

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 4th March 2024** at **6pm**.



David Pooley
Town Clerk

27th February 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 5th February 2024

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

**Pages
1 to 4**

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. **PA22/02532:** Land North East To Recreation Ground Church Road Charlestown St Austell. Development of 4 dwellings with associated road, garage/carport and parking. **Parish: St Austell Bay.**

**Pages
5 to 12**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R8Q7RBF GKNT00>

- ii. **PA22/02533:** Land To East Of Charlestown Road Charlestown St Austell. Construction of 2 detached houses with associated drives and parking. **Parish: St Austell Bay.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R8Q7RYFGKNV00>

- iii. **PA23/08543:** 12 Mount Charles Road St Austell Cornwall PL25 3LD. Timber annexe in rear garden. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S2RM8KFGI5N00>

- iv. **PA24/00367:** Land North Of 4 Trevarrick Road Trevarrick Road St Austell Cornwall. Erection of a dwelling. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S7D4LNFGM9300>

- v. **PA24/00509:** 2 Gewans Meadow St Austell Cornwall PL25 4SB. Extension and alterations to 2 Gewans Meadow. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S7O5SMFGL3900>

- vi. **PA24/00547:** 20 Grove Road St Austell Cornwall PL25 5NP. Single storey extension to the rear of the property consisting of a double bedroom, bathroom and utility room. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S7PS4RFGM7800>

- vii. **PA24/01311:** 7 Hillside St Austell Cornwall PL25 3LR. Proposed single storey lean-to extension. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S8ZX7LFGJUF00>

8. Highways Schemes

**Pages
13 to 16**

(Purpose : To clarify a procedural matter relating to Highways Schemes and consider a way forward for communicating Highways matters with Cornwall Council). (Report attached).

9. Premises Licence Applications

None.

10. Planning Decisions

**Pages
17 to 20**

(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).

11. Cornwall Council – Urgent Delegated Planning Decisions

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

12. St Austell Town Centre Revitalisation Partnership

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

13. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 8th April 2024 and Monday 20th May 2024).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 5th FEBRUARY 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown (Chair), Bull, Cohen, Fox, Gray, Hamilton, Lanxon, Preece and Thompson.

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

P/23/106) Apologies for absence

Apologies for absence were received from Councillors: Double, French, Kimber, Pearce and Styles.

P/23/107) Declarations of Interest

There were no declarations of interest.

P/23/108) Dispensations

None.

P/23/109) Minutes from the Meeting dated 8th January 2024

Councillor Thompson referred to minute number P/22/56 from a meeting in August 2022 where it was suggested that an update report on "Highways Schemes" should be put on every Planning & Regeneration Committee agenda which he believed was voted on and passed by those present. In the light of this, he asked why "Highways Schemes" are now not on the agenda as there has been no subsequent vote for the removal of this topic from the agenda. Councillor Thompson asked that the Clerk investigates whether proper procedure has been followed and report back to the committee.

The Clerk advised that he would investigate and produce a report for a subsequent Committee meeting but assured the Committee that if a reoccurring agenda item entitled "Highways Schemes" has incorrectly been missed off the agenda, nothing illegal has taken place.

During discussion Councillor Bull asked that the following amendment be made to the Arts Centre's request on page 4.

Councillor Bull reiterated the Arts Centre's request not to have a pedestrian or vehicular access to the Arts Centre from the site at this time but that a future option to have access to the Arts Centre from the site is preserved by the access land remaining in the current ownership and not being built out. Councillor Bull welcomed the proposal for a shop on the site and highlighted the need to focus on the design in due course.

On page 5, Councillor Preece asked that "sewerage" be referred to after "lack of infrastructure"

On page 5 Councillor Gray advised that Mr Simpson had stated at the meeting that the proposed shop would probably be in private ownership and the community facility in public ownership and asked that these comments be minuted.

It was **RESOLVED** that subject to the above amendments, the minutes of the meeting held on the 8th January 2024 be approved and signed as a correct record.

P/23/110) Matters to note

The Clerk advised that Treverbyn Parish Council had responded to Cornwall Council with comments similar to the Town Council's regarding the request for pre-application advice in connection with the former Carclaze Community Infant School.

He said he would update the Committee on planning application PA23/06966 later in the agenda.

P/23/111) Public participation

There were no members of the public present.

