

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 8th April 2024** at **6pm**.

S. Sullivan

pp David Pooley
Town Clerk

2nd April 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 4th March 2024

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

**Pages
1 to 6**

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. **PA24/01315:** 24A Edgumbe Road St Austell Cornwall PL25 5DX. Works to a tree with a Tree Preservation Order (TPO); to fell a Cypress tree and replace with an Oak Sapling. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S90B3EFGK3400>

- ii. **PA24/01319:** 127 Edgumbe Green St Austell Cornwall PL25 5EE. First floor extension, traditional build above ground floor extension built in 2009. Extension to be in keeping with the existing building. Rendered top half. Extension to add additional bedroom for expanding family. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S90GNHFGK6T00>

- iii. **PA24/01351:** Barkers Green, Horse Whim Drive, Wheal Eliza Close St Austell Cornwall. Replacement of all existing windows and doors across Barkers Green (PL25 3XA), Horse Whim Drive (PL25 3XB) and Wheal Eliza Close (PL25 3XD). **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S942PUFGMK300>

- iv. **PA24/01562:** 18 Fore Street St Austell Cornwall PL25 5EP. Proposed subdivision of the existing shop (Use Class E) to form two smaller shops (Use Class E) and the replacement of the shopfront window. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9GWBWFGMSA00>

- v. **PA24/01564:** 14 North Hill Park St Austell Cornwall PL25 4BJ. Works to trees in a conservation area (CA), works include cut down two self-sown sycamore trees. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9GWCDFGMSE00>

- vi. **PA24/01601:** 54 Phernyssick Road St Austell Cornwall PL25 3TU. Removal of existing conservatory and erection of single storey rear extension. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9IIO7FGG7700>

- vii. **PA24/01701:** Car Park Eliot Road St Austell Cornwall. 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 without compliance with Condition 2 of decision notice PA23/07517 dated 08/01/2024. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9MATHFGISE00>

8. Premises Licence Applications

None.

9. Planning Decisions

**Pages
7 to 10**

(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. Call for Sites

**Pages
11 to 14**

(Purpose: To consider making a response to the Cornwall Council call for sites). (Paper attached).

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 20th May 2024 and Monday 17th June 2024).

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

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

In attendance: David Pooley (Town Clerk) and Steve Skinner (Operations Manager).

P/23/118) Apologies for absence

Apologies for absence were received from Councillors Cohen, Pearce and Double.

P/23/119) Declarations of Interest

Councillor Bull declared an interest in planning applications PA22/02532 and PA22/02533 by virtue of being a member of St Austell Bay Parish Council.

P/23/120) Dispensations

None.

P/23/121) Minutes from the Meeting dated 5th February 2024

Councillor Thompson confirmed that he was satisfied with the minute relating to highways matters.

It was **RESOLVED** that the minutes of the meeting held on the 5th February 2024 be approved and signed as a correct record.

P/23/122) Matters to note

The Clerk provided an update on planning application PA23/06966 – Land adjacent to 50 Phernyssick Road and, in response to a question, the Clerk explained that arboricultural reports were good practice and not mandatory for most tree works applications.

P/23/123) Public participation

There were no members of the public present.

P/23/124) Planning Applications

- 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.

Councillor Bull reiterated her interest in the first two planning applications. She explained the St Austell Bay Parish Council position and expressed the view that the benefits of this application far outweighed the harm when viewed with the next application and the community benefits which would arise.

*** Councillor Bull left the meeting ***

The Clerk advised that the Town Council were being consulted on this application and application PA22/02533 because there was a proposal to transfer land in St Austell parish to St Austell Bay Parish Council. Members discussed both applications and raised various issues including:

- Design and impact on the World Heritage Site and the Charlestown conservation area;
- Highways issues;
- Whether the benefits outweigh the harm;
- The risk of losing the community facilities;
- The value of the community facilities.

The Chair decided to vote on each application separately. Members voted by 8 votes to 1 in favour of expressing no objection to the application. Councillor Thompson abstained.

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

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

Members voted by 8 votes to 1 in favour of expressing no objection to the application. Councillor Thompson abstained.

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

*** Councillor Bull returned to the meeting ***

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

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

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

The Clerk explained that planning permission had been granted for a dwelling on this site and foundations had been laid making the permission still valid. He also outlined neighbour comments and the concerns of the Environment Agency with regard to the proximity of the proposed development to the river.

