

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 6th JANUARY 2020 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.

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

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

Also in attendance: Councillor Heyward.

P/19/98) Apologies for absence

Apologies for absence were received from Councillors: Colwill, Jones, Pearce and Walker.

In the absence of Councillor Walker, Councillor King took the Chair.

P/19/99) Declarations of Interest

None.

P/19/100) Dispensations

None.

P/19/101) Minutes from the Meeting dated 9th December 2019

It was **RESOLVED** that the minutes of the meeting held on the 9th December 2019 be approved and signed as a correct record.

P/19/102) Matters to note

None.

P/19/103) Public participation

There were no members of the public present.

P/19/104) John Hodkin – Eco-Bos

The Chairman welcomed Mr Hodkin and Mr Baulch to the meeting.

Mr Hodkin advised that he is working for Eco Bos as a community and stakeholder liaison and wanted to bring to the early attention of the Town Council the reserved matters planning application that is currently with Cornwall Council for verification. He clarified that the school is not part of this application and would be dealt with separately.

Mr Baulch advised that the application is the first phase of housing consisting of 169 properties (predominantly three-bedroom properties) and the school access. The houses will be built off the large roundabout to create a prominent gateway along with an extension of the existing footpaths and trails to create an East/West link across the site.

Mr Baulch advised that the properties are being built for sustainability with a low carbon output and that designs would evolve over time as technology progresses. He confirmed that they have outline planning for 1500 homes and approved reserved matters for a revised village centre and that a separate planning application for the school would be put in by the Department for Education shortly.

The houses will be predominantly south facing family homes with generous gardens, some roof decks and provision for a small green space with a play area. The backs of the gardens will have hedges where possible to create a garden village feel.

Mr Hodkin advised that they are aiming to start on site in February 2020 with a sales office up and running in January 2021 and the school opening in September 2021.

Arising from Members questions, Mr Hodkin advised that:

- The site build out delays are due to the thorough ecology and groundwork investigations;
- There are still plans for a medical centre on site;
- More bungalows will possibly be built (4 at the present time) if the demand is there.

P/19/105) Planning Applications

- i. **PA19/08631:** 17 Porthpean Road St Austell Cornwall PL25 4PJ. Pave over front garden and remove the front wall to create parking at front of house.

It was **RESOLVED** to make no objection to this application subject to a condition requiring the installation of a dropped kerb.

- ii. **PA19/09225:** Kernow Veor Carclaze Road St Austell PL25 3TA. The approval of the reserved matters (appearance, landscaping, layout and scale) following approval of outline application PA16/11319 at Appeal (APP/D0840/W/17/31847210) and discharge of conditions No. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of the Appeal decision.

Members noted that the application was within the Parish of Treverbyn close to the Town Council boundary and that outline planning for the development had been won at appeal.

General concern was expressed with regard to the density of the development, the insufficient open space proposed and the police concerns with regard to the childrens' play area.

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

- Overdevelopment
 - Inadequate open space
 - The Police concerns regarding the children's play area
 - Lack of a noise report
- iii. **PA19/09675:** Land North Of 75 Treverbyn Road St Austell Cornwall PL25 4EW. Outline application for 10 self-build plots with all matters reserved.

Members noted that the application is within the Parish of Treverbyn close to the Town Council boundary on the top corner of the northern expansion site. The Clerk read out a statement from Councillor Bull who expressed concern that this proposal could lead to further development on land which the Town Council had worked hard to protect. He advised that Treverbyn Parish Council had objected to the application. During discussion, Members raised the following concerns:

- Highways issues/access to the site
- Lack of ownership for access to the site
- Loss of Cornish hedges
- The loss of green space between St Austell and Treverbyn
- Drainage issues in the area
- The density of the development
- The site having been previously been rejected for housing in the Cornwall Council Strategic Housing Land Availability Assessment (SHLAA) process.

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

- Highways/access arrangements
 - The loss of Cornish hedges
 - Density of the proposed development
 - Loss of green buffer between Carclaze and Scredda
 - Lack of demonstrable need for self-build plots
 - Drainage issues in the area
 - The site having previously been rejected for housing in the Cornwall Council Strategic Housing Land Availability Assessment (SHLAA) process
- iv. **PA19/10846:** 14 Fore Street St Austell PL25 5EL. Advertisement consent for replacement of existing ATM header signage.

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

- v. **PA19/10923:** 49 Treverbyn Road, St Austell, PL25 4EP. Demolition of sub-standard dwelling and outbuildings and erection of two replacement dwellings.

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

P/19/106) Premises Licence Applications

None.

P/19/107) Planning Decisions

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

P/19/108) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk drew Members' attention to three planning applications which under the 5 day protocol it had been "agreed to disagree" with the recommendations of the Planning Officer and not pursue the applications to Committee.

P/19/109) Health Contributions Guidance Note

It was **RESOLVED** to note the guidance note.

P/19/110) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 10th February 2020 and Monday 9th March 2020.

The meeting closed at 7.05pm.