

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 12<sup>th</sup> FEBRUARY 2018 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.**

**Present:** Councillors: Bull, Colwill, Jones, King (Chair), Lanxon, Leonard, Oxenham, Palmer and Thompson.

**Also present:** Councillors Brown, Heyward and Styles.

**In attendance:** David Pooley (Town Clerk)

**P/17/121) Apologies for absence**

Apologies for absence were received from Councillors Hanlon, Pearce and Walker.

**P/17/122) Declarations of Interest**

Councillor Bull declared an interest in planning application PA17/11743 because she lived very close to the proposed development.

Councillor Oxenham declared an interest in planning application PA17/11620 due to a dispute with Cornwall Council.

Councillor Brown advised that he knew the representative present for planning application PA17/12078 but that he did not have an interest.

**P/17/123) Dispensations**

The Clerk advised that no requests for dispensations had been received.

**P/17/124) Minutes from the Meeting dated 8<sup>th</sup> January 2018**

It was **RESOLVED** that the minutes of the meeting held on the 8<sup>th</sup> January 2018 be approved and signed as a correct record.

**P/17/125) Matters to note**

The Clerk advised that following an amendment to planning application PA17/11620 the Town Council was being re-consulted on the application.

**P/17/126) Public Participation**

The Chairman advised the members of the public present that he would allow them to speak when the Committee considered their applications.

## **P/17/127) Planning Applications**

- i. **PA17/11620:** 1 Oxenham House Codling Close St Austell PL25 4PY. Conversion of existing office units (B1) to 8 x flats (C3) with dual use of one of the units as communal hub.

*\*\*Councillor Oxenham left the meeting during consideration of this item\*\**

The Chairman welcomed Peter Crawford (Wainhomes), Vicky Allan (Cornwall Council Adult Social Care) and Dale Webb (Cornwall Council Affordable Housing Team) to the meeting. Peter Crawford explained that there was a shortage of supported housing units in Cornwall and that the units proposed would have communal facilities, good levels of support and would be affordable and not sold on the open market. He explained that the commercial space had been marketed for 2 years and little interest had been received.

Ms Allan advised that the properties would enable a greater degree of independence for individuals who might otherwise be in care facilities. She advised that the proximity of the dwellings to the road was not an issue.

Mr Webb confirmed that there was a shortage of affordable housing and that this initiative would attract external funding and offer better space standards than usually expected.

Members discussed various issues including;

- Parking provision
- Modifications/equipment and support on site
- Ongoing management
- Access arrangements

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

*\*\*Councillor Lanxon arrived during the above item\*\**

*\*\*Councillor Oxenham returned to the meeting\*\**

- ii. **PA17/11722:** Boldventure Farm 63 Trenowah Road St Austell Cornwall. Reserved matters application for access, appearance, landscaping and scale following approved outline approval PA16/07432 dated 05.01.17.

The Chairman advised that this application had been deemed invalid and withdrawn from the agenda. Councillor Brown expanded on the reasons for the rejection of the application.

- iii. **PA17/12078:** 26 Retallick Meadows St Austell PL25 3BX. Application for the conversion of the existing garage into a hairdressing salon.

The Chairman invited Mr David Phillips and Ms Joanna Chippett to explain their application. Mr Phillips explained that the intention was to provide a single person salon and that the premises had 2 parking spaces which should be sufficient not to have any impact on parking in the cul-de-sac.

Members discussed the scale of the operation, operating hours and the merits of this type of business in this location.

It was **RESOLVED** to make no objection to this application subject to a condition linking the business use of the garage area with the dwelling.

- iv. **PA17/11743:** Land South West Of 1 Chandlers Walk Chandlers Walk St Austell Cornwall PL25 3NB. Proposed new dwelling and associated works.

*\*\*Councillor Bull left the meeting during the consideration of this item\*\**

Members expressed the view that this application had not changed sufficiently to reverse the previous decision to object to the proposed development although it was acknowledged that over-looking may no longer be a serious issue.

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

- Overdevelopment
- Loss of amenity space and inadequate amenity space for the new dwelling
- Inadequate parking provision
- Inadequate access arrangements.

