

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 10th FEBRUARY 2020 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.

Present: Councillors: Bishop, Colwill, Jones, King, Lanxon, Leonard, Oxenham, Palmer, Pearce, Styles, Thompson and Walker.

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

Also in attendance: Councillor Brown, Bull, Heyward, French and Pears.

P/19/111) Apologies for absence

None.

P/19/112) Declarations of Interest

None.

P/19/113) Dispensations

None.

P/19/114) Minutes from the Meeting dated 6th January 2020

Councillor Oxenham asked that it be noted that during discussion of Planning Application number PA19/09675 she had referred to Cornwall Council's *Cornwall Self and Custom Build Annual Monitoring Report 2019* and had quoted the following sentence from that report:

"In this way, it can be judged that Cornwall Council has exceeded the requirement of 257 self-build plots over the allotted 3 year period."

It was **RESOLVED** that the minutes of the meeting held on the 6th January 2020 be approved and signed as a correct record subject to the above amendment.

P/19/115) Matters to note

None.

P/19/116) Public participation

The Chairman advised that he would allow the members of the public present to speak when their application was being considered and in order to assist would bring agenda items (iii), (ii), (iv) and (viii) forward.

P/19/117) Planning Applications

- (iii) **PA19/10718:** 1 Turnavean Road St Austell PL25 5NX. Front extension and conversion of garage to living accommodation.

It was **RESOLVED** to make no objection to this application subject to the footpath and road being kept clear at all times during the construction works.

- (ii) **PA19/10709:** 15 Carlyon Road St Austell PL25 4LF. Development for up to 6 houses.

The Chair introduced Sue Walters from Situ8 to the meeting.

Ms Walters advised that this was an outline planning application with all matters reserved and that all access points to the development would be considered at a later date, although the host building would keep its own access. She advised that the applicant had commissioned a tree surgeon and that it was a sustainable development that would support the local businesses in Carlyon Road.

Members on balance supported the development of the site but were uncomfortable about the close proximity of one of the proposed access points to the roundabout.

It was **RESOLVED** to make no objection to the principle of the development of the site on the proviso that an alternative access is found, away from the roundabout, and that the trees and roots are protected during the development works.

Councillors Oxenham, Palmer and Thompson voted against this application

- (iv) **PA19/10829:** Higher Trewhiddle Farm Lane From Pentewan Road To Higher Trewhiddle Farm St Austell PL25 5DA. Construction of seven dwellings (6 three bedroom and 1 four bedroom) following outline approval for 6 dwellings under application PA19/02070.

Mr John Marshall advised that they had received outline planning approval for 6 dwellings with a planning condition for the upgrade of the lane and the creation of a passing place. He advised that this application was now for 7 houses, each of which would have a garage and a space for one car plus the site would have designated visitor spaces. He advised that the site was within walking distance from the town and requested the support of Members.

During discussion, Members felt that as the lane is used by pedestrians, it would be helpful if signage could be installed warning motorists that there may be pedestrians on the road.

It was **RESOLVED** to make no objection to this application subject to a suitable passing place being installed on the lane, general lane improvements and signage being erected warning motorists that there may be pedestrians on the road.

*** Councillors Bull and Jones declared an interest as Trustees in the Arts Centre, a property adjacent to the Trewiddle site and left the meeting during the next item***

- (viii) **PA20/00534:** Land At Higher Trewiddle Farm, OS Grid Ref 200422, 51913 Truro Road St Austell. Application for reserved matters for appearance, landscaping, layout and scale following outline approval PA14/12161 dated 27.01.2017 for the construction of a Hotel (C1), Pub/Restaurant (Class A4) and 6 retail units (Class A1).

The Clerk advised that the Planning Officer had expressed no concerns with regard to the design or scale of the retail units.

Mr Marshall outlined the application and advised that no changes had been made from the outline application and that there had been a re-kindled interest in the retail units, less so in the hotel.

Ab Simpson reiterated the good interest shown in the units and explained that no contracts had been signed as yet but this was usual at this stage of development. He agreed with Mr Marshall that the hotel was proving a bit more difficult to let but confirmed that some interest had been shown.

During discussion Members raised the following issues:

- The need for an accessible pedestrian access to the south of the site
- Concern with regard to the design of the hotel
- The need for speed restrictions on the site

It was **RESOLVED** to support this application, particularly the mixed land use, on the condition that the developer installs an accessible pedestrian access to the south of the site.

Councillor King abstained from voting on this application

The Chair thanked Mr Marshall and Mr Simpson for their input to the meeting.

