

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 23<sup>rd</sup> AUGUST 2021 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.**

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

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

**Also in attendance:** Councillor: Double.

**P/21/40) Apologies for absence**

Apologies for absence were received from Councillors: Bull, Cohen, Pearce and Pears.

**P/21/41) Declarations of Interest**

Councillor Styles declared an interest in agenda item 7 (vi) by virtue of being a Trustee of the applying body.

Councillor French declared an interest in agenda item 7 (xiii) by virtue of knowing the applicant through a past working relationship.

**P/21/42) Dispensations**

None.

**P/21/43) Minutes from the Meeting dated 19<sup>th</sup> July 2021**

It was **RESOLVED** that the minutes of the meeting held on the 19<sup>th</sup> July 2021 be approved and signed as a correct record.

The Chair advised that he would like agenda item 5 to follow agenda item 10.

**P/21/44) Public participation**

There were 9 members of the public present, 3 of whom indicated that they would like to speak in respect of agenda item 7 (i).

**P/21/45) Planning Applications**

- i. **PA21/03528:** 20 Clarence Road St Austell PL25 5NL. Demolition of existing dwelling house and construction of 4 no 2-bed

supported living accommodation for persons with mental health disabilities such as autism.

The Chair invited the three members of the public to speak at this juncture.

Mrs Bray expressed concerns with regard to the scale of the development, the narrow lane that serves a number of properties and the characteristics of the area. She also expressed concern with regard to the proposed use of the building, flood risks and the detrimental effect on wildlife.

Mrs Norman expressed concern with regard to the size and scale of the development which she felt would result in over-looking, loss of light, traffic congestion and noise pollution for the neighbouring properties. She felt that the proposed parking of 4 spaces would be inadequate for 7 staff and that a 2 storey building is totally out of keeping with the area as it currently comprises of bungalows and one low level historic cottage. She also expressed disappointment with regard to the lack of consultation from the applicant.

Mrs Heyward advised that she agreed with the comments previously made and stressed the dangerous access on to Gover Road and the very poor condition of the second part of Clarence Road which is unmade and unadopted.

Mr Bray added that 20 Clarence Road currently has a family living in it and is therefore not derelict as stated on the application form.

The Clerk advised that he has received comments from the Planning Officer to the effect that the proposed two storey building appears to be overbearing but the site is capable of smaller dwellings. He added that Pivotal unfortunately did not attend the Town Council meeting when the pre-application was considered and strong concerns were expressed by Councillors at that time.

Councillor Double, Cornwall Councillor for the area thanked the residents for coming to the meeting and expressed her agreement with their comments. She advised that she had visited the site with the Planning Officer who had expressed her shock that somebody is living in the property and had advised that the site is probably reasonable for development on a much smaller scale in keeping with the area. She added that Brandon Trust (the commissioners for the property) has advised her that they had no idea of the current social problems in the Gover area.

During discussion, Members raised the following strong concerns:

- Overdevelopment of the site
- Massing/density inappropriate for the site
- The nature of the proposed use of the building and the associated parking issues
- Totally inadequate access and highways
- The loss of privacy of the neighbouring properties
- Flooding issues in the area
- Concern with regard to emergency vehicles accessing the area
- The lack of suitable access for construction vehicles

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

- Overdevelopment
- Massing/density inappropriate for the site
- Not in keeping with the street scene
- Loss of privacy of the neighbouring properties
- Inadequate highways/access arrangements
- Inadequate parking
- Flooding and drainage issues in the area
- The proposal will not function well in the area

- ii. **PA21/04785:** 5 Trehiddle Court St Austell Cornwall PL25 5GG. Application for the modification of S106 Agreement in respect of PA14/12161.

Members expressed their concern with regard to the proposal to delay the implementation of the link road and the sports facilities and felt that the original timescales agreed should be enforced to relieve the traffic congestion, which will be made worse by occupancy of the site, and the open space should be constructed on a timely basis for the wellbeing of the residents living there.

It was **RESOLVED** to object to this Section 106 modification and that Cornwall Council be asked to ensure that the link road, sports pitch and MUGA are delivered within the timescales previously agreed.

- iii. **PA21/05452:** Chy Nessa Boldventure Road St Austell PL25 3EA. Proposed two storey side and front extension and proposed single garage.

It was **RESOLVED** to support this application subject to the drainage officer being happy with the proposals.