Members expressed concern that the design was not in keeping with the area and that the property might overlook a dwelling across the river at 21 Gover Road. Members voted by 8 votes to 2 to object to this application.

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

- The proposal being out of character with the area and not in keeping with the street scene;

- The proposed dwelling not being an appropriate scale or mass or finished in appropriate materials;
- The potential over-looking of a dwelling off Gover Road;
- The need to protect the large oak tree on the site which is the subject of a TPO;
- The need to satisfy the Environment Agency and South West Water in relation to the river and drainage.

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

It was **RESOLVED** to make no objection to this application subject to satisfying the Environment Agency and South West Water.

- 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.

It was **RESOLVED** to make no objection to this application subject to the right of way being maintained satisfactorily and an acceptable construction plan.

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

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

P/23/125) Highways Schemes

The Clerk introduced a report which had been produced in response to a concern expressed by Councillor Thompson and confirmed that proper procedures had been followed with regard to minute P/22/56 dated 22nd August 2022. The report suggested a number of ways that the consideration of highways matters could be improved.

The Clerk explained the recent decision of the South Cornwall Community Area Partnership to approve a number of minor highways schemes including a pedestrian crossing at Trenowah Road and a mobile speed camera/sign for St Austell subject to certain conditions to be clarified. He explained that the Town Council's top priority, a crossing at Tregonissey Road to serve the College had not been approved.

Members acknowledged that highways matters were the responsibility of Cornwall Council but expressed a desire to be more involved in highways matters and the determination of highways schemes. Arising from a question the Clerk agreed to ascertain the threshold for release of Section 106 funding from the eco town which was earmarked for highways improvements in the Tregonissey Road area.

It was **RESOLVED** that:

1. Members note the report and procedure adopted;

2. The Clerk seeks to arrange half yearly briefings for the Planning and Regeneration Committee 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 and if possible to attend meetings of the Council and committees when highways issues relevant to their division are to be discussed;
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;
6. The Committee reaffirms the wish expressed in a meeting with Rebecca Lyle of Cornwall Council Highways Service in 2023 for the Town Council to participate in strategic work on highways issues in the St Austell area.

P/23/126) Premises Licence Applications

There were no applications to consider.

Councillor Kimber thanked Councillor Styles for representing the Council's views with regard to the licence application for The Club at Cornwall Council's recent Licensing Committee meeting. He outlined his experience of anti-social behaviour in the town centre in the early hours of Sunday morning some of which he believed was linked to patrons of The Club.

P/23/127) Planning Decisions

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

P/23/128) Cornwall Council – Urgent Delegated Planning Decisions

There were no urgent planning decisions.

P/23/129) St Austell Town Centre Revitalisation Partnership

The Clerk provided an update on various regeneration projects including:

- Rooftop Garden – Stage 2 report received, stage 3 design and stress testing commenced. There has been some scaling back of the scheme to make it more viable.
- Funding for the design of a piazza at the Holy Trinity Church has been approved.
- An application for funding for the banner project has been submitted to the Town Vitality Fund.

- The Staffing Committee next week would be asked to consider resource for the regeneration projects.
- A draft plan commissioned by Cornwall Council for the future of the Carlyon Road public land is due to be considered by a working group this month and would soon be ready to be shared with the Town Council.
- Despite regular chasing there is still no report from the High Street Taskforce following the visit in September.
- It is hoped that there will be more thorough briefings for members and the Town Centre Partnership in the week commencing the 18th March.

Members stressed the importance of the rooftop garden being transformational and noted the update.

P/23/130) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 8th April 2024 and Monday 20th May 2024.

The meeting closed at 7.38pm.

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

8th APRIL 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

PA23/10059

APPROVED

Applicant: Mrs Ania Dziaduszek

Location: 61 Caprera Truro Road St Austell Cornwall PL25 5JG

Proposal: Works to Trees covered by a Tree Preservation Order (TPO) - Trim back trees.

Town Council Response: No Objection.

PA24/00578

Decided not to make a TPO (TCA apps)

Applicant: Mr Joseph Grassby

Location: 100 Truro Road St Austell Cornwall PL25 5HH

Proposal: Works to trees in a Conservation area (TCA) A1 Ash tree with dieback in rear garden (prev lapsed TCA PA21/08084)

Town Council Response: No Objection.

