

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 19<sup>th</sup> JULY 2021 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.**

**Present:** Councillors: Brown, Bull, Cohen, Fox, French, Lanxon and Pears.

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

**P/21/27) Apologies for absence**

Apologies for absence were received from Councillors Double, Hamilton, McDonagh, Pearce, Styles and Thompson.

**P/21/28) Declarations of Interest**

None.

**P/21/29) Dispensations**

None.

**P/21/30) Minutes from the Meeting dated 14<sup>th</sup> June 2021**

It was **RESOLVED** that the minutes of the meeting held on the 14<sup>th</sup> June 2021 be approved and signed as a correct record.

**P/21/31) Matters to note**

The Clerk advised that he had nothing to add.

**P/21/32) Public participation**

The Chair asked the members of the public present to identify themselves and explain which item they would like to speak on.

Mrs Jacob advised that she would like to speak about the Slades Road to Agar Road footpath and Mr Jones, Ms Howard and Mrs Brawn advised that they would like to speak in respect of Planning Application Number: PA21/03491: 30-31 Slades Road St Austell PL25 4EY.

The Chair agreed that Planning Application Number: PA21/03491 should be brought forward for consideration first.

**P/21/33) Planning Applications**

**Planning Applications**

The Town Council had been consulted on the following planning application.

- vii. **PA21/03491:** 30-31 Slades Road St Austell PL25 4EY. Variation of conditions 2, 3, 5 and 6 of decision PA20/04185 dated 09.07.20.

The Clerk advised that the applicant had submitted further information to support his request to vary conditions 2, 3, 5 and 6 and that a number of objections had been submitted to Cornwall Council.

Mrs Brawn expressed her dissatisfaction that she had received a letter from Cornwall Council inviting views on the planning application on the 16<sup>th</sup> July, which was dated 25<sup>th</sup> June and needed a response by 9<sup>th</sup> July.

Mrs Brawn highlighted a number of changes to the original planning application which included:

- Raising of the floor because of changed heating systems
- Roof height being raised which had resulted in the building being taller
- Concerns about the material used between the ground floor and 1<sup>st</sup> floor
- The closeness of the building to the neighbouring property causing little or no room for fire escape and causing damage to the neighbouring property boundary wall and garage
- The development being too big for the site and plans submitted not to scale

Mr Brawn reiterated the safety concerns and the unsuitability of the new build for disabled people.

Ms Howard expressed concern with regard to the security and privacy of the neighbouring properties and the effect on the health and wellbeing of the neighbours.

Mr Jones reiterated the concerns raised above, identified dangerous parking at the front of the property and suggested a number of measures which could mitigate the harm of the scheme.

During discussions, Members expressed concern with regard to the following:

- The application being handled very badly from the beginning
- The proposal being too big for the site
- The health and safety implications
- The impact on the neighbours and their boundaries
- The original objection from the Highways Officer and the poor access at the front of the property
- The need for enforcement action and for the Poltair and Mount Charles Cornwall Councillor to meet urgently with the Head of Planning to discuss the application

It was **RESOLVED** to object to this application in the strongest terms due to the adverse impact on the neighbours and the failure to promote the health and wellbeing of future residents.

If however in the unlikely event that this application is approved, the Town Council strongly requests that Cornwall Council imposes conditions that are to the satisfaction of all the neighbours who are adversely affected by this very unsatisfactory proposal.

### **P/21/34) Footpath – Slades Road to Agar Road**

Mrs Jacob outlined the history of a path linking Slades Road and Agar Road and the conversations so far with Cornwall Council. She emphasised that the path had been used for hundreds of years by the public. She explained that the Cornwall Council officer responsible for footpaths had asked for evidence of the historic use of the path and advised that she had obtained confirmation from the MP that he used to use path to go to Carclaze Junior School. It is understood that the path has been gated by the occupants of the neighbouring properties and the path is now inaccessible. Mrs Jacob's asked for the Council's support in campaigning for the path to be opened up again and to be recognised as a designated footpath on the definite map maintained by Cornwall Council.

Councillor Bull advised that she had worked on this issue a few years ago and was told at the time that it was not a designated footpath. Councillor Lanxon advised that she had used the path on lots of occasions over a number of years and Councillor Pears expressed his support for the proposal.

The Clerk advised that in order to designate the path as a public right of way Cornwall Council would have to produce a modification order which required evidence and involved a lengthy legal process.

It was **RESOLVED** that the Town Council should pursue the issue in liaison with Cornwall Council to approve a Modification Order to amend the approved map.

### **P/21/35) Planning Applications (continued)**

- i. **PA19/09844:** 3 Fore Street St Austell PL25 5PX. Retention of shop front.

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

- ii. **PA19/09845:** 3 Fore Street St Austell PL25 5PX. Listed Building Consent for retention of shop front.

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

- iii. **PA20/00535:** Land At Higher Trewhiddle Farm St Austell Cornwall. Reserved Matters Application (Phase 2) for access, appearance, landscaping, layout and scale following outline approval PA14/12161

dated 27.01.2017 for the construction of 460 dwellings and associated infrastructure and public open space.

The Clerk outlined the Planning Officer's advice that a number of changes were proposed to the approved planning application to improve drainage, address points raised by the Highways Officer and small changes to the house designs which were all considered improvements by the Planning Officer.

Councillor Bull advised that the Pondhu School had expressed concerns with regard to the proposals and felt that clarification was needed on a number of issues identified. Members felt that more time was needed to consider the application and requested a meeting with the developers before a decision could be made.

