

St Austell Town Council



To: All Members of St Austell Town Council

Dear Councillor

You are summoned to attend the **Meeting of St Austell Town Council** to be held in **The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD** on **Monday 29th January 2024** at **6pm**.



David Pooley
Town Clerk

23rd January 2024

Tel 01726 829859
e-mail: david.pooley@staustell-tc.gov.uk
Website: www.staustell-tc.gov.uk

AGENDA

1. Apologies for absence

(Purpose: To accept apologies for non-attendance).

2. Declarations of interest and gifts or hospitality received.

(Purpose: To receive declarations of Members' interests and gifts or hospitality received).

3. Dispensations

(Purpose: To consider requests for dispensations).

This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public.

Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.

4. Minutes of Meeting held on 11th December 2023

**Pages
1 to 6**

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

5. Matters to note

(Purpose: A verbal update from the Town Clerk on the actions taken since the last meeting).

Note: No decision may be made under this agenda item.

6. Mayor's announcements

(Purpose: To receive an update from the Mayor on her engagements and any other civic matters).

7. Public Participation

(Purpose: To invite members of the public to address the meeting 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

8. Members' questions (10 minutes maximum)

A Member may ask the Mayor or the Clerk any question concerning the business of the Council, provided 3 clear days notice of the question has been given to the person to whom it is addressed. Every question shall be put and answered without discussion. A person to whom a question is put may decline to answer or undertake to provide a full answer within a timescale agreed with the Member. They may also agree to accept a question after the deadline.

9. Brian Palmer, Chair of Trustees – STAK

(Purpose: To receive an update on the re-location of STAK).

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- 10. Small Grants Scheme** **Pages
7 - 20**
- No Limits Personal Training & Wellbeing CIC
 - The Gover Community Larder
- 11. St Austell Town Centre Revitalisation Partnership**
- (Purpose: To receive a progress report). (Verbal update).
- 12. Town Centre – Red Pots**
- (Purpose: To receive an update on the maintenance of the town centre red pots).
- 13. Edgcumbe Road/Truro Road – Pedestrian Improvements** **Pages
21 - 22**
- (Purpose: To consider the pedestrian improvements proposed by Cornwall Council at the Edgcumbe Road/Truro Road junction).(Proposals attached).
- 14. St Austell Family Hub** **Pages
23 - 24**
- (Purpose: To note the correspondence in relation to the future of the St Austell Family Hub). (Correspondence attached).
- 15. Members appointed to outside bodies update reports**
- (Purpose: To receive reports of any relevant information from Members appointed to outside bodies). (Report attached).
- 16. Cornwall Councillor update reports** **Pages
25 to 26**
- (Purpose: To receive reports of any relevant information from local Cornwall Councillors).
- 17. Schedule of Payments** **Pages
27 to 32**
- (Purpose: To receive a schedule of payments from 4th December 2023 to 19th January 2024). (Attached).

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18. White River Project

(Purpose: To appoint Councillor Clemo to the White River Project working group).

19. Planning and Regeneration Committee

**Pages
33 to 40**

(Purpose: To note the minutes of the Planning and Regeneration Committee meeting held on 8th January 2024). (Attached)

20. Climate and Environment Committee

**Pages
41 to 44**

(Purpose: To note the minutes of the Climate and Environment Committee meeting held on 22nd January 2024). (Attached).

21. To consider excluding the press and public.

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, it is proposed that, because of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the business specified for the following item:

Item 20 is confidential because it contains commercially sensitive information.

22. St Austell Town Centre Revitalisation Partnership

(Purpose: To consider and approve the projects to be submitted to Cornwall Council's Town Vitality Fund). (Report attached).

23. Dates of Meetings

(Purpose: To note dates of future Town Council Meetings: 18th March 2024, 29th April 2024 (Annual Parish Meeting) and 13th May 2024 (Annual Town Council Meeting)).

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MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL held on MONDAY 11th DECEMBER 2023 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown, Clemo, Cohen, Double, Fox, French, Gray, Hamilton, Kimber, Lanxon, Pearce, Pears, Preece, Rowse, Styles, Thompson and Young.

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

C/23/107) Apologies for Absence

Apologies for absence were received from Councillors Bull, Guest and Stephens.

C/23/108) Declarations of interests and gifts or hospitality received

There were no declarations of interest.

C/23/109) Dispensations

There were no requests for a dispensation.