PA24/00509

APPROVED

Applicant: Mr And Mrs Alec And Sue Carpenter

Location: 2 Gewans Meadow St Austell Cornwall PL25 4SB

Proposal: Extension and alterations

Town Council Response: No Objection.

PA24/00547

APPROVED

Applicant: Mr And Mrs O'Hara-Boa

Location: 20 Grove Road St Austell Cornwall PL25 5NP

Proposal: Single storey extension to the rear of the property consisting of a double bedroom, bathroom and utility room

Town Council Response: No Objection.

PA24/01755

APPROVED

Applicant: Mr Simon Jones

Location: Bedruthan House Eliot Gardens St Austell Cornwall

Proposal: Application for Non-Material Amendment to PA17/09277 for 53 New dwellings and associated works, namely 1) Minor alterations to Blocks A, B and C.

Town Council Response: -

PA24/01226

WITHDRAWN

Applicant: Mr M Williams

Location: 7 Morcom Close St Austell Cornwall PL25 3UF

Proposal: Application for Non-Material Amendment to PA18/01197 for Proposed loft conversion to form lounge area and replacement garage, namely 1) Proposed amendment to approved dormer size. 2) Alterations to windows

Town Council Response: -

Sustainable development

Call for sites

 www.cornwall.gov.uk/callforsites



Cornwall Council is launching a call for sites that could potentially be used to build houses, employment space, community facilities or for helping nature recover.

Every so often local authorities need to collect information about land that might be available, and it is a way for people who might want to develop their land in the future to let us know.

The aim is to provide a valuable early opportunity for individuals, landowners, developers and other interested parties to submit sites that they think could potentially be used for a range of uses in the future.

All councils are obliged to maintain an adequate and up-to-date supply of such sites. This will help Cornwall in formulating a future local plan for beyond 2030. It can also help identify sites to meet particular needs or for biodiversity net gain. This might be needed under the existing local plan which currently provides a positive and flexible planning policy framework for Cornwall up to 2030.

Cllr Olly Monk, Cornwall Council portfolio holder for planning and housing said:

"We need to plan for growth properly by focussing our energy on ensuring that development is well done and properly resourced and by putting infrastructure and the environment at the heart of decision making.

"We want to involve everyone in this process. We are already talking to developers, local communities, and partners to identify suitable sites and now this is an opportunity for anybody to put forward suggestions for where land might be suitable and available to meet the demand for housing,

employment or nature uses in the future. We will particularly encourage the reuse of vacant or derelict land.

"It's important to stress that having land included in the call for sites does not grant planning permission or necessarily mean that a site will be granted permission in the future.

"What it means is that sites that meet some basic tests will be kept on a database and may later be referred to as we work together to develop a future local plan for Cornwall. They may also be used by parish and town councils to help create Neighbourhood Plans.

"We know that we will get far more land suggested than we actually need - land being available doesn't equal land being developed!

"It also does not mean that the council supports the site for allocation in its new Local Plan, or development through a planning application. Submitted sites will be subject to assessment and future consultation.

"We need to continue to plan for the delivery of much needed homes in Cornwall as we continue to see unprecedented demand. Enabling sustainable communities with the right infrastructure is a key part of the Council's long-term approach to addressing Cornwall's housing needs."

All sites will be initially tested to understand whether they would impact important local or national protections (such as nature sites). Any decision to include a site in a future local plan or neighbourhood plan at a later date would be based on much more detailed testing and public consultation.

All submissions will be made publicly available on our website. Sites put forward are suggestions and are not allocated and may not be supported in planning applications.

We will look at how much and what sorts of developments are needed in Cornwall between now and 2050 in the next Local Plan. This is likely to start formally in 2025 and we will engage widely with communities and stakeholders across Cornwall.

Anybody can nominate their own land or make a suggestion on any other land. To be considered, sites must:

- **have an area of at least 0.25 hectares or be capable of accommodating 5+ dwellings or 500+ sqm of employment floorspace.**
- **the land must be located within or next to an existing settlement or in a sustainable location.**

- **the land must NOT be within a designated Special Areas of Conservation (SAC), Special Protected Areas (SPA), Sites of Special Scientific Interest (SSSI) or Flood Zone 3b. The land should not already have planning permission for residential-led development.**

The call for sites runs from 20 February 2024 for eight weeks and is open to anyone that wishes to make a suggestion for land to be considered.