P/23/112) Planning Applications

- i. **PA23/09946:** Shandrani 117A Slades Road St Austell Cornwall. Rear extension.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied with the drainage proposals.

- 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.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being satisfied with the proposals although it was felt that the justification for the works was weak.

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

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

- 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).

It was **RESOLVED** to make no objection to this application subject to Tree Officer approval and a replacement tree being planted.

P/23/113) Premises Licence Applications

None.

The Chair advised that despite Councillor Styles' excellent representation outlining the Town Council's objection, the lack of evidence led to Cornwall Council's Licencing Committee approving The Club's application to extend their opening hours.

P/23/114) Planning Decisions

PA23/08702

The Clerk advised that this non-material amendment application was determined by Cornwall Council without consulting the Town Council.

PA23/08932

The Clerk advised that the Tree Officer has agreed a smaller extent of works with the applicant and these works have been approved.

PA23/09709

The Clerk advised that that the Tree Officer has decided not to make this the subject of a Tree Preservation Order (TPO) due to a structural defect and the presence of ash die back. This decision will allow the works to go ahead.

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

The Committee noted that there are now very few arboricultural reports on the planning system to inform planning applications and the Clerk agreed to raise this with Planning Officers.

P/23/115) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that there were two delegated decisions to report and one matter for information.

- PA23/ 06966 Land adjacent to 50 Phernyssick Road – a 5-day protocol letter was issued, and it was agreed under delegated procedures to uphold the Council's objection to this application.
- PA23/06498 Land adjacent to 16 Sandy Hill - a 5-day protocol letter was issued, and it was agreed under delegated procedures to agree to disagree.
- PA23/06098 Avonwyn – the application was approved following improvements to the highways proposals agreed with the Highways Officer. As the Highways Officer was happy with the proposals there was no need for a 5-day protocol letter or further consultation.

P/23/116) St Austell Town Centre Revitalisation Partnership

The Chair advised that he had agreed with the Town Clerk that due to very little business for the partnership, this week's meeting of the St Austell Town Centre Revitalisation Partnership should be cancelled and that the next one will take place as scheduled in March.

The Clerk advised that he had submitted the funding proposal as approved at the Council meeting on 29th January 2024 and Cornwall Council's Economic Development Officers had that afternoon confirmed that they are prepared to fund the following:

- £10,000 - Student Accommodation/Key Worker Accommodation feasibility study (Town Accelerator Fund)
- £25,000 - Historic quarter highways feasibility study (Town Accelerator Fund).

In order to accept this offer, the Town Centre Revitalisation Partnership has been asked to provide evidence that they are happy with the proposal and Councillor Brown, Chair of the Town Centre Revitalisation Partnership, had signed a letter confirming acceptance.

During discussion, the following was raised:

- The need to identify funding for additional CCTV cameras in the town centre;
- What the latest position is with regard to the Rooftop Garden project;
- When the pre-planning advice for the Rooftop Garden project is likely to be received from Cornwall Council;
- The need to ensure that the structural testing of the car park is carried out in a phased basis to ensure that the project remains within budget;
- The potential for a cover to be put over White River Place

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

P/23/117) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 4th March 2024 and Monday 8th April 2024.

The meeting closed at 7.08pm.

PA22/02532 and PA22/02533

INFORMATION REQUESTED BY ST AUSTELL TOWN COUNCIL on 22/02/2024

BACKGROUND:

The process began in 2019, initiated by the developer Wain Homes, which still owns a number of parcels of land within the parish.

The company has been looking to rationalise its small assets around Cornwall and concentrate on larger developments elsewhere. As a result they offered the Parish Council **the freehold of 7 parcels of land**, of differing sizes. In return they would seek planning permission to build a small number of houses on two other plots.

This offer was first formally made and discussed in October 2019, and at the October 17th Parish Council meeting, Peter Crawford of Wain Homes gave a presentation to the councillors and residents present. After discussion the Parish Council **"RESOLVED in principle to progress the transfer/development of Wain Homes land in line with the proposals outlined."**

The onset of the pandemic in spring 2020 halted progress on this project, hence the delay in it returning to St Austell Bay Parish Council for further consideration. In the interim three of the plots originally offered had been sold elsewhere or withdrawn. Seven remain, all the ones the Parish Council was most interested in pursuing.

