

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 20th JUNE 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

Present: Councillors: Brown, Bull, Cohen, Fox, French, Hamilton, Lanxon, Pearce, Stephens and Thompson.

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

P/22/15) Apologies for absence

Apologies for absence were received from Councillors, Double, Stephens and Styles.

The Clerk advised that due to work commitments, Councillor Stephens would arrive late to the meeting

P/22/16) Declarations of Interest

Councillor Cohen declared an interest in Agenda Item (i) PA21/12311.

P/22/17) Dispensations

None.

P/22/18) Minutes from the Meeting dated 16th May 2022

It was **RESOLVED** that the minutes of the meeting held on the 16th May 2022 be approved and signed as a correct record.

P/22/19) Matters to note

The Clerk advised that a response from Cornwall Council on the Town Council's comments on the Penwinnick Road site should be received shortly.

The Chair advised that he had visited the neighbour at 2 Brockstone Road who had confirmed that the applicant had spoken to him about the proposal at 4 Brockstone Road.

P/22/20) Public participation

The members of the public present confirmed that they were interested in planning applications (ii) PA22/01998 and (iv) PA22/04295 and the Chair advised that item (ii) would be considered first.

P/22/21) Planning Applications

Councillor Stephens arrived during the next item

- (ii) **PA22/01998:** Land North Side Of Gover Road Gover Valley St Austell Cornwall. Installation of vehicle bridge and construction of log cabin for residential use together with associated works.

The Clerk advised that there were three public objections on Cornwall Council's Planning system expressing concern with regard to the site being on a flood plain, the narrow access, poor visibility, the impact on mature trees, loss of biodiversity and the proposal not being in keeping with the area. He added that the Highways Officer had no objection to the proposal.

Mrs Boardman advised that she lives above the site and confirmed that planning permission had been refused a few years ago due to the floodplain and the presence of Japanese Knotweed. She expressed concern about noise from car horns and the potential for the remaining field in the area to be allocated for housing. She also highlighted the narrow access, the adverse effect on wildlife and the impact the development would have on the neighbouring properties.

Mrs Heyward added that most of the plot is in flood zone 3 and that the changing climate would increase the likelihood of flooding in future years. She also expressed concern with regard to the Japanese knotweed on the site, the narrow road access and being outside of the development area.

During discussion Members raised the following issues/concerns:

- The site being on a flood plain
- Concern with regard to stilts being placed into wet ground
- The material proposed not being in keeping with the area
- The design of the proposal out of keeping with the area
- Potential sewerage issues
- The presence of Japanese knotweed
- The site being outside of the development area

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

Access and highways concerns

Flooding and drainage on the site

The precedent that this application would set in relation to the field north of the river

Out of keeping with the character of the area

No continuity with the existing build form

Concern was also expressed about Japanese Knotweed on the site.

- (iv) **PA22/04295:** Land Adj To 69 Roslyn Close St Austell Cornwall. Proposed detached house with parking.

The Clerk explained that the Town Council considered this application approximately 12 months ago, but it was subsequently withdrawn. Members at the time objected to the application on the grounds of over development, loss of amenity space and impact on the neighbouring properties.

He advised that improvements had been made to the application including glazed windows but that there were 5 public objections to the proposal on Cornwall Council's website.

The applicants advised that they had made improvements following the withdrawal of the previous application which included shifting the proposal from the right side of the plot to the left side of the plot, and the addition of a bin store and privacy glass to lessen the impact on the neighbouring properties. They explained the topography of the land and the available amenity space. They emphasised that it is an in fill site and would create a new house to help with the current housing shortage.

Councillor Brown read out a letter of objection from a member of the public who was unable to attend the meeting.

During discussion, Members had mixed views on the application but overall, they felt that the mitigating measures put forward were acceptable and that the proposal fitted reasonably well onto the site with adequate amenity space.

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

Councillor Cohen reiterated her interest and left the meeting

- (i) **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.

The Clerk advised that Members had considered and objected to a proposal on this site in January.

Despite the slightly reduced design, Members expressed concern with regard to the impact on the street scene and the loss of amenity space.

It was **RESOLVED** 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
Loss of amenity space
Over development of the site

Councillor Cohen returned to the meeting

- (iii) **PA22/03691:** 56 Bodmin Road St Austell Cornwall PL25 5AF. Construction of off street parking bay, drop kerb and associated works.

