

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 17TH JUNE 2019 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, Cornwall PL25 5DP at 6pm.

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

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

Also in attendance: Councillors Brown and Heyward.

P/19/14) Apologies for absence

Apologies for absence were received from Councillor King.

Councillor Palmer advised that he needed to leave the meeting between 7.30pm and 7.45pm.

P/19/15) Declarations of Interest

Councillor Bull declared an interest in Agenda Item 7 (i) by virtue of the applicant being a family member.

Councillor Jones declared an interest in Agenda Item 7 (x) by virtue of being a Director of the Market House.

P/19/16) Dispensations

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

P/19/17) Minutes from the Meeting dated 20th May 2019

It was **RESOLVED** that the minutes of the meeting held on the 20th May 2019 be approved and signed as a correct record.

Councillors Bishop and Styles abstained from voting on this item due to being absent at the meeting

P/19/18) Matters to note

There were no matters to note.

P/19/19) Public participation

The Chairman advised that in order to assist the members of the public present he would move agenda item 7 (iii) to agenda item 7 (ii).

Councillors Lanxon and Leonard arrived to the meeting

P/19/20) Planning Applications

***Councillor Bull left the meeting prior to this item and took no part in the debate ***

Councillor Oxenham left the meeting during this item and took no part in the debate

- i. **PA19/02749:** Land East Of 20 Edgcumbe Road St Austell Cornwall. Detached split level dwelling.

The Chairman welcomed a number of members of the public concerned about the proposal at 20 Edgcumbe Road. Three members of the public spoke and raised the following issues and concerns:

- The access to the proposal from the A3058 which is designated as one of the most dangerous roads in Cornwall;
- The poor drainage at the site;
- The lack of enforcement of conditions for previously approved housing;
- Not an area identified for development in the local plan;
- The unstable nature of a neighbouring Cornish hedge;
- Out of keeping with the street scene.

Members raised the following issues/concerns:

- The proposal would create serious overdevelopment of the area;
- Extremely poor access to the proposal from the very busy and fast flowing A3058;
- Out of keeping with the street scene which used to be a Area of Special Character in the Restormel Local Plan;
- The need for a site visit by the Cornwall Council Central Sub Area Planning Committee and the Highways Officer prior to it being considered at Committee.

It was unanimously **RESOLVED** to strongly object to this proposal on the following grounds:

- Loss of amenity space;
- Inadequate access arrangements;
- Overdevelopment of a critical drainage area;
- Out of keeping with the street scene in an area previously designated as an Area of Special Character in the Restormel Local Plan.

It was **FURTHER RESOLVED** to request a site visit for the benefit of the Cornwall Council Central Sub Area Planning Committee Members and the Highways Officer prior to consideration of this application at Committee.

Councillors Bull and Oxenham returned to the meeting

- iii. **PA19/03969:** Land Opposite Little Gover Farmhouse Gover Valley St Austell Cornwall. To provide vehicular bridge over Gover Stream.

Members raised the following issues/concerns:

- The lack of detail with regard to the need for vehicular access;
- Flood risk;
- Infestation of Japanese knotweed in the area;
- Potential loss of amenity space and impact on neighbouring properties;
- The detrimental affect on the existing highway.

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

- No justification for a vehicular access;
- Potential detrimental effect the proposal would have on the existing highway;
- Potential loss of amenity space and impact on neighbouring properties.

- ii. **PA19/03949:** 47 South Street St Austell PL25 5BJ. To build a new two-storey, three-bed detached house with parking within the curtilage of 47 South Street.

Members expressed mixed views with regard to this proposal, particularly as the area is untidy at the present time and that development of the site could improve it. Members did however express concern about overdevelopment of the site and the inadequate access and parking arrangements

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

- Overdevelopment
- Inadequate access arrangements
- Inadequate parking arrangements

Councillors Bull and Styles abstained from voting on this item

- iv. **PA19/03978:** 68 Slades Road St Austell PL25 4HF. Proposed two storey extension and loft conversion.

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

- v. **PA19/03980:** 3 Turnavean Road St Austell Cornwall PL25 5NX. Proposed first floor extension over existing garage.

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

- vi. **PA19/04132:** 5 Whieldon Road St Austell Cornwall PL25 3JB. Extension to the side/back of the bungalow incorporating a dressing room/ensuite. Enlargement of garage. Replacement of rear conservatory.

It was **RESOLVED** to make no objection to this application subject to adequate screening being put in place to prevent overlooking.

- vii. **PA19/04155:** 32 Porthmeor Road St Austell Cornwall PL25 3LX. Single storey extensions to rear of the property.

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

- viii. **PA19/04215:** Caprera 61 Truro Road St Austell PL25 5JG. Works to a tree subject to a tree preservation order. Reduce crown width of Copper Beech from 20 metres to 17 metres.

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

- ix. **PA19/04222:** Bishop Bronsecombe Church Of England Voluntary Aided School 84 Boscoppa Road St Austell PL25 3DT. Works to trees subject to TPO, prune branches of group G2 stop branches overhanging fence.

It was **RESOLVED** to make no objection to this application subject to the works being carried out in accordance with the Tree Officer's recommendations.

Councillor Jones voted against this proposal

Councillor Jones reiterated his interested and left the meeting

- x. **PA19/04228:** Market House Market Hill St Austell PL25 5QB. Listed Building Consent for reinstatement and improvement works including new rainwater disposal, new glazed openings, new glazed roof and internal alterations.

It was **RESOLVED** to support this application subject to the works being carried out to the satisfaction of Historic England and Cornwall Council's Historic Environment Officer.

It was **FURTHER RESOLVED** that the Town Council should be kept informed with the progress of this proposal.

Councillors Oxenham and Thompson abstained from voting on this item

Councillor Jones returned to the meeting

- xi. **PA19/04248:** 7 Landrew Road St Austell Cornwall PL25 3UQ. Non-material amendment in respect of PA17/07964 - proposed new bungalow dwelling and associated works to alter the roof design.

It was **RESOLVED** to object to the application being treated as a non-material amendment.

- xii. **PA19/04459:** 97 Holmbush Road St Austell PL25 3LL. Ash (T1) - remove three major limbs.

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

- xiii. **PA19/04529:** 37 Chough Crescent St Austell Cornwall PL25 3AY. Proposed kitchen/dining room extension.

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

- xiv. **PA19/04574:** Pentille 31 Trevarthian Road St Austell PL25 4BT. Construction of a bungalow.

Councillor Bull explained the history of the site including an incorrect planning approval of a non-material amendment. She raised concerns about the impact that the proposal would have on the neighbouring property at 33 Trevarthian Road, the overdevelopment of the site and the impact on the street scene.

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

- Overdevelopment of the site;
- Out of keeping with the area;
- Impact on the privacy of the neighbouring property.

It was **FURTHER RESOLVED** that should Cornwall Council approve this application, suitable safeguards must be put in place to prevent any overlooking of 33 Trevarthian Road.

- xv. **PA19/04717:** 8 Dobell Road St Austell Cornwall PL25 4NB. It is proposed to remove the existing conservatory at the rear of the property and replace with a flat roofed, single storey kitchen extension.

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

- xvi. **PA19/04910:** Trees South Of Jubilee Meadows Open Space Horse Whim Drive St Austell. Application for works to trees subject to a tree preservation order – Remove overhanging branches of Oak G1a and fell Oak G1b.

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

P/19/21) Premises Licence Applications

None.

P/19/22) Planning Decisions

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

P/19/23) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/19/24) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 22nd July 2019 and Tuesday 27th August 2019.

The meeting closed at 7.25pm.