Councillors Bull and Jones returned to the meeting

- (i) **PA19/10654:** 2 Pondhu Crescent St Austell Cornwall PL25 5DT. Proposed erection of a 3-bedroom detached dwelling house and detached garage.

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

Councillors Palmer and Styles voted against this application

- (v) **PA20/00052:** 150 Porthpean Road St Austell Cornwall PL25 4PN.
Single and two storey rear extensions.

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

Councillor Jones voted against this application

Councillor Oxenham abstained from voting on this application

- (vi) **PA20/00236:** Land West Of 15 Fairfield Close St Austell Cornwall.
Proposed detached 3-bedroom dwelling with parking for one car.

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

Over development
Overlooking of the neighbouring properties
Out of keeping with the street scene
Lack of parking

Councillor Thompson voted against this proposal

- (vii) **PA20/00407:** Watersedge Gover Valley St Austell Cornwall. Tree works to a sycamore subject to a TPO.

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

- (viii) **PA20/00535:** Higher Trewhiddle Farm St Austell Cornwall PL25 5DA. Reserved Matters Application (Phase 2) for access, appearance, landscaping, layout and scale following outline approval PA14/12161 dated 27.01.2017 for the construction of 460 dwellings and associated infrastructure and public open space.

The Clerk advised that the Planning Officer considers that the design and layout is acceptable.

During discussion, Members raised the following issues/concerns:

- The potential flooding on the green open space on the lower part of the site
- The lack of a link to Pondhu School
- The lack of a drop off point for Pondhu school
- Concern regarding the well-known flooding issues in the area
- The need for a footpath from the site to St Mewan
- The need to ensure that the homes are sustainable and future proofed

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

Lack of a link from the site to Pondhu School
Lack of a drop off point for Pondhu School
Lack of a footpath to St Mewan
Insufficient green space across the site

Members asked that Cornwall Council provide reassurance that the drainage proposals are sufficient for the site in the light of the well-known flooding issues in the area. They expressed a desire for the proposed link road to be made to a suitable standard to accommodate a southern link road joining up with the Pentewan Road in due course and that the homes are built with future proofing and sustainability in mind.

- x. **PA20/00549:** Land off Manfield Way, St Austell. Tree works to a tree subject to a TPO – works to an ash, oak and felling of two stalls of pittosporum.

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

- xi **PA20/00586:** Martela, Gribben Road, St Austell PL25 4ED. Demolition of existing garage/store to replace with new garage building with roof terrace purpose built for historic traction engine.

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

Councillor Bull declared an interest in the following item and left the meeting

- xii **PA20/00875:** 1 The Oaks, Westbourne Drive, St Austell, PL25 5DG. Oak (T11) – Crown reduction of north, south and west crown, from 6m to 4.5m, cutting to appropriate growing points (East section already reduced in the past, so no reduction).

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

Councillor Bull returned to the meeting

P/19/118) Premises Licence Applications

- 1. Premises Name and Address: McDonalds Restaurant, Pentewan Road, St Austell PL25 5BU. Application Type: Grant. Licensable Activities: Late Night refreshment.**

The Clerk advised that McDonalds are seeking an extension of 1 hour each day, 7 days a week from 11pm to 12am.

Members discussed the recent anti-social behaviour in the town centre and the impact that the proposed extension could have on the locality and neighbouring properties.

Members noted if the Town Council wished to object on the grounds of anti-social behaviour they had to provide evidence.

It was **RESOLVED** that the Town Clerk should liaise with the Police to ascertain whether or not there have been enough incidents of anti-social behaviour in the area that would justify an objection to the licensing application.

P/19/119) Wainhomes – Street Naming

The Clerk advised that the Town Council had been approached by Wainhomes seeking ideas for street names for the new development at Trewiddle and a list of "Saints" names had been provided for consideration.

Councillors felt that "Saints" names were not suitable and suggested Cornish tree and shrub names should be considered.

It was **RESOLVED** to advise Wainhomes that the Town Council would prefer to see Cornish trees and shrubs as street names for the new development at Trewiddle Farm.

P/19/120) Planning Decisions

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

P/19/121) Cornwall Council – Urgent Delegated Planning Decisions

Planning Application Number: PA19/10054 - Land North Of 42 Brockstone Road, St Austell.

The Clerk advised that following a 5-day protocol letter from Cornwall Council, the Chair and Vice Chair of the meeting that had considered the application had "agreed to disagree" with the Planning Officer but still maintain the objection. Councillor Brown advised that the proposal was currently being reviewed by a Senior Planning Officer and that he might ask for it to be considered at Committee in due course.

P/19/122) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 9th March 2020 and Tuesday 14th April 2020.

The meeting closed at 7.40pm.