

St Austell Town Council



To: All Members of the Planning and Regeneration Committee

Dear Councillor

You are summoned to attend the **Planning and Regeneration Meeting of St Austell Town Council** to be held in **The Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD** on **Monday 5th February 2024** at **6pm**.



David Pooley
Town Clerk

30th January 2024

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AGENDA

1. Apologies for absence

2. Declarations of Interest

(Purpose: To receive declarations of disclosable pecuniary and other non-registerable interests in respect of items on the agenda).

3. Dispensations

(Purpose: To receive requests for dispensations under the Code of Conduct).

4. Minutes from Meeting dated 8th January 2024

(Purpose: To agree that the minutes of the above meeting be signed as a correct record).

**Pages
1 to 8**

5. Matters to Note

A verbal update from the Town Clerk on the actions taken since the last meeting.

6. Public Participation

(Purpose: To invite members of the public to speak in relation to the business to be carried out at the meeting).

Each person addressing the Council will be allocated a maximum of 2 minutes or longer at the discretion of the Chair.

7. Planning Applications

The Town Council has been consulted on the planning applications listed below. The Committee is asked to consider the applications and agree a response to the Planning Authority (Cornwall Council).

The applications and their plans can be viewed on the Online Planning Register at www.cornwall.gov.uk.

- i. **PA23/09946:** Shandrani 117A Slades Road St Austell Cornwall. Rear extension. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S594FPFGGKZ00>

- ii. **PA23/10059:** 61 Caprera Truro Road St Austell Cornwall PL25 5JG. Works to Trees covered by a Tree Preservation Order (TPO) - Trim back trees. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S5JUPZFGKJY00>

- iii. **PA24/00197:** Tesco Superstore Daniels Lane St Austell Cornwall. Advertising consent for 1x LCD media screen and 2x flag pole signs. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S705ZZFGLJ700>

- iv. **PA24/00578:** 100 Truro Road St Austell Cornwall PL25 5HH. Works to trees in a Conservation area (TCA) A1 Ash tree with dieback in rear garden (prev lapsed TCA PA21/08084). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S7R8W0FGFG900>

8. Premises Licence Applications

None.

9. Planning Decisions

**Pages
9 to 14**

(Purpose: To note receipt of decisions by the Planning Authority. The decision notices, which explain the full reasons and conditions, are available for inspection in the same way as the planning applications). (Report enclosed).

10. Cornwall Council – Urgent Delegated Planning Decisions

(Purpose: To receive an update on the Cornwall Council urgent delegated planning decisions). (Verbal update).

11. St Austell Town Centre Revitalisation Partnership

(Purpose: To receive an update on the work of the St Austell Town Centre Revitalisation Partnership). (Verbal update).

12. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 4th March 2024 and Monday 8th April 2024).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 8th JANUARY 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown (Chair), Bull, Cohen, Fox, French, Gray, Kimber, Lanxon, Pearce, Preece, Stephens, Styles and Thompson.

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

Also in attendance: Councillor Julian Young.

Councillor Brown, Chair welcomed everyone to the meeting and in particular Councillors Gray, Kimber and Preece who had recently been elected to the Committee. He added that as it is now a large committee (14 out of 20 Councillors) Councillors should ensure that their comments are concise.

P/23/98) Apologies for absence

Apologies for absence were received from Councillors: Double and Hamilton.

Councillor Bull added that she might have to leave the meeting before 8pm.

P/23/99) Declarations of Interest

PA23/09281 – Land at Higher Trewiddle, Truro Road

Councillor Bull advised that she is a Trustee of the Arts Theatre a representative of which has been in discussions with the developer.

Councillor French advised that his wife is a Trustee of the Arts Theatre a representative of which has been in discussions with the developer.

The Clerk advised that Councillors Bull and French did not have a pecuniary interest and suggested that they could both speak at agenda item (v) but not take part in the discussion or voting on this item.

The Chair advised that in order to be helpful to the members of the public present, agenda item (v) would be brought forward to be considered first and then agenda item (vii) brought forward to be considered second.