It was **RESOLVED** to make no objection to this application subject to the planning officer being content that the proposed visibility splay is adequate.

- (v) **PA22/04460:** Watersedge Road From Gover Road To Carne Stents Gover Valley St Austell. Works to a tree subject to a Tree Preservation Order (TPO), works are to x1 Sycamore tree - branches to be cut back by 4-6ft to reduce the overall size and maintain the shape and some lower branches removed to lift the crown (renewal of application PA20/00407).

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

- (vi) **PA22/04801:** 7 Whieldon Road St Austell Cornwall PL25 3JB. Detached single block garage with pitched roof to rear of property.

It was **RESOLVED** to make no objection subject to the planning officer being content with the flood risk assessment.

Councillor Fox voted against this application

- (vii) **PA22/04905:** 1 Boscoppa Road St Austell Cornwall PL25 3DR. Reserved Matters application for access, appearance, landscaping, layout and scale following outline consent PA21/11567 dated 04/03/2022.

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

- (viii) **PA22/05122:** 66 Flat 1 Truro Road St Austell Cornwall PL25 5JS. Works to trees in a conservation area (CA), works include fell 4 x trees - T1 cedar/juniper, T2 cherry, T3 palm and T4 palm.

It was **RESOLVED** to support this application subject to a replacement tree being planted for each tree felled.

- (ix) **PA22/05127:** Land North Of 55 Tremayne Road St Austell Cornwall PL25 4NE. Technical Matters Approval for construction of a new dwelling following the grant of Permission in Principle for PA19/10073 dated 31.12.2019.

The Clerk explained that the principle of development had been approved in December 2019 and that following the Town Council's objection, the Chair and Vice Chair had "agreed to disagree" following a 5 day protocol letter.

During discussion, Members expressed concern with regard to the lack of parking in the area, particularly for members of the public visiting the scout hut and WI building nearby.

It was **RESOLVED** to make no objection to this application providing that the parking provision for both properties accords with Cornwall Council's parking standards.

- (x) **PA22/05369:** St Austell Bus And Railway Station High Cross Street St Austell Cornwall. Works to trees in a conservation area (CA), works include reduce height by 1.5m reshape cherry tree.

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

- (xi) **PA22/05393:** 65 Tregonissey Road St Austell Cornwall PL25 4DH. Demolition of single storey rear extension and formation of proposed single storey rear extension and proposed loft conversion, including front and rear dormer extensions.

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

P/22/22) Premises Licence Applications

None.

P/22/23) Planning Decisions

It was **RESOLVED** to note the planning decisions.

P/22/24) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/22/25) Town and Country Planning (Tree Preservation) (England) Regulations 2012 - 15 Hill Park Crescent, St Austell

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

P/22/26) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - Land Off Mill Lane, Charlestown Road, Charlestown, Cornwall

It was **RESOLVED** that the Clerk should write to the Planning Inspector to express the Town Council's support for Cornwall Council's reasons for refusal.

Councillor Bull abstained from taking part in the discussion on this item by virtue of being a Member of St Austell Bay Parish Council

P/22/27) Cornwall Council Central Sub Planning Committee - 20 Clarence Road, St Austell

The Clerk advised that Councillor Double had called this Planning Application to Committee and that it would be determined by Cornwall Council's Central Sub Planning Committee in due course. He added that in order to support Councillor Double's objection, it would be helpful if a member of the Town Council's Planning and Regeneration Committee could attend the meeting to outline the Town Council's objection to this application.

It was **RESOLVED** that:

- (i) Attendance at the meeting be made an approved duty;
- (ii) The Town Clerk liaise with the Chair and Vice-Chair to determine which Member of the Planning and Regeneration Committee attends the Central Sub Committee meeting once the date is known.

P/22/28) St Austell Town Centre Revitalisation Partnership

The Clerk advised that Mr Hawes from Mei Loci is currently looking at various town centre issues/potential improvements including highways and access points, one-way systems around the church and the options for the General Wolfe building and the narrow road around it. Mr Hawes is also looking at the layout of Priory car park and the access from the car park to the town centre. Members will be given an opportunity to comment on architect impressions of the various options in due course.

P/22/29) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 18th July 2022 and Monday 22nd August 2022.

The meeting closed at 8.15pm.