

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on TUESDAY 27th AUGUST 2019 in the Stable Block, Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.

Present: Councillors: Bishop, Bull, Colwill, King (Chairman), Lanxon, Leonard, Pearce, Styles and Thompson.

In attendance: Sara Gwilliams (Deputy Town Clerk).

Also in attendance: Councillor Heyward.

P/19/37) Apologies for absence

Apologies for absence were received from Councillors Jones, Oxenham, Palmer and Walker.

Apologies for absence were also received from David Pooley (Town Clerk).

P/19/38) Declarations of Interest

Councillor Pearce declared an interest in agenda item 7 (iii) by virtue of being a near neighbour.

Councillor Thompson declared an interest in agenda item 7 (xii) by virtue of the proposal being directly behind his employer.

Councillor Styles declared an interest in agenda item 7 (xii) by virtue of being a friend of the applicant.

P/19/39) Dispensations

The Deputy Clerk advised that a Dispensation Request Form had been received from Councillor Thompson seeking a dispensation to speak under agenda item 7 (xii) (PA19/07002) for which he had declared an interest. She advised that the request was to provide the Committee with additional information on the traffic movements close to the site that is not contained within the proposal information and then leave the room.

It was **RESOLVED** to approve a dispensation for Councillor Thompson to provide the Committee with additional information on the traffic movements close to the site and then leave the room and take no part in the ensuing discussions or voting process.

P/19/40) Minutes from the Meeting dated 22nd July 2019

It was **RESOLVED** that the minutes of the meeting held on the 22nd July 2019 be approved and signed as a correct record.

P/19/41) Matters to note

The Deputy Clerk advised that further to Planning Application Number: PA19/05361 (40 Bodmin Road) Cornwall Council had declined to plant two trees for each tree felled suggested by the Town Council and under the 5 day protocol rule the Chairman and Vice Chairman had "agreed to disagree" and not pursue the matter further.

P/19/42) Public participation

There were no members of the public present.

P/19/43) Planning Applications

Planning Applications

- i. **PA19/04967:** Land South West Of 42 Grove Road Grove Road St Austell Cornwall. Proposed detached dwelling and new access to existing dwelling.

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

Councillors Bull and Styles abstained from voting on this application

- ii. **PA19/05274:** 51 Chough Crescent St Austell Cornwall PL25 3AY. First floor bedroom extension.

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

Councillor Pearce reiterated her interest and left the meeting

- iii. **PA19/05487:** 21 Gannet Drive St Austell PL25 3BE. Proposed alterations and extensions.

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

Councillor Pearce returned to the meeting

PA19/05649: 3 North Hill Park St Austell Cornwall PL25 4BJ. Single storey extension.

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

Councillor Bull abstained from voting on this application

- iv. **PA19/05816:** 6 The Oaks Westbourne Drive St Austell Cornwall. Works to trees covered by a Tree Preservation Order, namely reduce overhanging branches on the neighbour's oak tree.

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

- v. **PA19/05898:** 8 Pentewan Road St Austell PL25 5BU. Demolish existing kitchen and detached outbuilding and construction of rear extension.

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

- vi. **PA19/05920:** 89 Retallick Meadows St Austell Cornwall PL25 3BZ. Proposed conservatory.

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

Councillor Bull abstained from voting on this application

- vii. **PA19/05943:** Truro Road Recreation Ground Truro Road St Austell Cornwall. Works to a Sycamore tree.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being happy with the proposals and a suitable replacement tree being planted.

- viii. **PA19/06062:** Friends Meeting House High Cross Street St Austell Cornwall. Listed Building Consent for repairs to the boundary wall.

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

- ix. **PA19/06803:** Land South East Of 50 Mitchell Road St Austell Cornwall. Outline Consent with all matters reserved for the construction of a dwelling.

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

Councillors Bull and Lanxon abstained from voting on this application

- x. **PA19/06945:** Truro Road Recreation Ground Truro Road St Austell Cornwall. Notification of proposed works to trees in a conservation area - Works to 3 Lime and 3 Cypress.

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

Councillor Styles reiterated his interest and left the meeting

- xi. **PA19/07002:** Land Off Mount Charles Road with Industrial Units St Austell Cornwall PL25 3LB. Demolition of existing buildings, re-submission of proposed revised development for six new domestic dwellings, new site access road and services.

The Chairman referred to the Dispensation granted to Councillor Thompson and invited him to speak.

Councillor Thompson advised that the traffic data supplied with the application did not mention that the junction to the west of the site is used by 7 employees situated at 1-3 Mount Charles Road as well as deliveries and visitors and is also used by the occupants of the two flats at 1a and 3a Mount Charles Road. He also advised that there has been no activity on the site for at least 3 years which conflicts with the statistics specified in the report and referred to a gate which had been installed due to people parking inconsiderately and blocking the entrance to the house next door.

Councillor Thompson left the meeting

Members noted that the previous application for 8 dwellings was withdrawn and that the revised application for consideration is for 6 dwellings. Members expressed concern with regard to the very narrow access, the close proximity of the proposed access to the traffic lights and the potential loss of employment space.

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

- The poor, narrow access to the site;
- The close proximity of the site access to the traffic lights and the busy congested road which serves pedestrians as well as traffic;
- The loss of employment space.

Councillor Bull abstained from voting on this application

Councillors Styles and Thompson returned to the meeting

P/19/44) Premises Licence Applications

None.

P/19/45) Planning Decisions

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

P/19/46) Cornwall Council – Urgent Delegated Planning Decisions

PA19/02749 (20 Edgcumbe Road)

The Deputy Clerk advised that Cornwall Council's Central Sub Planning Committee had refused Planning Application PA19/02749 (20 Edgcumbe Road) and thanked the Mayor for attending the meeting to reiterate the Town Council's objection.

P/19/47) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 2nd September 2019 (extraordinary meeting) and Monday 7th October 2019.

The meeting closed at 6.39pm.