

**MINUTES of a REMOTE MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 20<sup>th</sup> JULY 2020 at 6pm.**

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

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

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

**P/19/162) Apologies for absence**

Councillors: Jones and Oxenham.

**P/19/163) Declarations of Interest**

Councillor Styles declared an interest in Agenda Item 3 (xiii) and Agenda Item 14 by virtue of knowing both applicants.

Councillor Brown declared an interest in Agenda Item 18 by virtue of being a SABEF Director.

**P/19/164) Dispensations**

None.

**P/19/165) Minutes from the Meeting dated 15<sup>th</sup> June 2020**

It was **RESOLVED** that the minutes of the meeting held on the 15<sup>th</sup> June 2020 be approved and signed as a correct record.

**P/19/166) Matters to note**

Further to minute number P/19/155 the Clerk advised that a planning application relating to 19 Edgcumbe Green would be considered later on in the agenda.

**P/19/167) Public participation**

The member of the public present advised that he did not wish to speak.

## **P/19/168) Planning Applications**

- i. **PA19/10054:** Land North Of 42 Brockstone Road Brockstone Road St Austell Cornwall. Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA16/10872 for a single dwelling.

Councillor Brown advised that he is mindful to call this application in for committee consideration as in his view the new application has not improved since the previous two refusals. He also expressed concern with regard to the demolition of the entire hedge on the eastern side of the property.

Members endorsed Councillor Brown's concerns.

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

- Overdevelopment
- Impact on the neighbouring properties
- Loss of privacy
- Poor access

Members felt strongly that the hedge located to the eastern side of the property should be reinstated.

- ii. **PA20/03229:** Former Post Office 31 - 33 Slades Road St Austell Cornwall. Retrospective application for the alteration and enlargement of the rear dormer in respect of approval PA18/10318 (Conversion of shop, dwelling and store into 2no dwellings with annex to No.31).

Councillor Bull expressed concern with regard to the minor impact on the property to the rear of 31-33 Slades Road and felt that it would be helpful if the permitted development rights of this property could be removed as any future works could have a significant effect on the neighbours.

It was **RESOLVED** to make no objection to this application subject to any future permitted development rights of this property being removed to avoid any harmful effect on the neighbouring properties.

- iii. **PA20/04119:** Asda Superstore St Austell Cornwall PL25 4PR. Home shopping improvements.

It was **RESOLVED** to make no objection to this application subject to a noise impact assessment being carried out.

- iv. **PA20/04268:** Plot Adj 2 Slades Road St Austell PL25 4EX. Proposed new 4-bedroom private dwelling.

Councillors expressed concern with regard to the size of the building, lack of amenity space, overlooking issues and the close proximity to a busy junction.

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

- Overdevelopment
- Overlooking
- Lack of amenity space
- Inadequate access

- v. **PA20/04301:** 19 Edgcumbe Green St Austell Cornwall PL25 5EE. Proposed two storey domestic extension to form new lounge/dining and master bedroom, en-suite and new bed 4.

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

- vi. **PA20/04329:** 8 Seaways Menear Road St Austell Cornwall. New garage.

Members expressed concern with regard to the sloping site, potential drainage issues and the impact on the neighbouring property.

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

- Drainage issues
- Impact on the neighbouring property

Members felt strongly that if approved, the proposal should not be used for business purposes.

*\*\*Councillor Styles abstained from voting on this item\*\**

- vii. **PA20/04358:** 20 Eastbourne Road St Austell Cornwall PL25 4SZ. Request to trim branches of an Oak tree subject to a TPO so that they are 4m above ground.

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

- viii. **PA20/04707:** Land East Of 20 Edgcumbe Road St Austell Cornwall PL25 5DX. Non material amendment to application No. PA19/02749 for a detached split level dwelling namely to 1) To change from natural slate roof to an interlocking concrete tile colour slate grey and 2) To change from natural slate vertical slate hanging to grey colour cladding.

It was **RESOLVED** to object to this application as it is out of keeping with the street scene.

- ix. **PA20/04818:** 100 Truro Road St Austell PL25 5HH. New rear single storey extension.

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

- x. **PA20/04827:** North Hill Park Nursing Home 7 North Hill Park St Austell PL25 4BJ. Notification of works to trees in a conservation area - Felling of Bay trees.

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

*\*\*Councillor Lanxon abstained from voting on this application\*\**

- xi. **PA20/04835:** 100 Truro Road St Austell PL25 5HH. Notification of works to a tree in a conservation area - Felling of an Ash.

