

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 22<sup>nd</sup> JULY 2019 in the Council Chamber, St Austell Information Centre, Penwinnick Road, St Austell, PL25 5DR at 6pm.**

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

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

**Also in attendance:** Councillors Brown, Heyward and Rees.

**P/19/25) Apologies for absence**

Apologies for absence were received from Councillors Styles and Leonard.

**P/19/26) Declarations of Interest**

There were no declarations of interest.

**P/19/27) Dispensations**

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

**P/19/28) Minutes from the Meeting dated 17th June 2019**

It was **RESOLVED** that the minutes of the meeting held on the 17<sup>th</sup> June 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/19/29) Matters to note**

There were no matters to note.

The Chairman advised that in order to assist the members of the public present, he would bring planning application number (iii) (PA19/04363 – 28 Penwinnick Road, St Austell) forward to consider first.

**P/19/30) Public participation**

The Chairman agreed that the members of the public present could speak at the time the application they are interested in was being considered.

## **P/19/31) Planning Applications**

- iii. **PA19/04363:** Penwinnick House 28 Penwinnick Road St Austell PL25 5DS. Conversion of guest house to four self-contained flats, including two-storey rear extension and conversion of outbuilding to one self-contained unit.

Five members of the public raised the following issues and concerns with regard to Planning Application Number **PA19/04363**.

- Concern about the potential end use of the establishment and a lack of consultation;
- Concern that the drawings do not resemble what has been built and a lack of enforcement by Cornwall Council;
- General concern about the anti-social behaviour around the town and the effect that it is having on both the residential and business community.

The Clerk reminded Councillors that some of the issues outlined are not material planning considerations.

Members raised the following issues/concerns:

- Design of the building
- Potential overlooking from the 1<sup>st</sup> floor flats
- The development of flats would be out of character for the area
- The Police comments with regard to the security of the area.

A proposal to make no objection to this application subject to the technical advice from the police being enforced was lost 2 votes to 7.

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

- Design of the proposed flat roof extension
- Overlooking from the top floor flats on to the neighbouring properties
- Flats out of character for the area
- Police concerns with regard to security and strength of public concern

*\*\*Councillor Bull abstained from voting on this item as it is likely to be considered at the Central Sub Area Planning Committee of which she is Chairman\*\**

- i. **PA19/02070:** Higher Trewiddle Farm St Austell Cornwall PL25 5DA. Outline permission for the erection of 6 detached dwellings and the retention of the existing buildings with all matters reserved.

Mr Marshall advised that following the Town Council's objection to the application a few months ago, improvements had been made to the proposed access to the properties via the narrow lane by agreeing to install a passing bay as well as re-surfacing, drainage and tree protection works. He advised that if the Town Council had no objection to the improvements it was likely that the application would be considered under delegated powers.

It was **RESOLVED** to make no objection to this application subject to suitable conditions to secure a passing bay, road and drainage improvements and tree protection.

*\*\*Councillors Bull and Lanxon abstained from voting on this application\*\**

- ii. **PA19/02860:** Pondhu County Primary School Penwinnick Road St Austell Cornwall PL25 5DS. Retention of temporary classroom for a further three years.

The Clerk advised that this application had already been determined by Cornwall Council.

- iii. **PA19/04388:** 29 Bucklers Lane St Austell Cornwall PL25 3JN. Garage conversion to include a bedroom and bathroom facilities.

The Clerk advised that this application had already been determined by Cornwall Council.

- iv. **PA19/04402:** 31 Lostwood Road St Austell Cornwall PL25 4JR. Construction of garage.

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

*\*\*Councillor Lanxon voted against this application\*\**

- v. **PA19/04403:** 7 - 8 Biddicks Court St Austell Cornwall PL25 5EW. Change of use from financial services to gift retail including ear and body piercing on the ground floor. Reinstatement of shop entrance door and display windows to 7 Biddicks Court providing improved pedestrian access.

It was **RESOLVED** to make no objection to this application subject to enhanced security provision as suggested by the Police.