In July 2021 the Parish Council sent out a reply-paid survey to all residents setting out the advantages and disadvantages of accepting the offer. The results were appended in the developers' D and A statement and show a clear mandate to proceed. The response rate was 29%, which Cornwall Council Neighbourhood Planning officers said was a good level of response for this type of survey, and the mandate in favour of acquiring each plot was never less than 55.6%. Most were in the 70% range.

The land parcels on which **freehold is offered to the parish** are as follows. They are **marked a – g on the attached plan.**

- a) **The Pattern Hall (Parish Council Offices)**
- b) **Church Road Recreation Ground**
- c) **Rope Walk and woodland, Church Road**
- d) **Church Hall and car park**
- e) **Regatta field**
- f) **Land adjacent to the Regatta field and Charlestown Road**
- g) **Small parcel of land adjacent to Charlestown Roundabout – which is within the St Austell Town Council boundary.**

METHODOLOGY AND TIMESCALE

Wain Homes and the developers are proposing to transfer the land parcels **under an obligation on a s106, to be transferred prior to commencement/implementation of the planning consents.**

This means there would be **no delay in the implementation of the public benefit and no uncertainty about when/if the transfer would occur.**

If the planning officers or committee are minded to approve the application, the developers and Wain Homes state:

“we would be happy for committee to give delegated powers to officers to negotiate the final designs of the units in consultation with St Austell Bay Parish Council and Ward Member”.

The offer of these parcels by Wain Homes is based on planning consent being granted on both the sites detailed in the above application numbers and is an **‘all or nothing’ offer. Hence we really need the support of St Austell Town Council regarding plot g. We would obviously be happy to share the use of this plot with the Town Council.**

If the current planning applications are refused, the various land parcels are likely to be offered to the open market via auction or formal tender. Some could in future be classed as exception sites and subject to plans for affordable housing, but any sale and subsequent development would come with **none of the community benefits currently on offer.**

PUBLIC BENEFITS APPERTAINING TO EACH PLOT

Parcel a – Freehold of The Pattern Hall (Parish Council Offices)

This building is currently insured for **£1,000,000, which is approximately its current value (as of June 2021)** It is leased from Wain Homes on a 99-year lease dated 4 August 2015 as part of the s106 for the development of the adjoining land. It has historic value as it is situated within the WHS and Charlestown Conservation Area. The terms of the s106 mean it could not be used for residential development. It is the site of the Parish Council offices, a meeting room for the Parish Council, its working parties and other local groups, and the site of the local outreach post office. Overall it is very well used by parishioners.

The hall has many bookings for lets – however, the lease includes restrictions on the use of the building, which place some limits on the letting capacity. Owning the freehold would remove those, thus increasing the Parish Council income as well as giving the potential to create a mezzanine/ upper floor for storage and increased lettings. This was originally part of the plan for its re-building but had to be shelved by Wain Homes on cost grounds. Thus owning the freehold would, in addition to adding a **significant extra financial asset** for the parish, **increase its income stream.**

Parcel b – Freehold of Church Road Recreation Ground

Currently on a 999-year lease to Cornwall Council, who maintain it although there is no official maintenance agreement in place. It is set out as a recreation ground with football posts for casual use. It is protected by a s106 and is designated an LGS in

the St Austell Bay Parish Neighbourhood Plan. However, devolving the freehold would mean the Parish Council could improve and increase the regularity of the maintenance and **increase the recreational use of** this plot for the parish. It is frequently used by Naturally Learning, the local pre-school, as a safe outdoor facility, and ownership of the freehold would safeguard this, in line with Policy BE2 of the St Austell Bay Parish Neighbourhood Plan. The Parish Council and Regatta Committee have begun negotiations with Cornwall Council for the lease to be devolved to the Parish Council, so owning the freehold would negate the need to pursue this.

Parcel c – Freehold of the Rope Walk and woodland, Church Road

This is a very important heritage asset currently closed to the public. It is unencumbered but subject to a blanket TPO. Part of it is currently under licence to Naturally Learning for its Forest School. The whole area originally formed the Rope Walk for the harbour and is a very rare undeveloped example. If the Parish Council acquired the freehold it would maintain the licence for the Forest School, which is highly valued by local parents, and in support of policy BE2 of the Neighbourhood Plan, but in addition would seek to open the area a few times a year for guided walks, when the school is not in session. Interpretation boards would also be installed to increase public awareness of its historical significance. Ownership of the freehold would also guarantee regular upkeep and oversight of the area. It was designated as a LGS in the Neighbourhood Plan and is also on the Parish Council's register of locally important historical assets.