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

- xii. **PA20/04877:** Alan Davis Automatics Wheal Northey St Austell PL25 3EF. Reserved Matters application for construction of 8 dwellings to include associated works. (Details following outline application PA17/05000 dated 20/12/17).

Members were broadly happy with the proposal as long as the access to Wheal Northey is safeguarded and a suitable boundary is put in place between the site and Bucklers Village.

It was **RESOLVED** to make no objection to this application subject to:

- No detrimental effect on the access to Wheal Northey Surgery

- A suitable boundary being put in place between the proposal and Buckers Village
- No disruption to the access to Wheal Northey Surgery during the construction phase

*\*\*Councillor Styles reiterated his interest in the next application and left the meeting\*\**

- xiii. **PA20/05009:** 6 Bethel Road St Austell PL25 3HA. Demolition of existing house, outbuildings and garage and replacement with 2 pairs of semi-detached houses (4 dwellings).

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

*\*\*Councillor Lanxon abstained from voting on this proposal\*\**

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

- xiv. **PA20/05076:** 38 Jubilee Meadow St Austell Cornwall PL25 3EX. Demolition of existing single-storey rear extension and formation of new single-storey rear extension including rooflights.

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

- xv. **PA20/05123:** 50 Mitchell Road St Austell Cornwall PL25 3AX. Extensions and alterations and construction of detached garage.

Concern was expressed with regard to the effect this proposal might have on a pipeline that is running through the garden and the nearby leat.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied that there will be no damage to the pipeline or leat.

*\*\*Councillor Lanxon voted against this proposal\*\**

- xvi. **PA20/05215:** 25 Turnavean Road St Austell Cornwall PL25 5NX. Proposed use of integral garage as hairdresser's studio for the occupier. As ancillary use to the dwelling, to include replacement of garage door with sliding glass doors.

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

- xvii. **PA20/05302:** 6 Tremena Road St Austell Cornwall PL25 5QG. TCA application for the proposed felling of 21 trees in a conservation area. These include 19 Leyland Cypress, 1 Larch and a Spruce.

It was **RESOLVED** to make no objection to this application and strongly support the Tree Officer's recommendation that some tree replacement should be carried out to retain the character of the Conservation Area.

- xviii. **PA20/05311:** St Austell Town Centre St Austell PL25 5EP. Installations of various sculptures and art work (7 in total) within St Austell Town Centre.

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

*\*\*Councillor Lanxon abstained from voting on this application\*\**

### **P/19/169) Premises Licence Applications**

None.

### **P/19/170) Planning Decisions**

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

### **P/19/171) Cornwall Council – Urgent Delegated Planning Decisions**

The Clerk advised that a 5 day protocol had been received with regard to PA20/00243 (40B And 40C Bodmin Road) and that following clarification with the Agent and Forestry Officer with regard to the height of the wall, the Planning Officer was mindful to approve the application. The Clerk confirmed that in the light of this new information it had been agreed to withdraw the Town Council's objection.

### **P/19/172) St Austell Bay Neighbourhood Plan Pre-Submission Consultation**

Members supported the key principles of the document including the maintenance of the leat and the creation of green buffers between settlements.

It was **RESOLVED** that the Clerk should write to St Austell Bay Parish Council expressing the Town Council's support for the document.

### **P/19/173) Community Network Highway Schemes**

Members raised no concerns with the priorities identified by the Cornwall Councillors.

It was **RESOLVED** to agree with the priorities recommended by the Cornwall Councillors.

### **P/19/174) Pavement Licensing**

The Clerk advised that the Business and Planning Bill is going through Parliament at the moment which will make it easier for cafes and bars to spill out on to the pavement to assist with their Covid19 social distancing measures. The final details have not been received yet, but the outline process is as follows:

1. Cornwall Council receive a request to use the pavement or outside area with which they have 14 days to respond;
2. If Cornwall Council do not respond within 14 days then the applicant has the automatic right to use the outside area.

The Clerk advised that the Town Council will be consulted on proposals and suggested that if the timings do not coincide with a planning committee, the Town Council should default to the 5 day planning consultation procedure.

Members **RESOLVED** that the Planning and Regeneration Committee should review applications where possible, but if this is not possible, delegation be given to the Clerk, in consultation with the Chair and Vice Chair and Division Member to respond.

*\*\*Councillor Styles left the meeting\*\**

### **P/19/175) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Land North Of 75 Treverbyn Road St Austell Cornwall PL25 4EW**

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

### **P/19/176) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 24<sup>th</sup> August 2020 and Monday 5<sup>th</sup> October 2020.

The meeting closed at 7.38pm.