

**MINUTES of a REMOTE MEETING of ST AUSTELL TOWN COUNCIL  
PLANNING AND REGENERATION COMMITTEE held on MONDAY 18<sup>th</sup> MAY  
2020 at 6pm.**

**Present:** Councillors: Jones, Lanxon, Palmer, Pearce, Styles and Walker (Chair).

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

**Also in attendance:** Councillors Brown and Bull.

**P/19/136) Election of Vice-Chair**

Councillor Walker asked for nominations for Vice-Chair and a nomination was received for Councillor Lanxon.

It was **RESOLVED** that Councillor Lanxon be elected Vice-Chair of the Planning and Regeneration Committee for the remainder of the 2019/20 civic year.

**P/19/137) Apologies for absence**

An apology of absence was received from Councillor Oxenham.

**P/19/138) Declarations of Interest**

Councillor Styles declared an interest in agenda item 8 (i) by virtue of knowing the applicant.

**P/19/139) Dispensations**

None.

**P/19/140) Minutes from the Meeting dated 9<sup>th</sup> March 2020**

It was **RESOLVED** that the minutes of the meeting held on the 9<sup>th</sup> March 2020 be approved and signed as a correct record.

**P/19/141) Matters to note**

The Clerk advised that he had nothing to add.

**P/19/142) Public participation**

The Chair welcomed Mr. John Keast to the meeting who advised that he was in attendance in an observational capacity.

**P/19/143) Planning Applications**

*\*\*Councillor Styles reiterated his interest in Planning Application Number PA19/09225 and the Chair placed him in the virtual waiting room where he could not hear or take part in any of the ensuing discussions\*\**

- i. **PA19/09225:** Development Land At Carclaze Carclaze Road St Austell Cornwall. 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.

The Clerk advised that the proposal now consisted of 76 properties (19 affordable homes and 57 open market) reduced from 82 and the addition of a "green buffer" at the request of the Planning Inspector. He advised that Treverbyn Parish Council is still against the application with concerns about the pressure on medical facilities, parking, mining in the area and drainage. The Planning Officer had advised that the scheme is much improved and that the security concerns expressed by the Police could be addressed with suitable conditions.

During discussion, Members noted that the Highways Officers has no objection and that there are now some bungalows within the proposal to reduce overlooking issues.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied with the design of the properties and the safety issues highlighted by the Police being addressed through suitable conditions.

*\*\*The Chair returned Councillor Styles to the meeting\*\**

*\*\*Councillor Brown joined the meeting\*\**

- ii. **PA20/00662:** 5 Agar Road St Austell PL25 3AD. Extension and improvements.

The Clerk advised that this application had been determined by Cornwall Council.

- iii. **PA20/01653:** 5 Whieldon Road St Austell Cornwall PL25 3JB. Demolition of garage and rebuild also incorporating en suite and storeroom.

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

- iv. **PA20/02176:** 4 Eton Road St Austell PL25 3UH. Conversion of garage into kitchen, internal and external alterations & ancillary works plus new pitch over flat roofed area with roof windows.

The Clerk advised that the Town Council had been re-consulted on this application as there has been a slight change in the description of the works.

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

- v. **PA20/02448:** HMRC Co Salisbury FM Penhaligon House Trinity Street St Austell PL25 5BG. Various works to trees within a conservation area.

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

- vi. **PA20/02562:** Lidl Daniels Lane St Austell PL25 3HS. Advertisement Consent for the display of 1 no. free standing illuminated billboard.

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

- vii. **PA20/02570:** 8 Poltair Road St Austell PL25 4LS. Replacement 3 storey rear extension and new detached garage.

It was **RESOLVED** to make no objection to this application subject to a condition requiring the creation of a turning circle and there being no significant increased adverse impact on the neighbouring properties.

- viii. **PA20/02810:** McDonalds Pentewan Road St Austell Cornwall. Advertisement consent to display 4no. digital freestanding signs and 1no. digital booth screen.

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

- ix. **PA20/02857:** 24 Trevone Crescent St Austell PL25 5ED. Application for works to trees subject to TPO. Woodland regeneration scheme to include clear felling, thinning, replanting and management of shrub layer.

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

- x. **PA20/02867:** Rolling Hills 130 Porthpean Road St Austell Cornwall.  
1. Removal of four garages and a boat shed and replacement with a workshop for domestic use only. 2. Siting of two of the removed garages to the front of the property to be used in association with the existing dwelling. 3. Use of part of the dwelling as a holiday let. 4. Conversion of existing block building to residential studio accommodation. (Decision PA17/11795) with variation of condition 2.

Members noted a neighbour's concerns with regard to the possible impact increased noise levels from this proposal could have on his property.

It was **RESOLVED** to make no objection to this application subject to Cornwall Council being asked to check that any increase in noise levels is within acceptable parameters.

- xi. **PA20/03271:** Land Adjacent To Mill Lane Between Penrice School And Mill Lane Charlestown St Austell. Works to trees, mature Sycamore with a large cavity that needs reducing to ease the wind loading, a 4/5m reduction should be sufficient, also a Chestnut tree that leaning at a 45 degree angle over the road into Mill Lane, that needs reducing heavily to about 3/4m.

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

#### **P/19/144) Premises Licence Applications**

None.

#### **P/19/145) Planning Decisions**

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

#### **P/19/146) Cornwall Council – Urgent Delegated Planning Decisions**

Members noted 8 applications agreed under delegated powers on the 14<sup>th</sup> April 2020. These related to planning applications:

- PA20/00236
- PA20/00655
- PA20/01639
- PA20/01648
- PA20/01809
- PA20/02041
- PA20/02176
- PA20/02434

#### **P/19/147) Town and Country Planning (Tree Preservation) (England) Regulations 2012 – 15 Carlyon Road, St Austell**

Councillor Bull advised that she had been contacted by the owner of the neighbouring property who is concerned that she will not be able to carry out any trimming works on the beech tree at 15 Carlyon Road if it has a Tree Preservation Order (TPO) placed upon it.

The Clerk advised that any person wishing to carry out works on a tree with a TPO would have to apply to Cornwall Council for permission but that the process is simpler and quicker than a normal household planning application.

It was **RESOLVED** to make no objection to this TPO and to ask Cornwall Council to recognize and be sympathetic to the neighbour who will need to carry out trimming works on the tree from time to time.

**P/19/148) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 15<sup>th</sup> June 2020 and Monday 20<sup>th</sup> July 2020.

The meeting closed at 6.57pm.