Parcel d – Freehold of the Church Hall and car park

This is currently on a 999-year lease to the Church Hall Trustees, who manage the building and the car park. The hall is fully booked with lets and parking is reserved for hall or church users. Importantly, this hall and associated land was gifted to the parish by Rosemary Cobbold Sawle and the terms of the 1968 lease, to which she was a signatory, state clearly that it is to be used as a community venue as well as the Vicar having the right to use the building for any ecclesiastical purpose. The Parish Council owning the freehold would guarantee that, in the event of the church needing or wanting to dispose of assets to maintain the church itself, they could not be sold off but would remain part of the parish's assets. Given the small congregation and its elderly age profile, it is also conceivable that the parish would be combined with another and the church itself sold off. In either eventuality owning the freehold would ensure that the hall's function as a community venue is maintained in line with the Sawle family's intentions. The Church of England has been very clear in recent public statements that the level of its debt is such that it will have to start disposing of assets, so this opportunity is very timely. Nothing would change as far as the church is concerned – they would merely have a lease agreement with the Parish Council rather than Wain Homes, and the Trustees would manage the hall as they do now. Acquiring the freehold future-proofs the hall and retains it as a community venue for the village and wider parish.

Parcel e – Freehold of The Regatta Field

This area, a much-valued community asset used by residents throughout the parish, is on a 999-year lease to Cornwall Council, who are keen to devolve the lease to the Parish Council without funding. Wain Homes is happy for this to happen, and negotiations are ongoing. The Parish Council and Regatta Committee, working together, will be better able to manage the upkeep of this field than is currently possible by Cornwall Council. Given that the Parish Council seems certain to be taking over responsibility for this field it seems logical for them to own the freehold too. It would enable the Parish Council and Regatta Committee to improve and increase the community facilities and thus increase the community use, responding to many of the ideas expressed in the Community Actions appendix to the St Austell Bay Parish Neighbourhood Plan. It is designated as a Local Green Space in that plan.

Parcel f – Freehold of land adjacent to the Regatta Field and Charlestown Road

This land is free of legal encumbrance and is currently unused – indeed it is locked off and there are no sightlines into it from Charlestown Road. It did not meet the criteria to be classified as a LGS in the St Austell Bay Neighbourhood Plan. Historically, this is the site of the former allotments, and it is situated within the Charlestown Conservation Area but outside the WHS. Acquiring the freehold would enable the Parish Council to create an additional public space in the centre of the village and make it a significant and fitting feature of the Conservation Area rather than an unused area of scrubland. The Neighbourhood Plan Community Actions appendix shows support for turning this area back into allotments or creating a community garden for parishioners to enjoy. There is also the potential for extending the Regatta Field so that the two are linked. The Parish Council envisages forming a working group from the community, with some Parish Council representation, to establish the best use of this plot to benefit the community and to decide its function, design and management. Hence it would become a true community asset within the heart of Charlestown, designed and managed by the community.

Parcel g – Freehold of small parcel of land adjacent to Charlestown Roundabout

This area is outside of, though very close to, the parish boundary. For many years it has been the site of an advertising hoarding which generally advertises attractions within Charlestown such as the Regatta, Charlestown Harbour and the Shipwreck Centre. Ownership of this could generate another **£2,000** of funding for the parish based on 2021 figures. St Austell Bay Parish Council would be very happy to use this space to advertise events on behalf of St Austell Town Council – free of charge.

SUMMARY

In short, the community benefits of this potential transfer of freeholds are extremely significant and represent a once in a lifetime opportunity for the parish to acquire **assets worth approximately £2,000,000**. There is also a **potential increase in income stream** for the parish, which could be reflected in **council tax for residents**. It also

means the Parish Council could secure the future of these land parcels in perpetuity, whatever developments may occur in planning legislation and regardless of any changes in WHS and Conservation requirements. It is a chance for St Austell Bay Parish to guarantee the upkeep and continued existence of several areas of significant historic importance to the village. Six heritage assets (Plots a-f) would be sustained or enhanced by the Parish Council owning the freehold and the risks to them reduced, while their long term conservation would be enhanced by securing their optimum viable use as set out in NPPF paragraph 8. Public access and use would also be increased substantially which is an important factor.

