

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 11<sup>th</sup> FEBRUARY 2019 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.**

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

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

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

**P/18/103) Apologies for absence**

Apologies for absence were received from Councillors Bull, King and Styles.

**P/18/104) Declarations of Interest**

Arising from a question from Councillor Thompson, the Clerk confirmed that he did not have an interest in Planning Application PA18/11916 by virtue of his employer being located at 1-3 Mount Charles Road.

**P/18/105) Dispensations**

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

**P/18/106) Minutes from the Meeting dated 7<sup>th</sup> January 2019**

It was **RESOLVED** that the minutes of the meeting held on the 7<sup>th</sup> January 2019 be approved and signed as a correct record subject to the word "lower" being replaced with "lowering" on page 5.

**P/18/107) Matters to note**

None.

**P/18/108) Public participation**

None.

In order to assist the two members of the public present, the Chairman agreed to bring Planning Application Number (ii) forward.

## **P/18/109) Planning Applications**

- ii. **PA18/11916:** Lloyds Bank 7 Mount Charles Road St Austell Cornwall. Proposed conversion of disused bank to form 3 flats.

Representatives from PVM Properties Limited advised that they have been appointed to carry out the Lloyds Bank conversion at Mount Charles. The proposal is for 2 x 2 bedroom properties, both with parking and 1 x 1 bedroom property with no parking. The access to the properties will be to the rear of the building and the conversion will not affect the elevations or overall look of the building.

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

- i. **PA18/09661:** The Rann Wartha 9 Biddicks Court St Austell PL25 5EW. Extension of existing beer garden and demolition of conservatory and existing flat roofed extensions.

It was **RESOLVED** to make no objection to this application subject to the Police recommendations in respect of CCTV being taken in to consideration.

*\*\*Councillor Brown arrived during the next item\*\**

- iii. **PA19/00175:** 1 Church Street St Austell PL25 4AW. Listed Building Consent: External refurbishment of the building including relaying of the existing slate roof, renewal of the flat roof covering, brickwork repairs, repointing, re-dressing and part renewal of leadwork, timber joinery repairs and redecoration.

It was **RESOLVED** to make no objection to this application subject to Cornwall Council's Historic Environment Officer being satisfied with the proposals.

- iv. **PA19/00368:** 49 Porthmeor Road St Austell PL25 3LU. Fell Oak Tree subject to a Tree Preservation Order.

In the light of the Tree Officer's strong concerns, it was **RESOLVED** to object to this application.

- v. **PA19/00578:** 24 Growan Road St Austell Cornwall PL25 3JP. Proposed single storey extension to the rear to create a physiotherapy room for a disabled resident.

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

- vi. **PA19/00628:** McDonald's Restaurant Pentewan Road St Austell PL25 5BU. Construction of extensions totalling 24.7sqm incorporating an extended freezer/chiller and collection booth. The minor reconfiguration of the accessible bays with associated works to the site.

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

### **P/18/110) Premises Licence Applications**

None.

### **P/18/111) Planning Decisions**

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

Arising from the above, the Clerk agreed to write to the Post Office to encourage the Post Office to make alternative provision in the locality following the closure of the Post Office at Slades Road.

### **P/18/112) Cornwall Council – Urgent Delegated Planning Decisions**

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

*PA18/10645 - Former Tregarne Chapel Discharge of Section 106 Obligation in respect of decision PA11/05205*

The Clerk advised that a 5-day protocol has been received from Cornwall Council requesting that the Section 106 obligations be waived. He advised that the property was likely to be the subject of a refurbishment under the Town Heritage Scheme and suggested that Cornwall Council be asked to delay making an assessment of the financial viability until all the financial details, including the Town Heritage scheme funding are known. Councillor Heyward advised that she was happy with this proposal and that she had sent an e-mail to the Planning Officer suggesting the same.

It was **RESOLVED** to ask the Planning Officer to delay making a decision on this proposal until all the financial details are known.

*St Austell Band Club, East Hill*

The Clerk advised that a Licensing Application consultation has been received from Cornwall Council with a deadline of 6<sup>th</sup> March which is unfortunately before the next Planning & Regeneration Committee meeting on the 11<sup>th</sup> March 2019. He advised that the Band Club are seeking a "General Premises License" to enable them to hold public events without

the requirement of applying for a Temporary Licence each time. No other changes to the current licence are proposed.

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

### **P/18/113) Hackney Carriages (Taxi's) in Carrick, Penwith and Restormel Zones**

The Clerk referred to a Cornwall Council consultation seeking views on the control of the number of taxis and hackney carriages in three zones Carrick (Truro, Falmouth and Perranporth), Penwith (Penzance, St Ives and Hayle) and Restormel (Newquay and St Austell). He advised that the Town Council was last consulted in 2016 where Members felt that that the zones and numeric limits should be scrapped to enable Cornwall Council's licensing committee to decide applications for new taxis and hackney carriages on their own merit. He further advised that as a result of this consultation, Cornwall Council decided to keep the restrictions in place in the Carrick, Penwith and Restormel zones.

Arising from discussions the following points/issues were raised:

- There are not enough taxis in St Austell
- A lot of taxis are contracted to schools and therefore during school drop off and pick up times there are fewer taxis available
- Electric vehicles should be encouraged

It was **RESOLVED** to ask Cornwall Council:

- (i) not to restrict the number of taxis and Hackney Carriages in St Austell;
- (ii) Consider each application for an electric vehicle licence on its own merit and if necessary ignore any numeric limits when considering these applications.

### **P/18/114) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 11<sup>th</sup> March 2019 and Monday 29<sup>th</sup> April 2019.