- vi. **PA19/04804:** C4 Dance Company Ltd Unit 58 Stennack Road St Austell. Extension to front of building creating a larger dance studio. Internal changes to recreation and waiting area.

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

- vii. **PA19/04828:** 19 Fore Street St Austell PL25 5PX. Advertisement consent for: 1. Fascia with LED illuminated lettering 2. Projecting sign with LED illuminated symbol 3. Digital media screen to be displayed within 1 metre of the shopfront. 4. Pavement swing sign to be placed outside the shop.

There were mixed views with regard to the provision of an illuminated sign with some Members welcoming the additional lighting on the street for security and safety reasons whilst other Members felt that the additional lighting was unnecessary and a waste of energy that could have an effect on global warming.

A proposal to object to this application was lost 3 votes to 7.

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

*\*Councillor King asked that it be recorded that he voted against this proposal\*\**

- viii. **PA19/04939:** 17 Polmear Road St Austell Cornwall PL25 3LE. Conversion from one dwelling into two including two roof dormers, ensuite to bedroom No. 3 and additional parking space.

It was **RESOLVED** to make no objection to this application subject to the use of obscured glazing in accordance with the Planning Officer's recommendation.

- ix. **PA19/05065:** Land South Of 3 Poltair Road Poltair Road St Austell Cornwall. Reserved matters application for access to properties, appearance, landscape, layout, scale following outline approval PA18/03384 dated 30.05.18 for demolition of existing garage and construction of a new dwelling and associated works.

It was **RESOLVED** to make no objection to this application subject to the use of obscured glazing in accordance with the Planning Officer's recommendation.

*\*\*Councillor Bull abstained from voting on this application\*\**

- x. **PA19/05180:** Open Space & Seating Area Truro Road St Austell Cornwall. Notification of proposed works to trees in a conservation area – Crown raise and removal of lower branches of lime tree T1, and removal of lower branches of lime tree T2.

The Clerk advised that this application had been decided by Cornwall Council under delegated authority.

- xi. **PA19/05214:** 49 Treverbyn Road St Austell PL25 4EP. Demolition of sub-standard dwelling and out-buildings and construction of two replacement dwellings.

Members expressed concern with regard to the potential overlooking issues in respect of the second proposed dwelling.

It was **RESOLVED** to object to this application on the grounds of overlooking from the proposed rear property on to the neighbouring properties.

Members were not against the principle of the development of a single unit on this site.

- xii. **PA19/05291:** 1 Pondhu Crescent St Austell Cornwall PL25 5DT. Proposed rear extension, part single storey, part two storey and associated works.

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

- xiii. **PA19/05308:** Tremaine Bucklers Lane St Austell Cornwall PL25 3JN. Revision to the approved dormer windows in the north elevation of decision PA19/00997 dated 19/03/2019.

It was noted that Cornwall Council had approved this application.

- xiv. **PA19/05361:** 40 Bodmin Road St Austell PL25 5AF. Fell 2 Beech Trees subject to a Tree Preservation Order.

It was **RESOLVED** to make no objection to this application subject to two trees being planted for each tree felled.

### **P/19/32) Premises Licence Applications**

None.

### **P/19/33) Planning Decisions**

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

### **P/19/34) Cornwall Council – Urgent Delegated Planning Decisions**

None.

### **P/19/35) BT Payphone kiosk removal**

Members noted the usage figures for the Holmbush Shopping Centre telephone box (PL25 3HT) and Buckler's Lane telephone box (PL25 3JN) and felt that the telephone box at Buckler's Lane should not be removed due to its reasonable usage and the fact that it provided a good service for the mainly elderly residents in a relatively deprived area of the town.

It was **RESOLVED** that the Clerk should write to Ofcom objecting to the proposed removal of the telephone box at Buckler's Lane (PL25 3JN).

### **P/19/36) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Tuesday 27<sup>th</sup> August 2019 and Monday 7<sup>th</sup> October 2019.

The meeting closed at 7.40pm.