

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 17<sup>th</sup> JUNE 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.**

**Present:** Councillors: Brown, Bull, Cohen, Gray, Hamilton, Kimber, Lanxon, Preece, Styles and Thompson.

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

**P/24/29) Apologies for absence**

Apologies for absence were received from Councillors Double, Fox, Rowse, Stephens and Young.

**P/24/30) Declarations of Interest**

Councillors Styles declared an interest in Planning Application Number: PA24/02362 by virtue of knowing the applicant.

**P/24/31) Dispensations**

None.

**P/24/32) Minutes from the Meeting dated 10<sup>th</sup> June 2024**

It was **RESOLVED** that the minutes of the meeting held on the 10<sup>th</sup> June 2024 be approved and signed as a correct record.

**P/24/33) Matters to note**

The Clerk advised that further to minute number P/24/27, he had written to the Chief Executive of Cornwall Council to express concern about the deterioration of the General Wolfe building and a reply is awaited.

**P/24/34) Public participation**

There were no members of the public present.

**P/24/35) Planning Applications**

- i. **PA24/02362:** 4 Sandy Hill St Austell Cornwall PL25 3AS. Construction of two semi-detached dwellings, creation of new vehicular access, provision of vehicular parking, external garden amenity areas, and associated works.

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

The Clerk advised that the Town Council objected to this application in May on the grounds of over-bearing, over-shadowing, density and massing and a further consultation has been received providing detail for the design of the proposal.

The Clerk advised that as of that afternoon there were no objections on the Cornwall Council planning system but South West Water has highlighted a sewer running along the edge of the land.

During discussion, Members felt that there is sufficient space for the proposal, but the massing and height of the proposed dwellings was a concern. A potential overlooking issue was highlighted to the East of the property. Members felt that if the Planning Officer could negotiate a design that would reduce the height of the dwellings and any overlooking issues, they would be mindful to make no objection to the application.

Although not against the principle of development on the site, it was **RESOLVED** to object to this application on the grounds of the massing and height of the proposal.

Members asked that the Planning Officer negotiate a design that would reduce the height and associated overlooking of the neighbouring property.

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

- ii. **PA24/03018:** 7 Morcom Close St Austell Cornwall PL25 3UF. Proposed amendment to approved loft conversion.

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

- iii. **PA24/03517:** 5 Lostwood Road St Austell Cornwall PL25 4JN. Formation of vehicular access and parking space.

It was **RESOLVED** to support this application subject to the Tree Officer being satisfied with the proposal.

- iv. **PA24/03910:** Hill House Farm St Austell Cornwall PL25 5AG. Proposed annexe/ancillary accommodation.

It was **RESOLVED** to make no objection to this application subject to the annexe being used in conjunction with the host dwelling.

- v. **PA24/03957:** 35 Gannet Drive St Austell Cornwall PL25 3BE. Proposed residential garage, repositioning of vehicular access and associated works.

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

### **P/24/36) Premises Licence Applications**

None.

### **P/24/37) Planning Decisions**

None

**P/24/38) Cornwall Council – Urgent Delegated Planning Decisions**

None.

**P/24/39) St Austell Town Centre Revitalisation Partnership**

The Clerk advised that there was no material progress to report since last week.

**P/24/40) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 15<sup>th</sup> July 2024 and Monday 19<sup>th</sup> August 2024.

The meeting closed at 6.31pm.