

MINUTES of a REMOTE MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 15th JUNE 2020 at 6pm.

Present: Councillors: Bishop, Lanxon, Palmer, Pearce, Styles, Thompson and Walker (Chair).

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

Also in attendance: Councillors Bull and Heyward.

P/19/149) Apologies for absence

Councillors Colwill, Jones, Leonard and Oxenham.

P/19/150) Declarations of Interest

There were no declarations of interest.

P/19/151) Dispensations

None.

P/19/152) Minutes from the Meeting dated 18th May 2020

It was **RESOLVED** that the minutes of the meeting held on the 18th May 2020 be approved and signed as a correct record.

Councillors Bishop and Thompson abstained from voting as they were not present at the meeting

P/19/153) Matters to note

The Clerk advised that he had nothing to add.

P/19/154) Public participation

None.

P/19/155) Planning Applications

- i. **PA20/03447:** 68 Victoria Road St Austell Cornwall PL25 4QD. Application for Outline Planning permission with all matters reserved for 5 semidetached/terraced houses to replace existing commercial building.

The Clerk advised that this was an outline application and that the design would be determined in due course.

Differing views were expressed about the development, particularly with regard to the density and parking provision.

A proposal to object to the application on the grounds of over-development was lost 3 votes to 4.

A proposal to make no objection to the application was carried 4 votes to 3.

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

Councillor Bull advised that Councillor Brown was having IT issues and suggested that the Bethel applications be deferred until the end of the meeting in order to give him time to re-enter the meeting

- iii. **PA20/03808:** 19 Edgcumbe Green St Austell Cornwall PL25 5EE. Non-material amendment to Application No. PA18/07493: dated 10th October 2018 for a proposed two storey domestic extension to form new lounge/dining and master bedroom, en-suite and new bed 4 and amended design for previously approved single storey additions to the front namely omit high level glazing to the south front elevation of bedroom 1 and add additional window to the east side elevation of bedroom 1 instead. **Ward: Gover.**

The Clerk advised that the amendment submitted is not acceptable to the Planning Officers and a revised application has been requested.

- v. **PA20/04185:** 30-31 Slades Road St Austell PL25 4EY. Variation of Condition 2 (approved plans) of Decision Notice PA17/09895 dated 19th December 2017. **Ward: Poltair.**

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

- vi. **PA20/04193:** Hop & Vine 3 Market Street St Austell Cornwall. Change of use of the former 'Hop & Vine' pub to 'The Trinity Centre' for mixed uses. **Ward: Gover.**

Members expressed their support for the proposal and welcomed the facade of the building being preserved.

It was **RESOLVED** to support this application subject to the Heritage Officer being content with the proposals.

P/19/156) Tregonissey House PA19/02837/PREAPP

The Clerk explained that the applicant had sought pre application advice from Cornwall Council and that it had been suggested that the Town Council is consulted on the draft proposals before a full application is submitted.

Members welcomed the application and felt that it was a positive to have people living in the town centre. They felt that it was a sustainable location but expressed concern with regard to the old toilet block to the rear of the property which is an area subject to regular anti-social behaviour.

It was **RESOLVED** to support the draft proposals subject to the Heritage Officer being content and that thought is given to the anti-social behaviour behind the building which might have an impact on the proposals.

P/19/157) Planning Applications (continued)

The Chair advised that Councillor Brown had not re-entered the meeting and Members proceeded to consider the Bethel applications

- ii. **PA20/03743:** Land At Holmbush Road St Austell PL25 3HQ. Construction of Petrol Filling Station and linked store (Sui generis use) and associated development. **Ward: Bethel.**

The Clerk advised that the previous application for a filling station, food outlet and take away had been withdrawn and that the revised application was for a filling station only. He further advised that the principle of development on the site had already been agreed and that the Highways Officer had requested more information.

During discussions, Members made the following observations:

- The access arrangements and close proximity to the junction;
- The impact on existing businesses;
- Over provision;
- Adding to the air quality issues;
- Potential flooding in the area;
- The positive inclusion of 2 electric charging points.

A proposal to object to the application was lost 3 votes to 4.

A proposal to make no objection to the application was carried 5 votes to 2.

It was **RESOLVED** to make no objection to the application subject to the Highways Officer being happy with the proposal.

- iv. **PA20/03868:** 38 Gowan Road St Austell PL25 3JP. Change of use of double garage to one bedroom self-contained unit, with associated windows and door. **Ward: Bethel.**

It was **RESOLVED** to make no objection to this application subject to a suitable condition to ensure that the proposal remains as an annex.

P/19/158) Premises Licence Applications

None.

P/19/159) Planning Decisions

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

P/19/160) Cornwall Council – Urgent Delegated Planning Decisions

PA20/00236 Land West Of 15 Fairfield Close

The Clerk advised that following a 5 day protocol within which the Planning Officer advised that she was mindful to approve the application, the Chair in consultation with the Clerk had agreed that the Town Council should “agree to disagree” on this occasion and not insist on the application being considered at Committee particularly as the Divisional Member was not inclined to call it in.

P/19/161) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are 20th July 2020 and 24th August 2020.

The meeting closed at 6.54pm.