

MINUTES of an EXTRAORDINARY MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 2nd SEPTEMBER 2019 in the Council Chamber, St Austell Information Centre, 39 Penwinnick Road, St Austell, PL25 5DR at 6pm.

Present: Councillors: Bishop, Jones, King, Lanxon, Oxenham, Palmer, Styles, Thompson and Walker (Chair).

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

Also in attendance: Councillor Brown.

P/19/48) Apologies for absence

Apologies for absence were received from Councillors Bull, Colwill and Pearce.

P/19/49) Declarations of Interest

Councillor Walker declared an interest in agenda item 7 (i), by virtue of his wife being the Executive Principal of ACE Academy who are the approved Trust to run the school at the site.

P/19/50) Dispensations

None.

P/19/51) Minutes from the Meeting dated 27th August 2019

It was **RESOLVED** that the minutes of the meeting held on the 27th August 2019 be approved and signed as a correct record.

Councillors Jones, Palmer, Oxenham and Walker abstained from voting as they were not present at the meeting

P/19/52) Matters to note

The Clerk advised that Cornwall Council's Tree Officer had recommended delaying the proposed works to the Sycamore Tree (Planning Application Number: PA19/05943) as he felt that it could recover from the early stages of decay shown. It has been agreed with the Tree Officer that the tree will be re-tested in 12 months' time which is within the 24 month timeframe suggested by the Town Council's consultants for its removal.

Councillor Brown arrived during the next item

P/19/53) Public participation

Mrs Earl urged Councillors to grasp the opportunity of making St Austell the green heart of Cornwall. She stressed the importance of the garden town and community buildings being built to the highest eco standards which would in turn make a huge difference to their running costs. She stressed the need to become carbon neutral and referred to her recent meeting with Cornwall Council officers regarding the greening of the A391. Mrs Earl suggested that byways could be used for community orchards and that the community, including schools could become involved in planting trees and urged the Town Council to get a plan together for the planting of trees down the distributor road.

Councillor Lanxon arrived during the next item

P/19/54) Planning Applications

Councillor Walker reiterated his interest and left the meeting and Councillor King assumed the Chair

- i. **PA19/05937:** Land At West Carclaze And Baal Carluddon St Austell Cornwall. Application for approval of reserved matters in relation to revision to the local centre, including the creation of traffic-free space, health facility, community centre, retail facilities and mix of residential units with 15 apartments and 8 houses. The creation of "experience centre" to include cafe, restaurant and creche in the heart of the Local Centre.

The Clerk advised that the Planning Officer is mindful to support the application as vehicles have been removed from the local centre and the proposal is considered an improvement. There are also minor changes to the pedestrian areas and the position of the school.

Members raised the following issues/concerns:

- Whether or not there is going to be pharmacy with the health centre;
- Potential parking issues with regard to the school particularly with regard to the disabled parking arrangements;
- The design of the houses appearing to be aimed at younger people;
- Concern that there are no bungalows within the proposal;
- A desire for the homes to meet zero carbon standards.

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

Councillor King abstained from voting on this application

Councillor Walker returned to the meeting and re-assumed the Chair

- ii. **PA19/06298:** Land At Higher Trewhiddle Farm St Austell Cornwall. Reserved Matters for Phase One of residential development PA14/12161 for 200 homes and associated infrastructure including the strategic link road and roundabout.

The Clerk advised that the Planning Officer is mindful to support the application subject to the design of the units being acceptable and in accordance with the outline permission granted. He advised that the Planning application is in its early stages of consideration and that the Highways Officer's comments are awaited. He further advised that Pentewan Valley Parish Council had made no objection in principle and that the building design had been assessed by Cornwall Council's Design Review Panel. He drew Members' attention to the conditions of the outline permission already granted.

Members raised the following issues/concerns:

- The lack of variation in external design features;
- Concerns about the location of the roundabout.

Mr John Marshall advised that the design of the homes has been scrutinised by two Cornwall Council Design Panels and the roundabout has received technical approval with just the Section 38 legal process outstanding. He advised that he hoped that work would start in late autumn on the roundabout/access road and in the springtime for the houses.

It was **RESOLVED** to make no objection to this application subject to compliance with the conditions included in the outline planning approval.

- iii. **PA19/06662:** 20 Dobell Road St Austell PL25 4NB. Extensions and improvements.

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

- iv. **PA19/06992:** 74 Truro Road St Austell PL25 5JS. Various tree works.

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

P/19/55) Premises Licence Applications

None.

P/19/56) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/19/57) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 7th October 2019 and Monday 4th November 2019.

The meeting closed at 7pm.