C/23/110) Minutes of Meeting held on 6th November 2023

It was **RESOLVED** that the minutes of the meeting held on 6th November 2023 be approved and signed as a correct record.

C/23/111) Matters to Note

The Clerk advised that he had no matters to add.

In response to a question with regard to minute number C/23/101 the Clerk advised that Cornwall Council is still pursuing the Co-Op storeroom at West Hill as a location for a polling station.

C/23/112) Mayor's announcements

The Mayor referred to the Remembrance Day Parade and Church Service and thanked those who attended and the Deputy Town Clerk for organising the event in conjunction with the Royal British Legion. Councillor Hamilton added that there had been some subtle changes this year, particularly with regard to the laying of the wreaths which had worked well.

The Mayor advised that she switched on the town centre Christmas lights at the end of November and on the same evening took part in an interview by CHAOS radio. She expressed her delight that the town was really busy and the entertainment included a stage with a live band playing Christmas music.

The Mayor advised that her shoe box appeal is going well and she should have around 30 shoe boxes filled with Christmas treats for her Kernow Young Carers charity and thanked everyone for their donations and support so far.

C/23/113) Public Participation

None.

C/23/114) Members' questions

There were no questions from Members.

C/23/115) Standing Committees

It was **RESOLVED** that Councillors Gray, Kimber and Preece be appointed to the Planning and Regeneration Committee, Councillors Kimber and Preece be appointed to the Community Committee and Councillor Gray be appointed to the Finance and General Purposes Committee.

Councillor Rowse arrived

C/23/116) Small Grants Scheme

The Mayor advised that an anticipated grant application for Kernow Young Carers had not yet been received and that this item should therefore be deferred to a future meeting.

Councillor Pears arrived during this item

C/23/117) Budgets 2023/24 and 2024/25

The Clerk advised that at the informal meeting in October, Members indicated that the Town Centre Revitalisation Project, Anti-Social Behaviour and the maintenance of services were still the top priority and that the 2024/25 should reflect these priorities. The Clerk added that as indicated at the informal meeting, he had drafted a budget that reflected a less than 10% Council Tax increase for the forthcoming year.

The Clerk assured Members that the Council Tax increase recommended of 9.88% allows the Town Council to maintain its current services with no cuts and provide for a small enhancement to the CCTV/security provision.

The costs built into the budget include provision for a general increase in energy costs, the national pay awards, a new ride on mower and a small contingency for unforeseen items. There is uncertainty with regard to the Town Council's future at the Stable Block and the Revitalisation Project, both of which may require additional funding in future years. The Clerk added that St Austell BID's budget is being squeezed due to business closures and reduced voluntary levy payments which may impact on the Town Council in due course.

The Clerk advised that the 9.88% Council increase would equate to £16.23 per annum or 31 pence per week for a Band D property and an overall precept request to Cornwall Council of £1,177,920. He added that the majority of homes in the St Austell parish are either a Band A or B which would equate to between a £10/£12 increase per annum and not the £16.23 per Band D property typically quoted.

The Clerk outlined the contingency sums provided and explained the levels of reserves currently held. It was noted that the General Reserve was acceptable but at the lower end of the range recommended.

During discussion Members raised the following issues:

- The decrease in car park income

- The need to amend the Council Tax leaflet to reflect that the Planning & Regeneration Committee meets approximately every 4-5 weeks instead of 3 weeks;
- The need to have a higher increase than the 9.88% suggested due to a number of uncertainties;
- The need to continue to be mindful of the cost of living crisis and the number of struggling families in St Austell

A proposal to increase the Council Tax by 12% was lost 7 votes for, 10 votes against.

A proposal to increase the Council Tax by 9.88% was carried 12 votes for, 5 votes against.

It is **RESOLVED** that the Council:

1. approves the revised budget for the 2023/24 financial year as shown in Appendix 1;
2. approves the original budget as attached in Appendix 1 for the 2024/25 financial year;
3. approves the contributions to and from reserves as shown in Appendix 4.
4. authorises the Town Clerk to submit a precept request to Cornwall Council in the sum of £1,177,920 (equating to a council tax increase of £16.23 per annum or 31 pence per week) for a Band D property paying the full council tax charge;
5. approves the draft Council Tax leaflet which is attached at Appendix 5 subject to amending the frequency of planning meetings stated.

