

## **St Austell Town Council**

### **Notes from Planning & Regeneration Consultation meeting dated Monday 10<sup>th</sup> January 2022, 6pm via Zoom**

#### **Attendees**

Councillors: Brown (Chair), Bull (Vice-Chair), Fox, French, Hamilton, Lanxon, Pearce, Pears, Stephens and Styles.

**Also in attendance:** Councillor Double.

**Apologies:** Councillors Thompson and Cohen.

The Chair welcomed everyone to the Zoom meeting and explained that the meeting was an informal planning consultation meeting to gain the views of Members on each planning application to guide the delegated procedure of informing Cornwall Council of the Town Council's recommendation. He added that notes would be taken of the meeting and approved by the Chair and Vice Chair of the Committee.

The Clerk advised that due to close family members of himself, the Deputy Clerk and Operations Manager succumbing to Covid19 over Christmas/New Year and the general escalating numbers with the virus, a decision was taken by himself to invoke the delegated procedures to allow a virtual consultation process to take place in consultation with the Mayor, Deputy Mayor and Chair and Vice-Chair of the Planning and Regeneration Committee.

#### **Declarations**

Councillor Brown declared an interest in Agenda Item 6 (xiv) (4 East Hill) by virtue of being a Director of SABEF.

Councillor French declared an interest in Agenda Item 6 (xiv) (4 East Hill) by virtue of being a Director of SABEF.

*\*\*Due to technical difficulties, the Chair left the meeting, and the Vice-Chair took the Chair\*\**

#### **Minutes**

The minutes of the meeting dated 6<sup>th</sup> December 2021 were noted.

#### **Matters to Note**

The Clerk advised that with regard to Planning Application PA21/11178 (3 Market Street) the Planning Officer has decided that the application is not a non-material amendment, and a new application will be submitted in due course.

Vons Coffee House. The Clerk advised that the Cornwall Council's Licensing Committee supported the Town Council's recommendation, and a licence has been granted to the premises for the sale of wine and beer on a takeaway basis in sealed containers but not the sale of alcohol within takeaway coffee.

*\*\*The Chair returned to the meeting\*\**

## **6. Planning Applications**

In order to support the members of the public present, the Chair agreed that Planning Application Number PA21/11820 would be considered first.

*\*\*Due to technical difficulties, the Chair left and returned to the meeting during the next item and the Vice-Chair took the Chair during the time that he was absent\*\**

- viii. **PA21/11820:** 20 Clarence Road St Austell PL25 5NL. Proposed ground floor extension and addition of a first floor and garage including a roof terrace and various ancillary and incidental works including changes to fenestration and cladding.

The Town Clerk outlined the background to the application and the Planning Officer's views.

Councillor Double outlined her concerns and highlighted the impact the development would have on the neighbouring properties, the poor access and the lack of accurate plans. She advised that the Planning Officer assessing the previous application had suggested that any development of the site should be single storey.

Mr and Mrs Bray, Mrs Norman and Mr and Mrs Taylor outlined their concerns with regard to the proposal and raised the following issues and concerns:

- Disappointment that only the immediate neighbours to the proposal had been consulted by Cornwall Council
- Overdevelopment of the site
- Out of keeping with the street scene
- The lack of amenity space
- Poor access
- Lack of parking arrangements
- The severe impact the development would have on the neighbouring properties;
- Potential ownership issues with regard to the ownership of the bank;

During discussion, Members expressed their concern with the proposal and agreed with the comments outlined by the members of the public present.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to strongly object to this application 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 particularly from the proposed terrace and first floor windows
- Inadequate parking arrangements
- Inadequate highways/access arrangements
- Lack of amenity land
- Erosion of the bank
- No improvement to the character of the area
- Less efficient functioning of the area

*\*\*Councillor Double left the meeting\*\**

- i. **PA21/09370:** 102 Truro Road St Austell PL25 5HH. Demolition of existing garage, erection of new single dwelling and creation of new parking for existing dwelling.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection to this application.

- ii. **PA21/10247:** Unit 7 Brunel Business Park The Sidings St Austell. Conversion of office into four residential flats.

Application determined.

- iii. **PA21/10626:** 4 Poltair Crescent St Austell PL25 4LX. Creation of a new parking space and associated works.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to support this application subject to the surface material being permeable and the shared path with the neighbour remaining useable at all times.

*\*\*Due to technical difficulties, the Chair and Vice-Chair left the meeting, and the Clerk took the Chair\*\**

- iv. **PA21/11304:** The Market House Market Hill St Austell PL25 5QB. Listed Building Consent for the installation of architectural lighting to front ground floor rooms and

ground and first floor windows on the front elevation of the building. Replacement of exterior hanging sign with a ceramic-based hanging sign.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to support this application.

*\*\*The Vice Chair returned to the meeting and assumed the Chair\*\**

- v. **PA21/11347:** 32 Holmbush Road St Austell Cornwall PL25 3LQ. Works to trees subject to a Tree Preservation Order (TPO), works include T6 - fell to ground level. Replacement planting x1 Hornbeam light standard and x1 yew light standard adjacent to stump of felled tree. T5 - crown thin by approximately 10 per cent.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to support this application subject to compliance with the Tree Officer's recommendations.

