

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 14<sup>th</sup> JUNE 2021 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.**

**Present:** Councillors: Brown, Cohen, French, Hamilton, Lanxon, McDonagh, Pears, Styles and Thompson.

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

**P/21/15) Apologies for absence**

Apologies for absence were received from Councillors Bull, Fox and Pearce.

**P/21/16) Declarations of Interest**

None.

**P/21/17) Dispensations**

None.

**P/21/18) Minutes from the Meeting dated 24<sup>th</sup> May 2021**

It was **RESOLVED** that the minutes of the meeting held on the 24<sup>th</sup> May 2021 be approved and signed as a correct record.

*\*\*Councillor French abstained from voting on this item as he was not present at the meeting\*\**

**P/21/19) Matters to note**

The Clerk advised that he had nothing to add.

**P/21/20) Public participation**

There were no Members of the public present.

**P/21/21) Planning Applications**

**Planning Applications**

The Town Council had been consulted on the planning applications listed below.

- i. **PA21/00733:** St Austell China Clay Area ROMP. EIA Scoping Opinion Request for St Austell China Clay Area ROMP.

The Clerk advised that The Environment Act 1995 gave Mineral Planning Authorities the opportunity to "Review Old Minerals Permissions" (ROMP) and the China Clay area was considered as one large "Mineral Site". As part of the review

process, there is a need to determine the scope of the Environmental Impact Assessment required. Members were asked to consider the matters that they felt should be included in the Environmental Impact Assessment. Members raised a number of issues and suggestions for inclusion within the document.

It was **RESOLVED** that the Environmental Impact Assessment should include reference to:

Landscape and Visual Impact  
Historic Environment Impact  
Ecology  
Drainage including the condition of the rivers and leats  
Air Quality  
Traffic Management Issues  
Invasive Plants  
Controlled chemicals in the land (eg arsenic)  
Explosives/hazardous waste  
Noise control

- ii. **PA21/03041:** 2 Market Hill St Austell PL25 5QA. Replace the existing roof with a slate roof and remove the chimney which is at the North West end of the building.

It was **RESOLVED** to make no objection to this application subject to the Conservation Officer's concerns being addressed in the amended application

- iii. **PA21/03701:** Gribben View Cottage 61 Laura Drive St Austell Cornwall. Construction of a new dwelling.

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

Overdevelopment  
Insufficient amenity space for the existing property and proposed new property  
Poor access arrangements  
Insufficient evidence that the proposal can be fitted reasonably on the site

- iv. **PA21/03789:** 9 Hill Park Crescent St Austell PL25 5HW. Proposal is to raise the roof to create a first floor extension.

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

- v. **PA21/04179:** Small Meadows Bownder Vean St Austell Cornwall. Proposal is to raise the roof to create a first floor extension.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer checking any potential overlooking issues identified by the neighbouring property owner.

- vi. **PA21/04577:** 49 Treverbyn Road St Austell Cornwall PL25 4EP. Demolition of sub-standard dwelling and outbuildings and erection of two replacement dwellings with garages and associated works. Resubmission of Approved Scheme PA19/10923 dated 27/02/20.

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

- vii. **PA21/04911:** 1 Chough Crescent St Austell PL25 3AY. Proposed extension and alterations.

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

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

- viii. **PA21/05327:** St Johns Methodist Church Bodmin Road St Austell Cornwall. Work to trees in a Conservation Area, namely fell Holm Oak (T1).

It was **RESOLVED** to make no objection subject to the works being carried out in accordance with the Tree Officer's recommendations.

### **P/21/22) Premises Licence Applications**

The Clerk advised that the Town Council had been notified during the day of a licence application at 2-4 Trinity Street, St Austell which unfortunately due to the short time scales, would need to be considered at this committee if Members wished to comment.

He advised that the application is for the selling of alcohol at the premises from 8am to 11pm on Monday, Tuesday, Wednesday, Thursday and Sunday and 8am to 12am on Friday and Saturday.

During discussion, Members expressed concern with regard to the late hours proposed, particularly as there are elderly residents in sheltered accommodation very close to the premises and a bus shelter which could become a gathering point for drinking and anti-social behaviour. Concern was also expressed with regard to high strength alcohol and whether there was a possibility to limit the strength of alcohol sold at the premises.

It was **RESOLVED** to write to Cornwall Council's Licensing Team to strongly suggest that if this application has to be approved that:

- the selling of alcohol at 2-4 Trinity Street be restricted to 10pm 7 days a week;

- no high strength alcohol (the limit of which to be determined by Cornwall Council's Licencing Team) or single cans be sold from the premises at 2-4 Trinity Street.

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

### **P/21/23) Planning Decisions**

It was **RESOLVED** that the report and decisions be noted.

### **P/21/24) Cornwall Council – Urgent Delegated Planning Decisions**

There were no urgent planning decisions.

### **P/21/25) St Austell Town Revitalisation Partnership**

The Clerk advised that he is still awaiting an announcement from Cornwall Council as to whether or not the Town Council had been successful with regard to its Town Vitality Fund bid. He added that he had been invited to a small Working Group meeting to discuss the 9 potential projects which had been identified within the bid.

### **P/21/26) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 19<sup>th</sup> July 2021 and Monday 23<sup>rd</sup> August 2021.

The meeting closed at 7.01pm.