- iv. **PA21/06323:** 1 North Hill Park St Austell PL25 4BJ. Application for tree works within a Conservation Area: Pruning of bay tree branches overhanging the public highway near the entrance to North Hill Park (at the junction of Palace Road & Trevarthian Road).

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

- v. **PA21/06403:** Seven Stars 1 East Hill St Austell Cornwall. Change of use from public house to education venue.

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

*\*\*Councillor Styles reiterated his interest and left the meeting\*\**

- vi. **PA21/06426:** Little Cosgarne 79 Truro Road St Austell PL25 5JQ. Change of garage door for a window to create a room and swap of a window for a door at the rear.

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

*\*\*Councillor Styles returned to the meeting\*\**

- vii. **PA21/06582:** 4 Landrew Road St Austell PL25 3UQ. Remove existing porch and form ground floor side extension and convert existing garage, store building into additional living accommodation.

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

- viii. **PA21/06593:** 37 Boscoppa Road St Austell Cornwall PL25 3DS. Erection of extension to building.

The Clerk outlined the background to a previous planning application for a separate dwelling on the site which was lost at appeal. He explained that the current proposal is for an extension which is bigger than the host building and that both the Planning Officer and Divisional Member have concerns.

Councillor Brown advised that he had made representations at the appeal and that the impact of the current proposal still affects properties in both Boscoppa Road and Laura Drive.

During discussion, Members expressed concern with regard to the size of the proposed extension in comparison to the existing house, the impact on the neighbouring properties and the layout, density and mass of the design.

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

- Overdevelopment
- Impact on the neighbouring properties (Boscoppa Road and Laura Drive)
- Not appropriate scale/height/mass
- Does not reflect the comments of the planning appeal

ix. **PA21/06594:** 10 Glenview St Austell PL25 5HR. Small single storey rear extension.

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

x. **PA21/06616:** 14 Trembear Road St Austell Cornwall PL25 5NY. Raised block and stone slab patio in front garden. 6 metres wide x 3.5 metres deep. Raised 1 metre above front garden. Metal railings to be erected around perimeter of patio. Railings to be 900mm high. Handrails to be installed on steps.

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

xi. **PA21/06862:** 10 Porthmeor Road St Austell PL25 3LX. Proposed rear lounge extension and loft conversion to include a bedroom and WC/shower room.

It was **RESOLVED** to make no objection to this application subject to the development being undertaken to the satisfaction of Network Rail.

xii. **PA21/06927:** 28 Eton Road St Austell PL25 3UH. Proposed two-storey extension to the side and single storey extensions to front and rear of existing semi-detached house to provide additional bedroom, bathroom and domestic kitchen living spaces, to include rebuilding of the porch, demolition of conservatory dining space and partial demolition of existing narrow garage to improve driveway parking and accessibility to the house. Remaining part of garage to be used for storage and incidental space.

It was **RESOLVED** to make no objection to this application subject to the "den" being used in conjunction with the host building.

*\*\*Councillor French reiterated his interest and left the meeting\*\**

xiii. **PA21/07134:** 7 Eastbourne Road St Austell PL25 4SZ. Proposed extension to existing annexe to provide dwelling. Non-

compliance of Condition 2 in respect of decision PA20/09421  
Dated 13/01/2021.

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

*\*\*Councillor French returned to the meeting\*\**

- xiv. **PA21/07220:** St Austell Bus And Railway Station High Cross Street St Austell Cornwall. Tree works within a Conservation Area to crown lift various trees.

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

- xv. **PA21/07521:** 40 Turnavean Road St Austell PL25 5NX. Multi-stemmed Ash (Tree 1) - remove lower limbs encroaching properties. Multi-stemmed Ash (Tree 2) - fell stem closest to property. Heavy lean towards property causing excessive shading. Multiple branch failures in recent past. Multi-stemmed Ash (Tree 3) - fell two stems closest to property. Low amenity value. Excessive lean towards property.

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

- xvi. **PA21/07570:** St Johns Methodist Church Bodmin Road St Austell Cornwall PL25 5AE. Notification of proposed works to a tree in a conservation area – Reduce canopy of Holm Oak (T2).

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

- xvii. **PA21/08084:** 100 Truro Road St Austell PL25 5HH. Tree works to trees within a conservation area namely: To fell Ash trees A1 and A2 due to Ash Dieback.

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

### **P/21/46) Premises Licence Applications**

None.