It was **RESOLVED** that the Clerk should ask the developer for an informal presentation so that Members could be better informed with regard to the proposals in view of the concerns expressed and authority be granted to the Clerk in consultation with the Chair and Vice Chair to determine a response to the application if timescales do not permit further committee discussion.

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

Although it was acknowledged that the proposal is an improvement on the previous design, it was **RESOLVED** to object to this application as it is still unacceptably large and deemed to be overdevelopment of the site.

- v. **PA21/02037:** Grant Reid Optometrist Ltd 9 Grants Walk St Austell Cornwall. Change of use of the first floor from office space to residential as a one bedroomed flat.

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

- vi. **PA21/02787:** 18 Bethel Road St Austell PL25 3HA. Proposed extension and alterations.

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

- viii. **PA21/04268:** Asda Superstore St Austell Cornwall PL25 4PR. Home shopping improvements - new Click and Collect canopy.

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

- ix. **PA21/04269:** Asda Superstore St Austell Cornwall PL25 4PR. Advertisement consent for 4x Click and Collect Glowline canopy fascia and 2x ad panels.

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

- x. **PA21/04781:** 92 Daniels Lane St Austell Cornwall PL25 3HT. Change of use of first floor and part of ground floor to be incorporated as part of dental surgery.  
Link:

It was **RESOLVED** to support this application

- xi. **PA21/04980:** Land North Of 42 Brockstone Road Brockstone Road St Austell Cornwall. Outline consent for a single dwelling.

It was **RESOLVED** that if Cornwall Council wish to refuse this application because the applicant has not demonstrated that a suitable dwelling can be erected on this site, the Town Council would welcome this decision. However, if Cornwall Council is mindful to approve this outline application, the Town Council wish to make it clear to the applicant that any detailed application must conform with the recommendations of the Planning Inspector. The Town Council also requests that Cornwall Council and/or the applicant consults with the neighbours on a timely basis and that Cornwall Council makes it clear to the applicant that it will be very difficult to produce an acceptable design for this site due to the adverse impact on the neighbouring properties.

- xii. **PA21/05140:** Tregarne Chapel Tregarne Terrace St Austell Cornwall. Alterations and conversion of dwelling (former Chapel) to form 4 No self-contained dwellings and alterations to former Sunday school to create 3 No self-contained flats and undercroft garage parking.

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

- xiii. **PA21/05161:** 4 Cannis Road St Austell PL25 4EB. Alterations to rear extension and modifications to existing garage and utility to form living space.

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

- xiv. **PA21/05201:** Caprera 61 Truro Road St Austell PL25 5JG. Proposal to fell Copper Beech.

It was **RESOLVED** to object to this application unless the Tree Officer believes that it needs to be felled.

- xv. **PA21/05379:** 19 Kingfisher Drive St Austell PL25 3AZ. Conversion of garage to bedroom/home office and creation of shower room.

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

- xvi. **PA21/05947:** 62 Clifden Road St Austell PL25 4NX. Rear extension and alterations.

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

- xvii. **PA21/05962:** 8 Fairfield Close St Austell PL25 3HE. Proposed first floor bedroom/ensuite extension over garage.

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

- xviii. **PA21/06100:** 12 North Hill Park St Austell Cornwall PL25 4BJ. Notification of proposed felling of a Lleyland Cypress in a conservation area.

It was **RESOLVED** to object to this application unless the Tree Officer believes that it needs to be felled.

- xix. **PA21/06383:** 11 Beech Road St Austell PL25 4TS. Loft conversion with a rear dormer.

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

- xx. **PA21/06889:** Land At Phase 2 Porthpean Road Porthpean Road St Austell Cornwall. Non-material amendment (NMA3) for retrospective decking to plots 182 and 183 to decision PA15/11368 dated 27/01/2017.

The Clerk advised that this application had been withdrawn and undertook to ask the Planning Officer the reason for this.

- xxi. **PA21/07138:** 16 Bodmin Road St Austell PL25 5AE. Work to a tree in a conservation area - Holm Oak nearest St John's Methodist Church.

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

### **P/21/36) Premises Licence Applications**

The Clerk advised that the licence application for 2-4 Trinity Street is due to be heard on 28<sup>th</sup> July 2021 and asked Members if they would like to send a Town Council representative to the Hearing to outline the Town Council's position.

It was **RESOLVED** that Councillor French should represent the Town Council at the Cornwall Council's Licencing Act Committee Hearing on 28<sup>th</sup> July 2021.

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

### **P/21/37) Planning Decisions**

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

**P/21/38) Cornwall Council – Urgent Delegated Planning Decisions**

*88 Phernyssick Road - PA21/01303*

The Clerk advised that following a 5 day protocol from Cornwall Council the Chair and Vice Chair agreed reluctantly with the Planning Officer recommendations but asked that the approval be conditioned to require obscured glazing in the staircase window, the boundary treatment to the East be subject to agreement with the neighbour and a satisfactory boundary treatment to the South be agreed.

**P/21/39) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 23<sup>rd</sup> August 2021 and 4<sup>th</sup> October 2021.

Arising from the above, the Clerk confirmed that he would keep an eye on the number of applications received between 23<sup>rd</sup> August and 4<sup>th</sup> October and if required, either schedule in an additional Planning and Regeneration Committee or swap Committees around to prevent the build up of too many applications.

The meeting closed at 8.35pm.