Selling off any of these plots into private ownership would be a tragedy and the future for them would be uncertain at best. The previously refused applications offered no public benefit, and did not cover exactly the same areas, so they are not necessarily a marker to the decision on these applications. The parish-wide survey mentioned in our original comments shows clear support from residents for the plots of land to be transferred to the Parish Council. The NPPF shows that if substantial public benefit can be shown which outweighs the harm or loss, then it is acceptable. Planning officers have the opportunity to be involved in the final design and layout of the six properties, to ensure they are happy with the final outcome. The parish council feels that there are major public benefits to accepting the s106 which would amount to a transfer of assets into public ownership with an approximate value of £2m as well as guaranteeing the protection of significant assets in the village.

We do hope that St Austell Town Council feels able to support its neighbouring parish.

St Austell Bay

Parish Council

July 2021 Survey Results

171 Returned Surveys PLUS 7 Email Responses

		<u>YES</u>		<u>NO</u>		<u>No Response</u>		<u>TOTAL</u>
		<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>
A	Pattern Hall	137	77.0	31	17.4	10	5.6	178
B	Church Rd PF	133	74.7	38	21.3	7	3.9	178
C	Ropewalk	127	71.3	42	23.6	9	5.1	178
D	Church Hall	100	56.2	64	36.0	14	7.9	178
E	Regatta Field	131	73.6	37	20.8	10	5.6	178
F	Land off Charlestown Rd	129	72.5	35	19.7	14	7.9	178
G	Mt Charles Roundabout	109	61.2	45	25.3	24	13.5	178
<u>Possible Development Land</u>								
X	Church Rd Triangle	71	39.9	64	36.0	43	24.2	178
Y	Land Off Charlestown Rd	76	42.7	61	34.3	41	23.0	178

Notes:-

Yes = Survey Box marked with a Tick

No = Survey Box marked with a Cross

No Response = Survey Box left Blank



**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE**

4th MARCH 2024

HIGHWAYS SCHEMES

1. PURPOSE OF REPORT

To clarify a procedural matter relating to highways schemes and consider a way forward for communicating highways matters with Cornwall Council.

2. LEGAL AND RISK MANAGEMENT ISSUES

The resolution of the Planning & Regeneration Committee meeting on 22nd August 2022 included a resolution relating to highways matters which was followed correctly. The resolution did require "Highways Matters" to be placed on every agenda and to do so without reports or focus on particular issues would be poor practice.

Cornwall Council is the Highways Authority and has a duty to maintain adopted roads to ensure that they are safe and are fit for purpose for the volume of traffic using them.

The Town Council has only very limited highways powers. It can only seek to influence highways schemes.

3. EQUALITIES ISSUES

None directly.

4. RESOURCE ISSUES

None.

5. ENVIRONMENTAL CONSIDERATIONS

The Town Council is encouraged to consider the environmental impact on an area and the potential to promote active travel when considering highways issues.

6. RECOMMENDATIONS

In order to reinvigorate highways communication with the principal authority it is recommended that:

1. This report and the procedure adopted be noted;
2. The Clerk seeks to arrange half yearly briefings with Cornwall Council on Local Transport Schemes;
3. The Community Link Officer is asked to provide a quarterly update on the progress of the Community Area Partnership Highways Schemes;
4. The Cornwall Councillors are asked to include an update on their local Highways Schemes within their Cornwall Councillor update reports to the Town Council;
5. If Members have concerns about particular highways matters they request these be placed on a future agenda giving time for research and reports to be obtained.

Background

At the Planning and Regeneration Committee meeting on the 5th February 2024 Councillor Thompson asked for a report to explain if proper procedure had been followed with regard to highways matters after a meeting of the Committee held on the 22nd August 2022. At that meeting some Members felt that they needed more information and guidance on the Cornwall Council highways schemes that an update report should be placed on every Planning and Regeneration Committee agenda with Cornwall Councillors being invited to Planning and Regeneration meetings to provide an update on their schemes.