C/23/118) Cornwall Council – Trehiddle Pedestrian Refuge

The Clerk advised that Cormac Solutions Ltd is inviting comments on a proposal to implement a pedestrian crossing feature at Higher Trehiddle on Truro Road, which aims to increase safety for the anticipated increase of pedestrians, mainly children crossing the road from the Trehiddle Estate to St Mewan School.

During discussion, although in favour of a crossing in the area Members raised the following concerns about the proposal put forward:

- The proposal is on the brow of a hill and too close to Trehiddle roundabout;
- The crossing point is only just within the 30 mph zone which is still considered too fast to stop in time for children crossing the road;
- Children crossing in this area should be provided with the same safety measures as children crossing on Penwinnick Road to Pondhu School ie a manned and controlled lighted crossing.

Although Members welcomed a pedestrian crossing point in this area, it was **RESOLVED** to object to this proposal on the grounds of safety and to respond to Cornwall Council accordingly and ask that a controlled lighted crossing is explored.

C/23/119) St Austell Town Centre Revitalisation Partnership

The Clerk advised that Councillor Brown, Peter Moody, Bill McCardle and himself had met with Cornwall Council officers to discuss the potential for further Town Vitality Funding. The funding pots discussed were:

£35,000 for technical resource (revenue funding)
£80,000 for strategic resource (capital or revenue funding for projects)
£500,000 which towns can bid into for projects.

The advice from Cornwall Council officers is to work up as many projects as possible from the Masterplan so that when capital funding becomes available, they are in a strong position to be taken forward.

The Stage 1 report for the rooftop garden project has been completed and work on Stage 2 is well underway. The report for this stage is due in January. A first claim against the grant monies is expected to be submitted at the end of the month.

Councillor Brown stressed the need to have projects identified to fit the funds that are available and the need to have a process in place to ensure that both the Town Council and Revitalisation Partnership are kept informed and able to make decisions in parallel of each other.

The Clerk advised that a few projects should be worked up for consideration by early January and suggested that the Planning & Regeneration Committee be given delegated authority to approve the projects to be taken forward to funding bid stage for Town Vitality Fund monies.

It was **RESOLVED** that:

- i. The verbal update be noted;
- ii. The Planning & Regeneration Committee be given delegated authority, if required, to approve the projects to be taken forward to funding bid stage for the Town Vitality Fund monies.

C/23/120) Members appointed to outside bodies update reports

Councillor Brown advised that he had attended a recent meeting of the Cornwall Association of Local Councils (CALC) where the guest speaker was Steve Rowell, Preventing Extreme Terrorism Lead at Cornwall and Isles of Scilly Councils. As a result of the Manchester Arena Public Enquiry a draft Bill is going through Parliament which if legislated could have implications for town halls and other public venues who will be obliged to put procedures in place to mitigate the risks of terrorist activity. If the legislation is not complied with large fines are proposed.

Councillor Brown advised that the next CALC Larger Council's meeting is in January and that he will report back after that meeting.

Councillor Lanxon advised that the collaboration between the College and AFC St Austell to create a new 4G football pitch is progressing well with funding identified and an architect appointed. Councillor Lanxon added that she has also attended the Carlyon Road Working Group where discussions are taking place with stakeholders to produce a masterplan for the Carlyon Road site which includes the creation of a Health Hub.

C/23/121) Cornwall Councillor update reports

Members noted the written reports previously circulated from Councillors Double and Rowse.

Councillor Pears updated Members on the “tap on, tap off” cashless payment system for bus journeys and the £2 single trip bus fare pilot programme which has resulted in a 33.5% increase in bus usage. A “tap on, tap off” cashless payment system for train journeys has been introduced as far as Truro. The Beryl Bike programme has been expanded and Cornwall is in the top 20% in the UK for areas with EV charging points. The A391 link to the A30 is progressing with bridge structures and key junctions currently being worked on. The Council’s gritters are on 24 hour notice and a gritter naming scheme is in place.

Arising from a question with regard to the proposed cuts to school transport, Councillor Pears advised that a draft policy has been produced for consideration by the Cabinet on Wednesday. It is hoped that this policy will bring Cornwall Council into line with other Councils in the country. He stressed that any changes to school transport routes will not happen in the short term. Councillor Double advised that school transport is within the Childrens Service and that officers would like to walk the routes before any decisions are made.

The traffic congestion at Clifden Road was raised and Councillor Pears advised that he is due to have a meeting shortly with officers to look at the parking bays and the effect that they are having on congestion in that area.