*\*\*Councillor Bull returned to the meeting\*\**

- v. **PA17/11826:** 10 High Cross Street St Austell PL25 4AB. Change of use of post office counters area to 2 residential units including formation of entrance and modification to window.

Members expressed sadness that the Post Office had been lost from this part of town and that the area appeared to be declining

as a retail area but accepted that there were few planning arguments against this proposal.

It was **RESOLVED** to make no objection to this application subject to compliance with the recommendations of the Environment Officer with regard to noise mitigation and the Conservation Officer being satisfied with the proposal.

*Councillor Bull asked that it be recorded that she had abstained from voting on this matter.*

- vi. **PA18/00329:** Pentille 31 Trevarthian Road St Austell PL25 4BT. Non-material amendment in relation to decision notice PA17/01999, change to external and internal works.

The Chairman advised that this application had already been determined.

- vii. **PA18/00533:** Land North Of 88 To 90 Truro Road Edgcumbe Road St Austell Cornwall. Erection of 2 dwellings and provision of parking.

Members noted that this application related to land within the Conservation Area and that a previous application for 3 dwellings had been refused by Cornwall Council. It was noted that the Highways Officer had concerns about the latest proposals and that the arguments for refusal of the previous application applied also to this application.

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

- Concerns regarding access and parking
- The proposed development, by way of its character, siting and massing, removes a prominent undeveloped piece of land and wall from the local landscape and introduces dwellings fronting the street scene and at a higher density to neighbouring plots; all to the detriment of the character of the surrounding conservation area. It fails to maintain the special character of a conservation area and this harm is not outweighed by public benefits associated with the proposal. The proposal is, therefore, contrary to Policies 2, 12, 21 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 17, 56, 64, 131 and 134 of the National Planning Policy Framework.

*Councillor Bull asked that it be recorded that she had abstained from voting on this matter.*

- viii. **PA18/00534:** 119 Slades Road St Austell Cornwall PL25 4HG. Extension for new ensuite bedroom (for elderly relative) plus new garage.

It was **RESOLVED** to make no objection to this application subject to a condition to ensure that the annex is only used in conjunction with the main dwelling.

- ix. **PA18/00643:** 100 Truro Road St Austell PL25 5HH. Works to fell a Red Cedar and replant with a Amelanchier within a Conservation Area.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being in agreement with the proposals.

- x. **PA18/00736:** Aldi Slades Road St Austell Cornwall. Retrospective consent for the installation of 3 x air conditioning units and acoustic enclosures.

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

- Noise nuisance
- Visual impact
- Inappropriate siting of the ventilation units

and to ask Cornwall Council to undertake enforcement action.

*Councillors Bull and Thompson abstained from voting on this matter.*

- xi. **PA18/00741:** Land East Of 6 Tremayne Road Dobell Road St Austell Cornwall. Application for Outline Planning Permission with some matters reserved for the construction of a detached dwelling (access and landscaping).

Members felt some unease about this application but noted that there had been a degree of infilling already in the area.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer having no concerns.

*Councillor Bull asked that it be recorded that she had abstained from voting on this matter.*

## **P/17/128) Premises Licence Applications**

- 1. Premises Name and Address: The Queens Head, 2 North Street, St Austell, PL25 5QD. Application Type: Variation. Licensable Activities: Amend plans & extend hours for entertainment.**

It was **RESOLVED** to make no objection to the proposals to regularise the plans of the licensed premises.

It was **RESOLVED** to object to the extension of hours for the playing of live and recorded music because of the potential impact in terms of noise nuisance on residential properties in the area.

## **P/17/129) Planning Decisions**

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

## **P/17/130) Cornwall Council – Urgent Delegated Planning Decisions**

There were no urgent planning decisions.

## **P/17/131) Guiding Principles for Pre-application Discussions**

Members considered the revised guidance on pre-application discussions issued by the Cornwall Planning Partnership.

It was **RESOLVED** to note and adopt the revised guidance.

*\*\* Councillor Lanxon left during the above item\*\**

## **P/17/132) Local Council Planning Conference**

The Clerk advised that this conference was now fully subscribed but that he hoped that there would be further conferences later in the year.

## **P/17/133) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 26<sup>th</sup> March 2018 and Monday 30<sup>th</sup> April 2018.

The meeting closed at 7.20pm.