### **P/21/47) Planning Decisions**

The Clerk advised that with the exception of the following, all applications had been determined in line with the Town Council's recommendations.

*PA21/03317 – 20 Bay View*

The Clerk advised that the Town Council resolved to make no objection to this application, but the Planning Officer wished to refuse it due to overshadowing issues on the neighbouring property. The Chair and Vice Chair reconsidered the proposal following a 5 day protocol letter from Cornwall Council and “agreed to disagree” with the decision and not pursue it to Committee.

*PA21/05201 – 61 Truro Road*

The Town Council objected to this proposal but following confirmation that the Tree officer was happy with the proposal it was agreed to follow the Tree Officer’s advice and not pursue the matter further.

*PA21/06100 – 12 North Hill, St Austell*

The Town Council objected to this proposal but following confirmation that the Tree officer was happy with the proposal it was agreed to follow the Tree Officer’s advice and not pursue the matter further.

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

**P/21/48) Cornwall Council – Urgent Delegated Planning Decisions**

*6 Claybourne Close*

The Clerk advised that the Town Council resolved to object to this application but following a 5 day protocol letter and an explanation from the Planning Officer of the conditions to be imposed, the Chair and Vice-Chair of the Planning Committee had “agreed to disagree” with the decision and not pursue the matter to committee.

**P/21/49) Matters to note**

In response to a question raised on page 6 of the minutes, the Clerk advised that Planning Application Number: PA21/06889 (Phase 2 Porthpean Road), had been withdrawn as the Planning Officer had decided that the proposal was not a non-material amendment and that a new application should be submitted.

The Clerk advised that Councillor French represented the Town Council at the Licensing Hearing meeting where an alcohol licence application for 2-4 Trinity Street was discussed. A licence was approved, with restrictions including the sale of strong alcohol, no single items sold and spirits stored

behind the counter. The hours agreed are Monday to Saturday 8am to 10pm and Sunday 8am to 4pm.

Councillor French added that the Committee agreed the restrictions that the Town Council had asked for and the owner of the premises willingly accepted the conditions.

The Chair thanked Councillor French for attending.

In answer to a question, the Clerk advised that the footpath at Slades Road has not yet been pursued with Councillor Double and that an update would be provided to the Committee when progress has been made.

The Chair made reference to the site meeting at Trewhiddle and the commitment made by Wainhomes to provide an update to Members approximately every six months.

Arising from a question, the Clerk confirmed that the extra conditions suggested by the Town Council had been accepted by Cornwall Council with regard to Planning Application Number: PA21/01303 – 88 Phernyssick Road, St Austell.

Councillor Brown reiterated his concern with regard to the volume of applications being considered at each committee and undertook to keep the issue under review which might result in an informal discussion in due course to explore how the meetings can be made more manageable.

### **P/21/50) St Austell Revitalisation Partnership**

The Clerk advised that limited progress has been made since the last update and the formal grant offer letter for the £140,000 Town Centre Revitalisation Funding is still awaited from Cornwall Council. It is hoped that Louise Wood and Mark Ellis from Cornwall Council will attend the Town Council's full Council meeting on the 6<sup>th</sup> September 2021 to update Members on their involvement with the project and to outline their draft plans for the town including progress with a property review. He advised that he would like to talk to Members shortly about resource for the project but needed clarification from Cornwall Council first as to whether or not they are able to contribute towards the costs involved.

The Chair advised that he had attended the Market House Launch on Saturday and was very impressed with the events and footfall in the town and suggested that a thank you letter should be sent to representatives of the Market House, Holy Trinity Church and St Austell Bid for organising such an excellent event.



## **P/21/51) St Austell and Mevagissey Community Network Panel – Highways Consultation**

The Clerk advised that he had not examined all the consultations in detail, but it had become clear in recent weeks from the telephone calls made to the office from concerned members of the public, that a more thorough consultation process is needed to ensure that people either living or working in the roads affected are consulted throughout the process, particularly if the intended work is delayed and properties or businesses in the area affected have changed hands.

During discussion Members agreed that a more thorough consultation process was needed and raised concerns with regard to the recently installed parking bay opposite Rashleigh Place, regular near misses on Tregonissey Road (close to the College) and parking issues at Stennack Road.

It was **RESOLVED** to pass Members' comments to Cornwall Council.

## **P/21/52) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 4<sup>th</sup> October 2021 and Monday 1<sup>st</sup> November 2021.

The meeting closed at 8pm.