Arising from a question, Councillor Pears confirmed that he had not provided a list of consultees who had been consulted on the Mid Cornwall Metro Project and undertook to provide a comprehensive update to the Town Council meeting in January with assistance from the Cornwall Council Officers involved in the project and the Town Clerk.

C/23/122) Schedule of Payments

It was **RESOLVED** that the schedule of payments for the period 28th October 2023 to 4th December 2023 totalling £174,817.13 be approved.

C/23/123) Planning and Regeneration Committee

Councillor Brown asked that the words “at least” be inserted in the narrative of minute P/23/93 where it details the four licensing objectives.

The Clerk advised that further to P/23/93, a reply had been received from the applicant with regard to the Town Council’s representation to the Variation for The Club, St Austell.

Members considered the correspondence and agreed that the Town Council’s objection should remain, and that Councillor Styles should represent the Town Council when the licence application is put to a Hearing.

It was **RESOLVED** that the minutes of the Planning and Regeneration Committee meeting on the 4th December 2023 be noted subject to adding the words “at least” in the narrative of minute P/23/93.

C/23/124) Community Committee

It was **RESOLVED** that the minutes of the Community Committee meeting on the 27th November 2023 be noted.

C/23/125) Schedule of Meetings

Councillor Brown expressed a concern that there are not enough Planning and Regeneration Committee meetings scheduled for the year and felt that the dates should be reviewed with at least one additional meeting added in.

It was **RESOLVED** that the schedule of meetings be approved subject to the Town Clerk reviewing the meeting dates for the Planning and Regeneration Committee, in consultation with the Mayor and Deputy Mayor, as suggested.

C/23/126) Dates of Meetings

It was noted that the next Town Council meetings are due to take place on 29th January 2024 and 18th March 2024.

The meeting closed at 19.37pm.

ST AUSTELL TOWN COUNCIL

29th JANUARY 2024

SMALL GRANTS SCHEME - APPLICATIONS RECEIVED

1. PURPOSE OF REPORT

To consider funding requests received under the Town Council's Small Grants Scheme.

2. LEGAL AND RISK MANAGEMENT ISSUES

The Council has the legal power to grant funding under the General Power of Competence which was formally re-adopted by the Town Council on the 17th May 2021.

3. RESOURCE ISSUES

The Council has earmarked the sum of £8,000 for the small grants scheme in the 2023-24 financial year. To date £6,250 has been awarded leaving a balance of £1,750.

4. EQUALITIES ISSUES

The Small Grants application form asks organisations to demonstrate their commitment to equal opportunities.

5. ENVIRONMENTAL ISSUES

The environmental impact for proposed projects will vary for each grant application received.

6. RECOMMENDATIONS

It is recommended that Members:

- (i) Consider and determine whether they wish to support the grant applications received.

Background

The application forms for the funding requested are reproduced with this report. Supporting information for the grant applications (including financial) can be viewed upon request prior to this meeting.

1. No Limits Personal Training & Wellbeing CIC

A request has been received from No Limits Personal Training & Wellbeing for funding towards the cost of clothing for their "Remember You" project.

2. The Gover Community Larder

A request has been received from The Gover Community Larder for the purchase of food and 2 new insulated boxes and ice blocks.

SARA GWILLIAMS
DEPUTY TOWN CLERK

Letter of thanks:

- St Austell AOS
- Carlyon BaySurf Life Club

St Austell Town Council



Small Grants Scheme

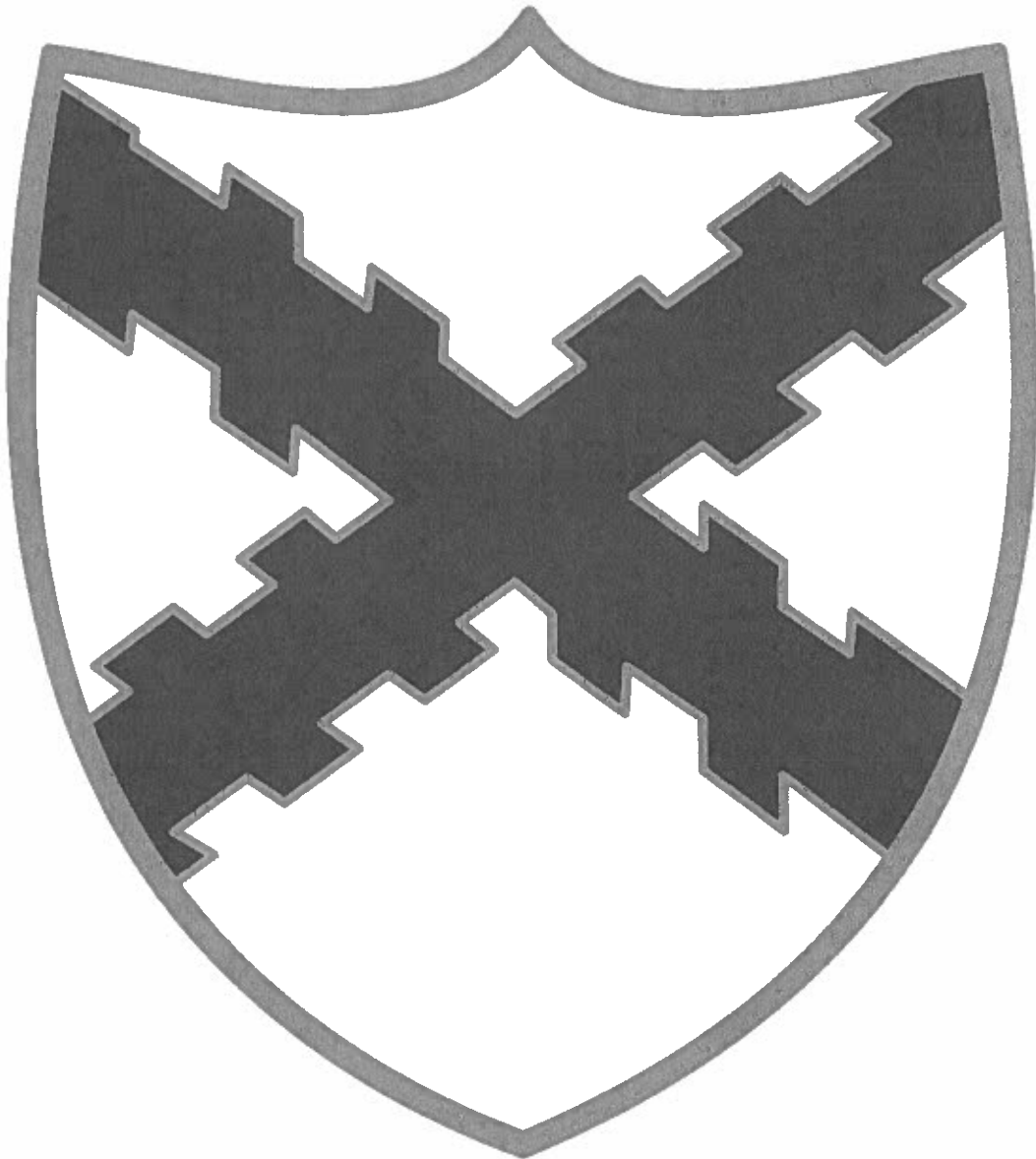
Application Form

PART B

1. Your organisation

Name of Organisation	No Limits Personal Training & Wellbeing CIC
Charity/company number (if applicable)	Charity No: Company No: 14894617
Are there any Members of St Austell Town Council on your Committee? (if so, please list them)	No
What are the aims and objectives of your organisation?	To use fitness as a way of combating adverse mental health and physical infirmity

PLEASE LEAVE THIS PAGE BLANK



<p>Please demonstrate your organisation's commitment to equal opportunities (please enclose any relevant policies)</p>	<p>My current client base consists of members of the LGBTQ community as well as members of different ethnic origin.</p>
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2. Purpose for which the grant is sought

<p>Project title:</p>	<p>Remember You</p>
<p>Description of project (please continue on a separate sheet if necessary):</p>	<p>The purpose of the project is to assist people suffering with severe anxiety to the point that they are no longer able to function in their day to day life.</p> <p>We are looking to take a non medicational approach to tackling not just the symptoms of anxiety, but to use fitness and exercise techniques as a way to develop a coping mechanism in order to function day to day.</p> <p>A 2021 study by the Mayo Clinic found that 30 minutes of exercise or fitness function a day, drastically reduces the adverse effects of depression or anxiety.</p>
<p>How would this grant be of benefit to the community in St Austell? (please continue on a separate sheet if necessary):</p>	<p>According to St Austell Healthcare, the number of people off work due to mental health/anxiety issues has risen steadily over the last 3 years and continues to rise.</p> <p>We believe that our programme will assist people to regain their lives, re-enter the workplace and contribute to the local economy.</p>
<p>What arrangements do you have in place to ensure safeguarding of children and young people (applicable only if your project involves working with this client group).</p>	<p>I am fully DBS checked and any work with children and young people will be conducted with a parent/guardian present.</p>

