

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

Present: Councillors: Bull, Colwill, Jones, King, Lanxon, Oxenham, Palmer, Pearce, Styles, Thompson and Walker.

Also present: Councillor Heyward.

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

P/18/115) Apologies for absence

Apologies for absence were received from Councillor Leonard.

Councillor Pearce advised that she needed to leave the meeting early.

P/18/116) Declarations of Interest

Councillor Palmer declared an interest in Planning Application Number: PA19/01446 (6 Clinton Drive), by virtue of being on the St Austell BID Board with Mr Richard Hurst who is a neighbour and objector to the proposal at 6 Clinton Drive.

Councillor Tim Styles declared an interest in Planning Application Number: PA19/00158 (108 Holmbush Road) by virtue of knowing the applicant.

P/18/117) Dispensations

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

Councillor Lanxon arrived during the next item

P/18/118) Minutes from the Meeting dated 11th February 2019

It was **RESOLVED** that the minutes of the meeting held on the 11th February 2019 be approved and signed as a correct record.

Councillor King abstained from voting on this item as he was not present at the meeting

P/18/119) Matters to note

The Clerk advised that Planning Application Number PA18/10330 had been approved under the five-day protocol arrangement.

P/18/120) Public participation

In order to assist the public present, the Chairman agreed to bring Planning Application Numbers: PA19/01446, PA19/00945, PA19/00927, PA19/01495 and PA19/01496 forward.

Councillor Palmer reiterated his interest in Planning Application Number: PA19/01446 and left the meeting

Councillor Walker assumed the Chair

P/18/121) Planning Applications

- xiii. **PA19/01446:** 6 Clinton Drive St Austell PL25 5JT. Extension to property.

The Clerk advised that the Planning Officer has concerns about the scale, design, impact on the street scene and possible effect on the neighbouring properties.

Mr Richard Hurst spoke on behalf of a number of concerned residents. He drew reference to a covenant on the property, the proposed design and appearance, loss of garden, proposed access arrangements and the topography of the area. Mr Hurst made reference to the requirements of the Local Plan which he felt that the proposal did not meet. Mr Hurst expressed concern that the proposal appeared to be a separate dwelling and not an extension. Concern was also expressed with regard to water run off, sewage and the privacy of the neighbouring properties.

Concern was expressed with regard to overlooking and the reduction in privacy that the proposal would have on 5 Clinton Drive and the impact that it would have on 44 Trevarrick Drive, particularly with regard to overlooking and drainage issues.

Councillor Heyward expressed her support for the residents' concerns.

Mr Jarvis, the Architect representing the applicant advised that the issue in respect of the covenant was not a planning matter and that the proposal was an extension of the house and not a separate dwelling. He explained that there are no access or overlooking issues. He advised that an appropriate soakaway would be put in place and that the extension would be made from quality materials which would enhance the area.

Members were sympathetic to the concerns of the residents and reiterated concern with regard to the scale and design of the proposal, the impact on the street scene and the adverse impact on the neighbouring properties.

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

- Scale
- Design
- Out of keeping with the street scene
- Loss of privacy and impact on the neighbouring properties

Councillor Bull abstained from voting on this application

Councillor Palmer returned to the meeting and resumed the Chair

- v. **PA19/00945:** 32 Dobell Road St Austell PL25 4NB. Outline planning permission with all matters reserved: Construction of single bungalow to the rear of the property within garden boundary.

Mr Oak introduced himself and explained that he was speaking on behalf of his mother who was the applicant. He explained that pre application advice had been received from Cornwall Council who had expressed a preference for one property on the site rather than two which the family had proposed originally. He assured Members that the proposed bungalow would be a high quality build, in a large plot and would not impact on the neighbouring properties.

Members noted that the application was for outline planning permission and expressed support for one bungalow on the site as proposed.

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

Councillor Bull abstained from voting on this application

- iv. **PA19/00927:** Land East Of 6 Tremayne Road Dobell Road St Austell PL25 4NE. Reserved matters of appearance, layout and scale following outline approval PA18/00741 (detached dwelling).

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

- xiv **PA19/01495:** Seaways 3 Menear Road St Austell Cornwall. New garage.

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

- xv. **PA19/01496:** Seaways 4 Menear Road St Austell Cornwall. New garage.

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

Councillor Styles reiterated his interest in Planning Application Number PA19/00158 and left the meeting

- i. **PA19/00158:** 108 Holmbush Road St Austell Cornwall PL25 3LP. Proposed garage conversion to provide additional living accommodation or holiday accommodation.

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

Councillor Styles returned to the meeting

- ii. **PA19/00568:** 9 Bownder Vean St Austell Cornwall PL25 3DB. Conversion of existing garage into utility room.

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

- iii. **PA19/00765:** 7 Trehiddle Road St Austell Cornwall PL25 5BZ. Non-material amendment (No. 1) for amendment to F. F. L to be 32.8 to (PA17/09333) Demolition of existing bungalow and redevelopment of 3no. 3-bedroom houses.

The Chairman advised that this application had been withdrawn.

- vi. **PA19/00955:** St Austell Library 2 Carlyon Road St Austell Cornwall. Listed building consent to replace one wall panel with matching door and panel to give access to the garden. Provision of ramp (retrospective).

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

- vii. **PA19/00957:** Peace And Harmony Lodge South Street St Austell Cornwall. Installation of an external fire escape and disabled access from first floor level.

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

- viii. **PA19/00964:** 63 Cormorant Drive St Austell Cornwall PL25 3BQ. Ground floor extension.

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

- ix. **PA19/00997:** Tremaine Bucklers Lane St Austell PL25 3JN. Proposed new first floor accommodation in a reconstructed roof with external and internal alterations and associated works.

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

- x. **PA19/01061:** 6 Cormorant Drive St Austell PL25 3BA. Single story extension to the rear.

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

- xi. **PA19/01238:** 76 Turnavean Road St Austell PL25 5NX. Demolition and replacement of domestic workshop and formation of enlarged parking area.

It was **RESOLVED** to make no objection to this application subject to suitable screening and a permeable surface for the proposed parking area.

- xii. **PA19/01434:** 19 Trenowah Road St Austell PL25 3EB. Demolish existing conservatory and utility room and construct a 2-storey extension on the same footprint to the rear of the property with a room in the roof.

The Chairman advised that this application had been withdrawn.

- xiii. **PA19/01650:** 82 Bodmin Road St Austell Cornwall PL25 5AG. Reserved matters application for access, appearance, landscaping, layout and scale for second dwelling following outline approval PA17/05840 for construction of two homes.

It was **RESOLVED** to make no objection to this application subject to the footpath being kept clear during the construction works.

Councillor Lanxon left the meeting

P/18/122) Premises Licence Applications

None.

P/18/123) Planning Decisions

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

P/18/124) Cornwall Council – Urgent Delegated Planning Decisions

PA18/10329 Tregarne Chapel

The Clerk advised that the planning officer was mindful to approve Planning Application Number: PA18/10329 and that a five day protocol had been issued to the Town Council. Members noted that they had previously objected to this application.

Members discussed the application and reluctantly agreed that the proposal should not be referred to Cornwall Council's Central Sub Planning Committee for consideration.

It was **RESOLVED** to "agree to disagree" with the Planning Officer and not insist on the application being referred to Cornwall Council's Central Sub Planning Committee.

P/18/125) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 29th April 2019 and Monday 20th May 2019.

The meeting closed at 7.23pm.