisation Partnership**

The Town Clerk explained that the partnership met on the 4<sup>th</sup> March 2021 at which time the Terms of Reference and Code of Conduct were agreed. The Clerk added that to keep Members updated he would keep this as a standing item on the Planning and Regeneration Committee Agenda. He explained that Cornwall Council is keen for ideas for town centre improvements and that a smaller group has been tasked with bringing some initial ideas together for the Town Council to consider in due course. He explained that the Town Council will be invited to bid for up to £150,000 for feasibility/preparatory works funding for potential projects. He added that there are three potential government streams for capital funding which may become available in the short term. Having projects designed and ready to commence will be an advantage. At the present time Cornwall Council are leading on these initial meetings and a forum for publishing minutes and documents will be agreed shortly.

The Town Clerk stressed the need for a unified approach and close working with the partnership. It is envisaged that the Town Council will be the accountable body for some feasibility works and possibly projects.

Members stressed the need for openness and transparency in the working of the partnership.

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

### **P/19/267) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 12<sup>th</sup> April 2021 and Monday 17<sup>th</sup> May 2021.

The meeting closed at 7.15pm.