3. Finance



What is the total cost of the project?	£2,000
Amount of grant applied for (Up to £250) *	£250
Have you previously received a grant from St Austell Town Council?	No
If "Yes" please indicate: a) When b) Amount received c) For what purpose	

* Should you wish to apply for a grant over £250, the Council may consider a larger grant in exceptional circumstances, but you may be asked to provide a presentation to the Town Council.

Please list any applications you have made for funding from other organisations.

Organisation	Contribution Sought (£)	Applied (please tick as appropriate)	Granted (please tick as appropriate)

4. Further information enclosed

Information	Enclosed (please tick)
A copy of your organisation's most recent bank statement(s) (mandatory)	
A copy of your constitution (or similar document showing the organisation's status)	
A copy of your organisation's latest set of accounting statements (if any exist)	

5. Publicity

Please explain how you will publicise and acknowledge the Town Council's grant.

We will make clear the assistance from the Town Council via our social media channels and also, include the support of the Town Council on the marketing materials we will produce to support the project.

Please return your completed form to:

Sara Gwilliams
Deputy Town Clerk
The Stable Block
Pondhu House
Penwinnick Road, St Austell, PL25 5DP

E-mail: sara.gwilliams@staustell-tc.gov.uk

St Austell Town Council



Small Grants Scheme

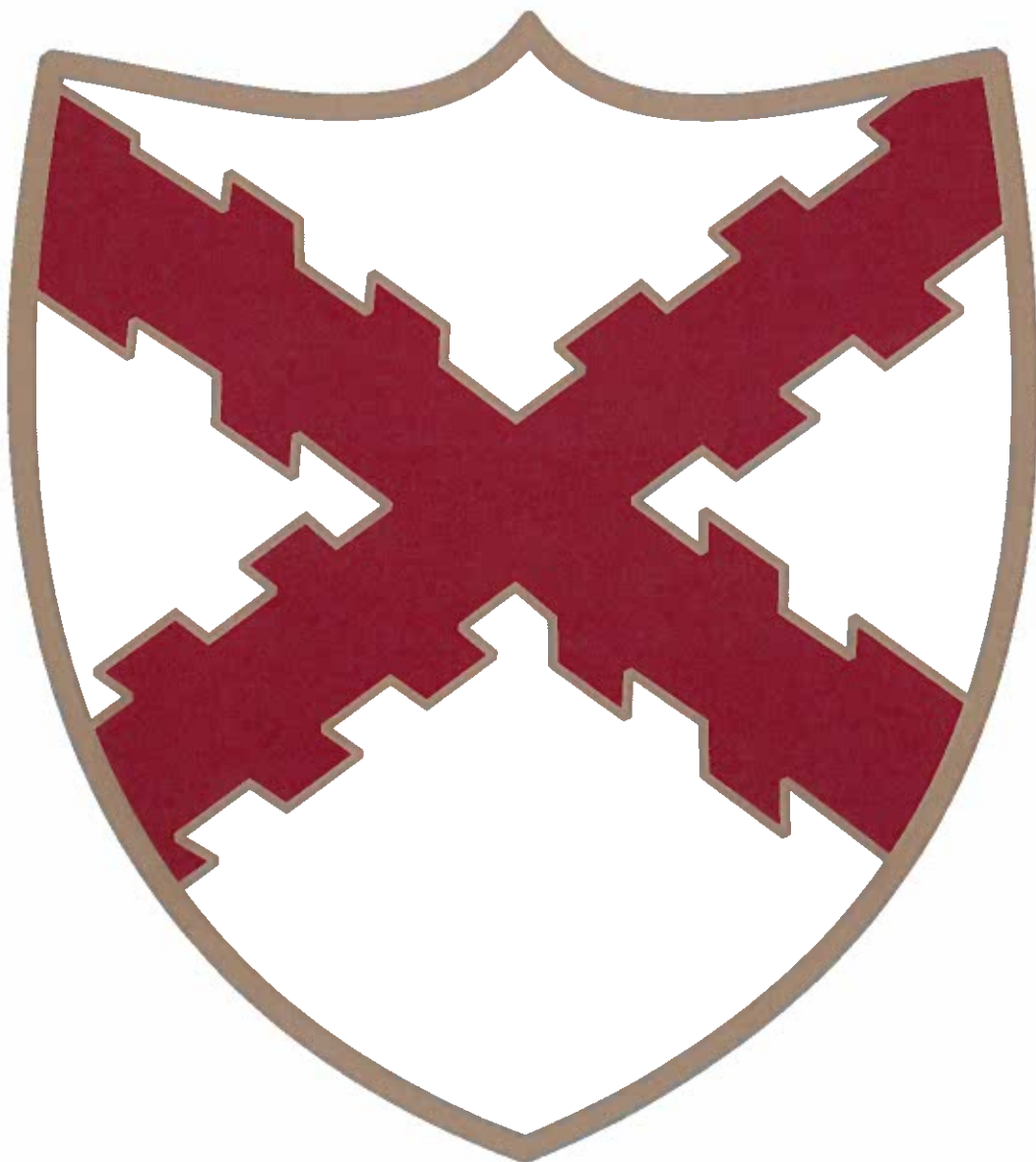
Application Form

PART B

1. Your organisation

Name of Organisation	The Gover Community Larder
Charity/company number (if applicable)	Charity No:N/A Company No:N/A
Are there any Members of St Austell Town Council on your Committee? (if so, please list them)	None
What are the aims and objectives of your organisation?	Our obectives are to provide Extra food, both fresh and ambient to anyone and everyone who attends the Larder. We are also preventing food from going to waste with our collections from stores such as M&S, Lidl's, CO-Op, Tesco's and Asda. We try to ensure that no one goes hungry during this time of crisis

PLEASE LEAVE THIS PAGE BLANK



<p>Please demonstrate your organisation's commitment to equal opportunities (please enclose any relevant policies)</p>	<p>We do not have an equal opportunities policy as yet, however, we will not turn away anyone whatever, their age, colour or creed or beliefs. We treat all the same. The volunteers are taken from all levels of the community</p>
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2. Purpose for which the grant is sought