The Chair advised that with regard to agenda item (v) he would ask the Town Clerk to introduce the item then ask Mr Marshall to speak and then allow the public to speak.

Councillor Lanxon arrived during the next item

P/23/100) Dispensations

None.

P/23/101) Minutes from the Meeting dated 4th December 2023

Councillor Thompson advised that at the last meeting he had asked why "Cornwall Council Highways Schemes" is not a standing agenda item and asked that this be recorded.

The Chair advised that he did not recall this comment and a proposal to add this to the minutes was lost 2 votes for, 3 votes against.

It was **RESOLVED** that the minutes of the meeting held on the 4th December 2023 be approved and signed as a correct record.

P/23/102) Matters to note

The Clerk advised that he had nothing to add.

Arising from a question, the Clerk confirmed that a response has been received from the Community Link Officer confirming that there was still provision for highways funding from the West Carclaze development, but the threshold for it to be released has not been reached and is not expected to be triggered for a number of years.

Mr Abe Simpson arrived to the meeting

P/23/103) Public participation

The Chair advised that the public would be permitted to speak in relation to each planning application as it is considered by the Committee.

P/23/104) Planning Applications

- v. **PA23/09281:** Land At Higher Trehiddle Truro Road St Austell PL25 5FQ. Outline planning permission with all matters reserved for development of up to 150 residential dwellings and retail and community use.

The Chair welcomed Mr Marshall from Kinglsey Developments to the meeting.

The Clerk explained that an outline application seeking approval of the principle to provide up to 150 dwellings on the site previously earmarked for retail use had been received and that the planning officer, subject to satisfying himself that reasonable efforts to market the site for retail had been made, was likely to find the proposal acceptable infill development. He advised that Section 106 contributions for health, education, highways, affordable housing and open spaces would be negotiated by the officer if he is mindful to approve the application. He advised that recent correspondence with trustees of the Arts Centre had indicated that they did not want a vehicular or pedestrian link from the development site to their car park and that the Chamber of Commerce had submitted a strong objection to the application.

Mr Marshall thanked the Town Council for inviting him to the meeting and outlined the history of the site and the planning consent for a mixed use development ie

housing and retail food/non-food. Mr Marshall advised that Kingsley Developments fully understand the desire for retail on the site but that high level discussions with many potential retailers had resulted in no commitment due to a change in market forces and a shift to online shopping. Mr Marshall advised that the Planning Officer recognizes the commercial realities but has asked for more detail on their efforts to deliver retail on the site. He added that the pre-app advice supports the application. Mr Marshall advised that he would like to see links from the site to community facilities and schools and a retail/community use building at the entrance to the site.

Mr Marshall acknowledged concerns from the Arts Centre Trustees with regard to the creation of access between the Arts Centre and the site and that he would contact them in due course to agree an acceptable solution.

Mr Marshall concluded that although disappointed that they are unable to deliver retail, housing on the site is a logical extension to the urban fabric of St Austell.

The Chair thanked Mr Marshall for his presentation of the application.

During a brief discussion with Members, Mr Marshall advised that Pentewan Valley Parish Council has indicated a willingness to get involved with a community facility on the site and that he is confident of delivering 25% affordable housing. Arising from a question, Mr Simpson advised that no end user has been found yet for a shop on the site.

The Chair invited members of the public to speak. During a lengthy discussion, the following issues were raised by the public:

- Evidence that the market has been thoroughly explored for retail on the site;
- Strong disappointment that retail will not be on the site as many house purchases had been made on the back of this;
- The need for retail;
- Whether a transport assessment of the impact additional houses would have on the road infrastructure had been undertaken

Mr Abe Simpson advised that he will provide evidence to the planners with regard to their extensive search for retailers for the site but could not guarantee that this will be put into the public domain. Mr Simpson added that promises were never made that retail would be built.

Mr Simpson and Mr Marshall advised that the highways impact is generally less with a residential development than retail and although not available yet, they fully expect Cornwall Council's Highways Officers to confirm that the proposal is acceptable. Mr Marshall added that a highways contribution is likely to be requested.

A view was expressed by a member of the public that St Austell is a dormitory town and that history has shown that mixed use development proposals have often resulted in large scale housing developments.

