

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 4th NOVEMBER 2019 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.

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

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

Also in attendance: Councillors Bull and Heyward.

P/19/72) Apologies for absence

Apologies for absence were received from Councillors Lanxon, Oxenham and Pearce.

Councillor Bull advised that she needed to leave the meeting after planning application (ii)

Councillor Palmer advised that he needed to leave the meeting at 7.30pm

The Town Clerk advised that Councillor King was at the Electoral Review Panel meeting at County Hall and might not be able to make this meeting

P/19/73) Declarations of Interest

None.

P/19/74) Dispensations

None.

P/19/75) Minutes from the Meeting dated 7th October 2019

It was **RESOLVED** that the minutes of the meeting held on the 7th October 2019 be approved and signed as a correct record.

***Councillor Palmer abstained from voting on this item as he was not present at the meeting. ***

P/19/76) Matters to note

The Clerk advised that with the support of Carlyon Bay Parish Council and Councillor Brown he had written to Cornwall Council regarding the potential to add "Menhir" to the Menear Road signage.

P/19/77) Public participation

Both members of the public present advised that they would like to speak with regard to Planning Application Number: PA19/00843.

P/19/78) Noreen Jefferies – Cornwall Council Rural Housing Enabler

The Chairman advised that due to a family bereavement, Ms Jefferies was unable to attend the meeting but that a future date was being arranged.

P/19/79) Planning Applications

- i. **PA19/00843:** Land North Of 37 Boscoppa Road Boscoppa Road St Austell Cornwall PL25 3DS. Erection of a dwelling.

Mr Hancock advised that he objected strongly to this application. He expressed concern that both the original plans and the amended plans did not show his conservatory which would be severely overlooked by the proposed property. He also expressed concern with regard to the height of the revised plans which appear to be the size of a one and a half storey house compared with the lesser height of the dormer bungalow plans suggested at pre application stage.

Mr Eggleston, as the Neighbourhood Watch co-ordinator for Beacon Close, expressed concern that emergency vehicles would not be able to access the fire hydrant at Beacon Close if vehicles were parked in the vicinity of the proposed new development. He also advised that the existing sewer system at Beacon Close is problematic and would struggle to service another property.

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

- Over bearing on the property to the south
- Over looking and loss of privacy on the properties to the north and south
- Over development of the site
- Narrow access

Councillor King arrived during the next item

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

Councillor Bull outlined to Members the long planning history of the site and her concerns with regard to the current proposal. The Clerk advised that the only changes to the plans were the removal of the two windows facing 33 Trevarthian Road.

Members noted the objections raised by members of the public and felt strongly that the proposal is too big for an already dense development. Members also felt that the proposal is out of character with the other dwellings on the site which fell short of the standard expected within a conservation area.

It was **RESOLVED** to object to the application on the grounds that the proposal was:

- Out of character with the other dwellings on the site;
- Inappropriate density and over-development of a sensitive site in a conservation area;
- The proposed dwelling would be over-looked by the neighbouring house and as a result lacked privacy.

Councillor Bull left the meeting

- iii. **PA19/07564:** 26 Mitchell Road St Austell Cornwall PL25 3AX. Widen and extend existing driveway for easier access.

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

- Loss and damage to a civic amenity space
- The Tree Officer's concerns

- iv. **PA19/07822:** 61 Southbourne Road St Austell Cornwall PL25 4RT. Rebuild and extend garage.

It was noted that this application had been approved.

- v. **PA19/08083:** 46 Whieldon Road St Austell Cornwall PL25 3JE. Works to fell an oak tree subject to a tree preservation order.

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

- vi. **PA19/08230:** 102 Tregonissey Road St Austell Cornwall PL25 4DS. Proposed change of use to allow two of the three bedrooms to be used for bed and breakfast.

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

- Lack of parking
- The potential impact on the neighbours

- vii. **PA19/08487:** Land South East Of 32 Dobell Road Polkyth Road St Austell Cornwall. Reserved Matters application (following outline approval PA19/00945 dated 08/04/2019) for the construction of a bungalow.

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

Councillor Jones abstained from voting on this application

- viii. **PA19/08589:** 69c Treverbyn Road St Austell PL25 4EP. Proposed conservatory to south east elevation.

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

- ix. **PA19/08833:** 22 Porthmeor Road St Austell Cornwall PL25 3LX. Proposed single storey extension to provide cloakroom.

It was **RESOLVED** to make no objection to this application subject to South West Water and Network Rail being happy with the proposals.

- x. **PA19/09132:** Caprera 61 Truro Road St Austell PL25 5JG. Maintenance works to trees and removal of two immature Holly trees.

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

- xi. **PA19/09221:** 40 Bodmin Road St Austell PL25 5AF. Removal of two Turkey Oak trees in my garden (subject to a TPO). This work is essential in order to make safe a hazardous retaining leaning wall. One tree is next to the wall and creating a bulge (Tree E see attached plans) and the second tree (tree D) is in the garden which needs to be excavated. We have already been granted permission to remove two beech trees as part of this work. We are responding to our arboriculturalists report and structural engineer's advice in order to make safe the retaining wall. Appropriate council departments are already aware of this situation. We propose to replant and replace the 2 trees, however this will be four in total taking into account the other trees due to be removed. Planting will take place once the garden has been excavated, this will be approximately 5m back from the wall (beyond the slope envisaged for excavation). I will mark where the proposed replanting will be on the attached plans.

It was **RESOLVED** to make no objection to this application subject to Tree Officer approval.

Councillors Jones and King voted against this proposal

- xii. **PA19/09222:** 22 Sharaman Close St Austell PL25 3DH. Conversion of existing garage into a bedroom.

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

P/19/80) Premises Licence Applications

None.

P/19/81) Planning Decisions

It was **RESOLVED** to note the planning decisions.

P/19/82) Cornwall Council – Urgent Delegated Planning Decisions

PA19/03969 – Land at Gover Road

The Clerk advised due to a lack of material grounds for objection, the Town Council had withdrawn their objection under the 5-day protocol procedures. The Division Member confirmed that she had withdrawn her request for the application to be determined at Committee.

P/19/83) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 9th December 2019 and Monday 6th January 2020.

The meeting closed at 6.55pm.