

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 7th JANUARY 2019 in the Council Chamber at the St Austell Information Service (formerly the One Stop Shop), Penwinnick Road, St Austell, PL25 5DR at 6pm.

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

Also present: Councillor Heyward.

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

P/18/88) Apologies for absence

Apologies for absence were received from Councillor Pearce.

Councillor Bull advised that she would have to leave early due to another commitment.

Councillor Leonard arrived

P/18/89) Declarations of Interest

None.

P/18/90) Dispensations

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

P/18/91) Minutes from the Meeting dated 10th December 2018

It was **RESOLVED** that the minutes of the meeting held on the 10th December 2018 be approved and signed as a correct record.

P/18/92) Matters to note

The Clerk advised that the Planning Officer is mindful to approve Planning Application Number PA18/10679 and has issued a 5-day protocol to the Town Council for consideration. It was agreed that this should be considered under Agenda Item 10.

P/18/93) Public participation

None.

P/18/94) Planning Applications

- i. **PA18/09691:** Land At West Carclaze And Baal Carluddon St Austell Cornwall. Application for the first reserved matters application for phase 1 of the development. The application seeks consent for the development of 338 residential units plus local centre, health and retail facilities. The application covers all matters of design, scale, layout, access, drainage and landscaping. The outline application was accompanied by an environmental statement which was submitted to the Local Planning Authority and used in the determination of the proposal.

The Chairman advised that the Town Council had discussed this application on many occasions and had resolved to make "no objection" to the outline application considered in 2017.

During discussion, concern was expressed with regard to the sustainability of the project, but support was shown for the proposed health centre and school.

It was **RESOLVED** to make no objection to this application subject to all of the Section 106 conditions being complied with.

Councillor Walker asked that it be recorded that he voted against this proposal

- ii. **PA18/10027:** Old Manor House Dental Surgery 3 North Street St Austell PL25 5QD. Demolition of the single storey garage and construction of a single storey building, conversion of the existing two storey store to provide treatment rooms, sterilisation areas, a reception, WC's and a conference room.

It was **RESOLVED** to make no objection to this application subject to a satisfactory Heritage Impact Assessment report.

- iii. **PA18/10028:** Old Manor House Dental Surgery 3 North Street St Austell PL25 5QD. Listed building consent for demolition of the single storey garage and construction of a single storey building, conversion of the existing two storey store to provide treatment rooms, sterilisation areas, a reception, WC's and a conference room.

It was **RESOLVED** to make no objection to this application subject to a satisfactory Heritage Impact Assessment report.

- iv. **PA18/10604:** 24 Penwinnick Road St Austell Cornwall PL25 5DS. Proposed garage.

It was **RESOLVED** to make no objection to this application subject to a suitable condition to ensure that the use is limited to a garage.

- v. **PA18/10726.** 44 Porthmeor Road St Austell PL25 3LX. Works to trees subject to a tree preservation order. Reduction of Ash and Sycamore trees to five metres in height.

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

- vi. **PA18/10987:** Holy Trinity Church Market Street St Austell PL25 4AT. Part removal of existing railings and perimeter wall and regrading of levels to follow adjacent road.

Members expressed concern with regard to the application but felt that on balance the proposal would be an overall improvement and would help to make the church more accessible to the public, particularly on occasions like Remembrance Day.

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

Councillor Thompson abstained from voting on this item

- vii. **PA18/11077:** 15 Bethel Road St Austell PL25 3HA. New Annex.

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

- viii. **PA18/11199:** 15 Eliot Road St Austell Cornwall PL25 4NL. Outline application with all matters reserved for construction of new dwelling.

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

- Overdevelopment
- Loss of amenity space
- Overbearing on the neighbouring properties

Councillors Bull, Styles and Thompson abstained from voting on this application

- ix. **PA18/11550:** 19 Trevone Crescent St Austell PL25 5ED. Works to various trees covered by a Tree Preservation Order.

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

- x. **PA18/11551:** Highwood 21 Trevone Crescent St Austell PL25 5ED. Proposed tree works.

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

- xi. **PA18/11763:** 19 Bethel Road St Austell Cornwall PL25 3HA. Proposed garage single storey with double pitched roof.

It was **RESOLVED** to make no objection to this application subject to a suitable condition to ensure that the use of the building is restricted to a garage.

P/18/95) Premises Licence Applications

None.

P/18/96) Planning Decisions

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

Councillor Bull declared an interest and left the meeting

P/18/97) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that the Planning Officer is mindful to approve Planning Application Number PA18/10679 and that a 5 day protocol letter has been issued. Members noted the Town Council's objections to the application and the Planning Officer's response to the objections. Following discussion, Members agreed that the arguments for refusal are weak and that the Town Council should reluctantly "agree to disagree" with the Planning Officer and not insist on the application being considered at Cornwall Council's Planning Committee.

Councillor Bull returned to the meeting but left during the next item

P/18/98) Local Highways Schemes

The Clerk provided an update on meetings held in relation to potential highways improvement schemes. The update included:

- The A30 link road and potential improvements to Bodmin Road and Bugle to control heavy goods vehicles;
- The potential lowering of the road under Holmbush bridge to allow large vehicles to use the A390;
- Improvements to the Porthpean Road junction funded by Section 106 contributions from a nearby development;
- The potential to improve the junction in to the Asda supermarket;
- Access to the planned Trewiddle development;
- Highways improvement contributions anticipated from the development at the garden village which might improve the Carclaze roundabout, the Tregonissey Road junction and surrounding roads and the Sandy Hill junction;
- The potential to work more closely with schools to reduce school traffic.

Members discussed the priority of the various schemes and acknowledged that lowering the Holmbush bridge was a top priority in order to guide large vehicles along the most appropriate roads. Members highlighted the importance of cycle and pedestrian travel and the desirability of improving school buses.

It was **RESOLVED** to ask the Clerk to write to Cornwall Council explaining that the Town Council consider the lowering of the road under Holmbush Bridge as the top priority in terms of road improvement schemes.

P/18/99) Town and Country Planning (Tree Preservation) (England) Regulations 2012 – Trevarrick Woods St Austell

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

P/18/100) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Land North Of 88 To 90 Truro Road Edgumbe Road St Austell

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

P/18/101) Appeal Decision - Copper Beeches, 52 Truro Road, St Austell PL25 5JJ

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

P/18/102) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 11th February 2019 and Monday 11th March 2019. The meeting closed at 7.10pm.