Mr Simpson advised that St Austell is no different from other major towns in Cornwall and that shops are closing in the city of Truro due to online shopping. Mr Simpson stressed that they had tried extremely hard to obtain retail for the site but the market and economy had not made this possible.

Further issues were highlighted by the public as follows:

- The impact on local schools
- Lack of infrastructure to the western side of St Austell
- Difficulty for non car drivers to access shops from the site
- Whether retail for the site could be considered when more of the Wainhomes site is built

Mr Simpson stressed that the modelling and demand has been assessed and an extra 400 homes in and around the site is not expected to make any difference to retail organisations' appetite to open new stores.

The Chair thanked Mr Marshall and the public for their contributions

The Chair asked Councillors Bull and French to make their statements and then withdraw from the meeting.

Councillor Bull reiterated the Arts Centre's request not to have a new pedestrian or vehicular access to the Arts Centre, welcomed the proposal for a shop on the site and highlighted the need to focus on the design in due course.

Councillor French advised that he was broadly in support of the application but expressed concern with regard to access between the site and the Arts Centre due to potential security implications.

Councillors Bull and French reiterated their interest and left the meeting

The Chair invited Councillors to share their views.

Councillor Kimber expressed concern with regard to the impact on schools, doctors and dentists and outlined some conversations he had had with local providers and residents. He expressed overall support for the proposal, particularly the 25% affordable housing and a small shop.

Councillor Fox expressed her objection to the proposal on the grounds of:

- Lack of infrastructure and the already over-stretched dentists, doctors, schools
- Impact on the Air Quality Management Area
- Lack of jobs created
- Land contamination
- Objection from the Environment Agency

Councillor Styles cited his objection and expressed a view that the land could stay as it is and not be built on until such time as market forces change and retail can be brought forward.

Councillors Lanxon, Preece and Gray expressed their objection and raised the following as issues:

- Lack of infrastructure
- Who the affordable housing would be for
- Although the site is in Pentewan Valley, St Austell Parish would be servicing the residents
- Support for the Chamber of Commerce
- Who would own the shop

Mr Simpson advised that the shop would be in private ownership.

Councillor Pearce expressed her support for the proposal and stressed that shopping habits had changed so much that retail on the site as originally proposed is no longer realistic.

Councillor Thompson reiterated other Councillor concerns with regard to the lack of infrastructure in either Pentewan Valley Parish or St Austell Parish to service the homes and the need for a link road through the site.

The Clerk advised that the Planning Officer is mindful to approve the application and that Pentewan Valley Parish Council, where the site is located, has no objection. He advised that in planning terms, the site is deemed to be infill and under planning policy, there are no strong reasons to object to the application.

It was **RESOLVED** to object to this application by 5 votes for, 2 votes against on the grounds of:

- Adverse impact on the infrastructure in the area, ie doctors, dentists and schools;
- Cumulative adverse impact on the poor air quality in the area which is a designated Air Quality Management Area.

Councillors Bull and French returned to the meeting

- vii. **PA23/09674:** Western House, Eliot Gardens, St Austell, Cornwall.
Conversion of redundant plant room/store cupboard into studio apartment.

Mr Simon Jones, agent for the applicant, advised that the proposal is to formalise the conversion of a redundant plant room into a small studio apartment. He added that there is a young person living in the premises at the present time and that a noise nuisance complaint from the neighbour is being monitored by Cornwall Council.

It was **RESOLVED** to make no objection to this application subject to suitable sound proofing measures being put in place.

Councillor Young left the meeting

- i. **PA23/01370/PREAPP:** Former Carclaze Community Infant School Carclaze Road St Austell Cornwall PL25 3AG. Pre application advice to keep the remaining facade and create 8 open market residential flats. On the top playground it is intended to provide 4 further residential flats that we propose to be affordable. Each of the flats will have access to one allocated parking space per property and there will be additional visitors spaces also.

Ms Oxenham, a member of the public, expressed her disappointment with the proposal put forward and outlined her involvement with the site historically when she was a Councillor.