Members approved the following minute as the official record of the meeting:

P/22/56) Cornwall Council Highways Scheme

Members noted the list of highways schemes and expressed a view that they are not representative of what the public would like to see, and an example was given of a scheme that had been implemented and subsequently reversed due to inadequate consultation with local residents and the scheme being operationally impractical.

Members felt that they needed more information and guidance on the highways schemes and suggested that in future an update report should be placed on every Planning and Regeneration Committee agenda and the Cornwall Councillors invited to update Members on their schemes.

*It was **RESOLVED** that the Clerk should:*

- (i) Make contact with the Highways Officers to ascertain more information about the various highways schemes, their funding and how their progress can be communicated to the Town Council;*
- (ii) Invite the Cornwall Councillors to regularly update the Town Council on their schemes put forward for implementation and they be invited to a future meeting of the Planning and Regeneration Committee to discuss these.*

In order to gain a better understanding of Highways Schemes and their funding the Town Clerk organised a briefing from Cornwall Council's Highways Officers, and this took place by TEAMS on 17th April 2023. At this meeting the following was covered:

1. Local Transport Plan Funding
2. St Austell Transport Plan/ S106 transport funding
3. Community Network Highways scheme
4. Highways Maintenance budget

Notes of this meeting were taken by the Community Link Officer and circulated to the Town Council.

The Community Link Officer also agreed to send through regular updates with regard to the Community Network Highways Schemes which was received reasonably regularly and considered by the Planning and Regeneration Committee.

The three Cornwall Councillors are not on the Planning Committee but updates are provided at Town Council meetings which, occasionally, include highways matters. Given their workloads it is not possible for Cornwall Councillors to attend every Planning and Regeneration Committee.

In conclusion the resolution and proper procedures have been followed.

Way Forward

There has been a change of Community Link Officer and governance arrangements for the Community Area Partnership (formerly Community Network Area) which has resulted in a breakdown in communication between Cornwall Council and the Town Council with regard to the progress of highways schemes.

1. This report and the procedure adopted be noted;
2. The Clerk seeks to arrange half yearly briefings with Cornwall Council on Local Transport Schemes;
3. The Community Link Officer is asked to provide a quarterly update on the progress of the Community Area Partnership Highways Schemes;
4. The Cornwall Councillors are asked to include an update on their local Highways Schemes within their Cornwall Councillor update reports to the Town Council;
5. If Members have concerns about particular highways matters they request these be placed on a future agenda giving time for research and reports to be obtained.

DAVID POOLEY
TOWN CLERK

**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE**

4th MARCH 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

PA23/08004

APPROVED

Applicant: Mr Nigel Jenkins

Location: Air Quality Monitoring Station Highfield Avenue Open Space East Highfield Avenue St Austell Cornwall

Proposal: Installation of new air quality monitoring station

Town Council Response: No Objection.

PA23/10260

Decided not to make a TPO (TCA apps)

Applicant: Ms Amanda Foster

Location: 12 North Hill Park St Austell Cornwall PL25 4BJ

Proposal: 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.

Town Council Response: Objection.

PA23/09908

REFUSED

Applicant: Mark Thomas

Location: 12 Gover Road St Austell Cornwall PL25 5ND

Proposal: Works to Trees covered by a Tree Preservation Order (TPO) - G1 Group of Ash trees- repollard/pollard to 7m in height

Town Council Response: Objection.

PA24/00197

APPROVED

Applicant: Mr Andy Horwood

Location: Tesco Superstore Daniels Lane Southwold St Austell Cornwall PL25 3HT

Proposal: Advertising consent for 1x LCD media screen and 2x flag pole signs

Town Council Response: Support.

PA23/09946

APPROVED

Applicant: Mr S S Curtis

Location: 117A Slades Road St Austell Cornwall PL25 4HE

Proposal: Rear extension

Town Council Response: No Objection.

PA23/06813

APPROVED

Applicant: Mr And Mrs Alane

Location: 8 Nancarrow Court St Austell Cornwall PL25 4RE

Proposal: Single storey side extension and associated refurbishment works.

Town Council Response: No Objection.

PA23/06498

APPROVED

Applicant: Mr Paul Trudgeon

Location: Land Adj To 16 Sandy Hill St Austell Cornwall PL25 3AT

Proposal: Outline application with all matters reserved: Construction of a dwellinghouse

Town Council Response: Objection.