- vi. **PA21/11567:** 1 Boscoppa Road St Austell PL25 3DR. Outline planning permission with all matters reserved for a detached three bedroom dormer bungalow with conservatory.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection to this application.

- vii. **PA21/11680:** 69 Longpark Way St Austell Cornwall PL25 3UJ. Ground floor dining room extension to the rear of property.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection to this application.

*\*\*The Chair returned to the meeting\*\**

- ix. **PA21/12014:** 104 Holmbush Road St Austell PL25 3LP. Application for Outline Planning Permission with some matters reserved for the construction of up to two dwellings and formation of parking for two existing cottages.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection subject to the Highway Officer not objecting to the proposals.

- x. **PA21/12055:** Bishop Bronsecombe Church Of England Voluntary Aided School 84 Boscoppa Road St Austell PL25 3DT. Works to a tree subject to a tree preservation order for the crown lift over cul-de-sac road to achieve 4m clearance by removing minor second order branches only up to 30mm diameter and removing lowest branch over central footpath completely to T5 Sessile Oak, as well as the monitoring of progression of the Honey Fungus infection.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection subject to the Tree Officer being happy with the proposals.

- xi. **PA21/12222:** Land West Of 15 Fairfield Close St Austell PL25 3HE. Proposed end of terraced 3 bedroom dwelling with parking for one car, and bedroom extension over garage to No 15 Fairfield Close with non-compliance with Condition 2 of PA20/00236 dated 09/06/2020. **Ward: Bethel & Holmbush.**

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection to this application.

- xii. **PA21/12264:** Land North Of 42 Brockstone Road Brockstone Road St Austell Cornwall. Reserved matters application for a proposed two-bedroom bungalow (details following outline consent PA21/04980 dated 26.08.2021).

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection to this application subject to:

- Permitted development rights being removed;
- A construction management plan
- Reinstatement of the hedgerow as part of a landscaping scheme

*\*\* Due to technical difficulties, the Chair left and returned to the meeting during the next item and the Vice-Chair took the Chair during the time that he was absent \*\**

- xiii. **PA21/12311:** Buena Vista Gribben Road St Austell PL25 4ED. Outline Planning Permission with all matters reserved for the construction of a three-bedroom house.

During discussion, Members had differing views with regard to the application and a vote to make no objection to the application was lost by 3 votes to 5.

A further vote was taken to object to the application, and this was carried 5 votes for, 1 against and 1 abstention.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to object to this application on the grounds of:

- Out of character with the street scene
- High density development in a low density environment
- Access concerns
- Over development

*\*\* Councillors Brown and French re-iterated their interest in the next item and left the meeting\*\**

*\*\*The Vice-Chair took the Chair\*\**

- xiv. **PA21/12454:** 4 East Hill St Austell Cornwall PL25 4TW. Siting of an artwork called Earthly Delights on the side of the building, made up of recycled ceramics.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection to this application.

*\*\*Councillors Bull and Lanxon abstained from voting on this application\*\**

- xv. **PA21/12521:** 3 Menacuddle Lane St Austell PL25 5QN. Construction of terrace, internal remodel and external.  
**Ward: Poltair & Mount Charles.**

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection to this application.

*\*\*Councillors Brown and French returned to the meeting\*\**

- xvi. **PA21/12715:** 39 Cormorant Drive St Austell PL25 3BQ. Proposed single storey extension.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection to this application subject to strict adherence to the plans.

*\*\* Due to technical difficulties, the Chair left and returned to the meeting during the next item and the Vice-Chair took the Chair whilst he was absent\*\**

- xvii. **PA21/12777:** Protec House 68 Victoria Road St Austell PL25 4QD. Reserved Matters application for access, appearance, landscaping, layout and scale following outline approval PA20/03447 for 5 semi-detached/terraced houses to replace existing commercial building.

During discussion, Members were disappointed that no provision had been made for electric vehicle charging points within the application.

Under approved delegated powers, the Clerk in consultation with the Chair and Vice-Chair **AGREED** to make no objection to this application subject to Cornwall Council encouraging the developer to instal EV charging points.

## **7. Premises Licence Applications**

*None.*

## **8. Planning Decisions**

The Planning decisions were noted.

*PA21/03491 30-31 Slades Road*

The Clerk advised that Cornwall Council had overridden the Town Council's objection and approved this application, the justification of which is awaited from the Planning Officer.

Councillor Bull expressed her disappointed that Cornwall Council had neither pursued the enforcement case on this development nor referred to the application to committee. She made the point that the Town Council, despite its strong objection, did not have the power to insist that the application be heard by committee as that is only at the discretion of a Cornwall Councillor.

## **9. Cornwall Council – Urgent Delegated Planning Decisions**

None.

## **10. Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 7<sup>th</sup> February 2022 and Monday 7<sup>th</sup> March 2022).

The meeting closed at 8.14pm