

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 18th JUNE 2018 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

Present: Councillors: Colwill, Jones, King, Lanxon, Leonard, Palmer (Chair), Pearce, Styles and Walker.

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

Also in attendance: Councillor Brown.

P/18/14) Apologies for absence

Apologies for absence were received from Councillors Bull, Oxenham and Thompson.

P/18/15) Declarations of Interest

None.

P/18/16) Dispensations

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

P/18/17) Minutes from the Meeting dated 21st May 2018

It was **RESOLVED** that the minutes of the meeting held on the 21st May 2018 be approved and signed as a correct record.

P/18/18) Matters to note

The Clerk advised that he had nothing to add.

P/18/19) Public participation

The Chairman advised that in order to accommodate the member of the public present, Planning Application Number: PA18/05078 would be brought forward to Planning Application number i.

Councillor Lanxon arrived

Councillor Leonard arrived during the next item

P/18/20) Mr John Manlove – In Caring Hands Ltd

Mr Manlove introduced his colleague, Maria and explained that they are hoping to turn 124 Tregonissey Road into a respite care home for disabled young adults. He advised that there are no restrictions on the future use of the building and that apart from the addition of a small window, there are no other changes planned. He explained that the car park would be tidied up and that there would be sufficient space for both staff and visitors, with no need for any on-street parking. He added that the care home would be staffed 24/7 with staff working 8 hour shifts and managed by Maria who has 30 years nursing experience.

During discussion, Councillors raised the following issues/concerns:

- The ages of the residents
- The problematic parking and traffic congestion in the area
- The need for the respite facility

Mr Manlove explained that the ages of the residents would be late teens to aged 30 and most probably wheelchair bound. He stressed his belief that the proposal would not cause increased congestion on the road due to the adequate parking provision and that local research amongst parents had suggested a need for a care home facility for young adults in St Austell.

Members thanked Mr Manlove for his presentation and advised that a formal decision would be made in due course when Cornwall Council formally consult the Town Council on the planning application in due course.

P/18/21) Planning Applications

- x. **PA18/05078:** Land South East Of 32 Dobell Road Polkyth Road St Austell Cornwall. Outline planning permission with all matters reserved: Two semi-detached dwellings.

Mr Bray advised that he is a near neighbour to the proposal and although he has no objection to the planning application, he has concerns about the busy, narrow lane that serves the existing properties. He expressed his particular concern with regard to access to his garage and the additional traffic on the lane during construction.

Members raised concerns about building on green space, the narrowness of the lane and the access from the lane on to the main road directly in to traffic lights.

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

- Over-development
 - Access issues
 - Out of keeping with the street scene
- i. **PA18/02098:** 56 Park Way St Austell PL25 4HR. The addition of a conservatory to the rear of the property that exceeds the permitted development restriction of 3 metres in length.

It was **RESOLVED** to object to this application as Councillors were unhappy with the proposals and felt that further negotiations should be undertaken with the applicant to make the scheme more neighbourly.

- ii. **PA18/02358:** 42 Lostwood Road St Austell PL25 4JR. Proposed extensions and internal alterations to include Juliet balcony to the front elevation.

Members noted the improvements made to the planning application but still expressed concern with regard to the design and effect on the street scene.

A proposal to make no objection to this application was lost by 4 votes to 5.

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

- The design of the proposal
 - Massing
 - Out of character with the street scene
- iii. **PA18/03432:** 104 Eastbourne Road St Austell Cornwall PL25 4SS. Proposed ground floor extension and loft conversion to form living accommodation.

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

- iv. **PA18/04003:** 51 Meadway St Austell PL25 4HT. Single-storey extension.

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

- v. **PA18/04060:** Land South Of 48 Margaret Avenue St Austell Cornwall. Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline approval PA17/08653 for a new dwelling.

It was noted that this application had been withdrawn.

- vi. **PA18/04218:** Sandy Hill Academy Sandy Hill St Austell PL25 3AT. Variation of conditions 2 (plans approved) and 8 (landscaping scheme) of decision PA16/07657 dated 18.01.2017 to allow provision of additional external informal hard play.

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

- vii. **PA18/04682:** 48 Trelawney Road St Austell PL25 4JB. Single storey rear extension.

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

- viii. **PA18/04747:** Penrice Academy Charlestown Road Charlestown St Austell. Erection of timber building.

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

- ix. **PA18/04785:** 19 Pentewan Road St Austell PL25 5BU. Three-bedroom dormer style dwelling.

A proposal to make no objection to this application was lost by 4 votes to 5.

It was **RESOLVED** to object to this proposal on the grounds of access and over development.

- xi. **PA18/05102:** 94 Phernyssick Road St Austell PL25 3TZ. Proposed vehicular access and detached garage and replace existing garage door with door and window.

It was **RESOLVED** to make no objection to this application but it should be noted that Members would have been happier if the garage had been set back further from the road to permit additional off-road parking.

P/18/22) Premises Licence Applications

None.

P/18/23) Planning Decisions

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

P/18/24) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/18/25) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 23rd July 2018 and Tuesday 28th August 2018.

The meeting closed at 6.59pm.