Members expressed their disappointment with regard to the proposals as previous discussions with Cornwall Council had indicated that development of the site would include 100% affordable housing and 3-4 parking spaces for the community/Carclaze Chapel on the top playground. Members also felt strongly that the Silvanus Trevail façade of the building should be retained.

The Town Council **RESOLVED** to remind Cornwall Council of its previous commitments and stress its strong opposition to the proposals on the grounds of:

- Lack of 100% affordable housing in the proposal
- No provision for parking for the community/Carclaze Chapel
- No commitment to retain the Silvanus Trevail facade of the building

- ii. **PA23/06966:** Land Adjacent To 50 Phernyssick Road St Austell Cornwall PL25 3TU. Proposed new dwelling and associated works.

Members recalled that they had recommended refusal of a previous planning application for this site and expressed the view that many of the reasons for objection remained valid for the current application.

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

- Land contamination issues
- Land drainage/sewerage issues
- Overlooking/loss of privacy
- Overbearing
- Overdevelopment

- iii. **PA23/08004:** Air Quality Monitoring Station Highfield Avenue Open Space East Highfield Avenue St Austell. Installation of new air quality monitoring station.

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

Councillor French left the meeting

- iv. **PA23/09170:** Gwethnoc Parc 24 Truro Road St Austell Cornwall. Re-model and creation of new bedrooms.

It was **RESOLVED** to make no objection subject to suitable light and ventilation for the additional bedrooms in the basement.

vi. **PA23/09590:** 2 Menear Road St Austell Cornwall PL25 3DE. Extension and alteration of existing dwelling and associated works.

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

Councillor Bull left the meeting

viii. **PA23/09709:** 68 College Green St Austell Cornwall PL25 5EX. Application for tree works in a Conservation Area (CA): Coppice of an Ash tree and dismantle of 3 Ash trees.

It was **RESOLVED** to object to this application and support the Tree Officer's recommendations.

ix. **PA23/09908:** 12 Gover Road St Austell Cornwall PL25 5ND. Works to Trees covered by a Tree Preservation Order (TPO) - G1 Group of Ash trees - Repollard/pollard to 7m in height.

It was **RESOLVED** to object to this application and support the Tree Officer's recommendations.

x. **PA23/10260:** 12 North Hill Park, St Austell, Cornwall, PL25 4BJ. Works to a tree in a Conservation Area for Red Beech (*Nothofagus fusca*) - fell. Tree has a reduced canopy and visible dieback in crown due to damage to exposed roots in garden. Replant with *Nothofagus fusca* sapling once works have been carried out.

It was **RESOLVED** to object to this application on the grounds of no justification for the works by way of a tree expert report.

At 8.10pm the Chair suggested that any urgent business in the remaining items should be considered at the Town Council meeting on Monday 29th January 2024. The Committee agreed with this suggestion.

P/23/105) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 5th February 2024 and Monday 4th March 2024.

The meeting closed at 8.11pm.

**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
5th FEBRUARY 2024
LOCAL PLANNING AUTHORITY DECISIONS**

1. PURPOSE OF REPORT

To note decisions of the Local Planning Authority notified since the last meeting.

2. LEGAL AND RISK MANAGEMENT ISSUES

None directly.

3. EQUALITIES ISSUES

The Council endeavours to highlight to Cornwall Council any equalities issues arising from consideration of the planning applications.

4. RESOURCE ISSUES

None outside of existing budgets.

5. ENVIRONMENTAL CONSIDERATIONS

The Town Council considers environmental issues when considering planning applications but is constrained by local and national planning policy.

6. RECOMMENDATIONS

It is recommended that Councillors note the decisions made.

