

MINUTES of an EXTRAORDINARY MEETING of ST AUSTELL BAY PARISH COUNCIL held on FRIDAY 5 FEBRUARY 2021 at 10.00am (the meeting was held virtually)

Present: Cllrs Bill Leach (Chairman), Sue Leach, Richard Hallows, Trudy Reynolds, Sue Osbrink, Malcolm Neill, Peter Tombs, Nick Foster, Nigel Chatterjee

In attendance: Cllr Tom French CC; Julie Larter, Clerk; Peter Crawford (Wainhomes), Paul Jones (JJ Jones Builders), Lucy Harman (LAH Design), 9 members of the public

(19/363) Apologies for Absence

There were no apologies for absence.

(19/364) Minutes of a Meeting of the Parish Council held on 21 January 2021

Cllr Tombs asked that under minute reference (19/350) (b) (i) – PA20/08476 the comments of the WHS Planning Officer should be noted. He also wished it to be recorded in relation to (19/350) (b) (iii) - PA19/08174 that had had arranged to meet with Cllr Chatterjee to discuss the removal of the kissing gate and granite kerb stones. It was **RESOLVED that subject to the above amendments, the minutes of the Meeting held on 21 January 2021 be signed as an accurate record of the meeting.**

(19/365) Declarations of Interest on Items on the Agenda

(19/366) Chairman's Announcements

The Chairman reminded members of the public that there would be no public participation at this meeting. He then asked Mr Crawford to restate discussions held between himself and the parish council in 2019 regarding plots of land owned by Wainhomes in Charlestown.

(19/367) Proposed Developments in Charlestown

Mr Crawford informed those present that the proposal is to transfer the freehold of the Regatta field, Church Road football field, The Pattern Hall and the Ropewalk to the parish council together with the western field at the foot of the Regatta field and a small parcel of land off Mount Charles roundabout. In return Wainhomes would like to develop the triangle of land at the eastern end of Church Road and the eastern field at the foot of the Regatta field. The freehold transfer of land would be dealt with under a s106 agreement. Wainhomes does not intend building on the two sites themselves as they will be very small developments but will be submitting a joint application with JJ Jones Builders. A joint application is necessary in order to tie the various freehold transfers to their proposed development by way of a s106.

In addition the freehold of the Church Hall and adjoining car park could also be transferred.

Lucy Harman outlined the proposal to build 1 large detached house below the regatta field and 4 semi-detached houses in Church Road.

Councillors made the following comments in relation to the Charlestown Road proposal:

- The size of the proposed dwelling
- There would be very little sunlight in the rear of the house for most of the year
- Windows on the eastern elevation would look directly into neighbouring properties
- There is a problem with water run off caused by an adit and shaft in the Regatta field and a mining survey might be required. The drainage problem needs sorting out
- The description of the proposed building as a cottage is incorrect
- Councillors did not like the proposal to use cladding but would prefer to see stone facing instead
- The proposed large window in the lower elevation is not in keeping with Charlestown
- Councillors liked the proposed porch

The Chairman asked Mr Crawford to clarify ownership of the lane. Mr Crawford said that the land is currently owned by Wainhomes but freehold could be passed to a Management Company comprising of residents and that was a discussion that could be held in the future.

Lucy Harman then outlined the Church Road proposal and said that the rationale behind the design was to avoid parking in front of the houses. 2 houses will have a garage and 2 parking spaces each and the other 2 will have 2 parking spaces.

Councillors made the following comments in relation to the Church Road proposal

- Dislike of cladding
- Are 4 bedroomed houses going to be affordable to local people?
- Lack of parking space for visitors
- Could the houses be staggered rather than in a row?
- Lack of footpath in front of the houses – would it be better to build on the football field and use this as the green open space?
- Was the original intention not to provide 2 bedroomed starter homes?
- Fenestration is out of keeping with Charlestown – sash windows are the prominent feature in Church Road. Coal yard design works well
- This site forms an entrance to Charlestown and it had previously been assumed that this would be a terrace.
- Smaller houses could more readily become second homes and we need people to permanently reside in Charlestown

CLlr Sue Leach said that the proposed parking provision met but did not exceed the requirement set out in the draft Neighbourhood Plan and outlined the proposed principal residence clause contained in the plan.

Mr Crawford confirmed that original discussions regarding the homes being available only to local people would stand.

The matter of the footpath link between Foundry Parc and the football field needs resolving. Lucy Harman said that she has seen the draft Neighbourhood Plan and the Charlestown Conservation Area Character Appraisal and Management Plan and she will spend time in Charlestown studying architecture before coming back to the council with amended plans.

(19/360) Dates of future Parish Council Meetings

11 February (Extraordinary Meeting), 18 February, 18 March, 16 April (Also the Annual Parish Meeting), 20 May 2021 (Annual Meeting of the Parish Council).

All future meetings will be virtual until guidance changes.

The meeting closed at 11.07 am

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Chairman

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Date