Decisions Made

Councillors are asked to note the receipt of the following decisions by the Planning Authority (the decision notices which explain the full reasons and conditions are available for inspection in the same way as planning applications):

DAVID POOLEY - TOWN CLERK

PA23/08702**APPROVED****Applicant:** Herron Gall Real Estates**Location:** 35 High Cross Street St Austell Cornwall PL25 4AN**Proposal:** Non-material amendment to PA22/10841 for internal layout changes to 35-37 High Cross Street**Town Council Response: Determined without a Town Council response.****PA23/07584****APPROVED****Applicant:** Mr Chris Grigg**Location:** Land West Of 15 Fairfield Close St Austell PL25 3HE**Proposal:** Proposed end of terraced 3 bedroom dwelling with parking for one car, and bedroom extension over garage to No 15 Fairfield Close with non-compliance with Condition 2 of PA20/00236 dated 09/06/2020 without compliance of condition 2 in relation to decision notice PA21/12222 dated 08/03/2022**Town Council Response: No Objection.****PA23/08742****APPROVED****Applicant:** Mr & Mrs C Monahan**Location:** 20 Trevarrick Road St Austell Cornwall PL25 5JN**Proposal:** Proposed side extension and construction of detached garage.**Town Council Response: No Objection.****PA23/07762****APPROVED****Applicant:** Glen House Estates Ltd**Location:** Land At Former Teddingtons Controls Site Daniels Lane St Austell Cornwall PL25 3HG**Proposal:** Demolition of existing E Use Class unit and erection of replacement E Use Class unit**Town Council Response: Support.**

PA23/05531

APPROVED

Applicant: Mr Paul Hampton

Location: 5 Trenance Place St Austell Cornwall PL25 5NS

Proposal: Two storey flat roof, rear extension to a semi detached property creating 1 new first floor bedroom and 1 new ground floor family/dining room

Town Council Response: No Objection.

PA23/05158

APPROVED

Applicant: Department For Education

Location: Cornwall College John Keay House Tregonissey Road St Austell Cornwall PL25 4DJ

Proposal: Demolition of existing college buildings and construction of new buildings for educational use, associated alterations and improvements to existing car parking and landscaping and associated infrastructure

Town Council Response: Support.

PA23/05798

APPROVED

Applicant: Mr Bob Harris

Location: Cornwall College John Keay House Tregonissey Road St Austell Cornwall PL25 4DJ

Proposal: Construction of 1No football and basketball play zone at St Austell Campus, including polymeric surface, fencing, retention/adjustment of existing LED floodlighting, and ancillary equipment

Town Council Response: Support.

PA23/08932

APPROVED

Applicant: Mr Daniel Cocks

Location: 29 Jubilee Meadow St Austell Cornwall PL25 3EX

Proposal: Works to trees subject to a TPO - trimming of Oak tree

Town Council Response: Objection.

PA23/07518

APPROVED

Applicant: Mr Chris Dutton

Location: Car Park Eliot Road St Austell Cornwall PL25 4NL

Proposal: Advertisement consent for 3 x Facia Sign, 1 x T-Pole Sign and 1 x Banner Sign

Town Council Response: No Objection.

PA23/07517

APPROVED

Applicant: Mr Chris Dutton

Location: Car Park Eliot Road St Austell Cornwall PL25 4NL

Proposal: Change of use of the site from Sui generis- car park to Sui generis - vehicle hire branch. The erection of a modular office building, wash bay and equipment store and the demolition of existing garage outbuilding.

Town Council Response: Support.

PA23/08813

APPROVED

Applicant: Ben Smith

Location: Cornwall Council Tregarne Hostel North Street St Austell Cornwall PL25 5QE

Proposal: Revised design to the previous planning approval - change of external window to a glazed fire exit door.

Town Council Response: No Objection.

PA23/09170

APPROVED

Applicant: Mr A Nicholson

Location: Gwethnoc Parc 24 Truro Road St Austell Cornwall PL25 5JF

Proposal: Re-model and creation of new bedrooms.

Town Council Response: No Objection.

PA23/09709

Decided not to make a TPO (TCA apps)

Applicant: Mr Owain Holland

Location: 68 College Green St Austell Cornwall PL25 5EX

Proposal: Application for tree works in a Conservation Area (CA): Coppice of an Ash tree and dismantle of 3 Ash trees

Town Council Response: Objection.

PA23/09590

APPROVED

Applicant: Mr And Mrs Charles

Location: 2 Menear Road St Austell Cornwall PL25 3DE

Proposal: Extension and alteration of existing dwelling and associated works

Town Council Response: No Objection.