<p>Project title:</p>	<p>To enable us to continue purchasing food as needed and the purchase of 2 new insulated boxes and ice blocks</p>
<p>Description of project (please continue on a separate sheet if necessary):</p>	<p>We not only accept food from stores, but we also have 200kg of food delivered from Fare Share once a week. This means that we have to pay a membership, which this year stands at £4,000. We also, as our numbers are rising week on week, often run very short of food to give out on the 2nd day of the week, so we then purchase enough food to enable us to open on the 2nd day to distribute to customers We also collect chilled and frozen food which has to be transported to our Fridge and Chest Freezer, safely. So we are now looking to purchase 2 extra insulated boxes and ice blocks.</p>
<p>How would this grant be of benefit to the community in St Austell? (please continue on a separate sheet if necessary):</p>	<p>This grant would enable us to continue with the 2 days a week that we are currently open. Thus the customers who turn up on those day will continue to receive help. Our customers are primarily from the Gover area of St Austell, but there are many who come from various areas of St Austell</p>
<p>What arrangements do you have in place to ensure safeguarding of children and young people (applicable only if your project involves working with this client group).</p>	<p>We have a safeguarding policy, enclosed.</p>

3. Finance

What is the total cost of the project?	£4087
Amount of grant applied for (Up to £250) *	£250
Have you previously received a grant from St Austell Town Council?	No
If "Yes" please indicate: a) When b) Amount received c) For what purpose	

* Should you wish to apply for a grant over £250, the Council may consider a larger grant in exceptional circumstances, but you may be asked to provide a presentation to the Town Council.

Please list any applications you have made for funding from other organisations.

Organisation	Contribution Sought (£)	Applied (please tick as appropriate)	Granted (please tick as appropriate)
Neighbourly	500	x	

4. Further information enclosed

Information	Enclosed (please tick)
A copy of your organisation's most recent bank statement(s) (mandatory)	x
A copy of your constitution (or similar document showing the organisation's status)	x
A copy of your organisation's latest set of accounting statements (if any exist)	x

5. Publicity

Please explain how you will publicise and acknowledge the Town Council's grant.

We will publicise the support from the St Austell Town Council via our Gover
Community Face Book page.

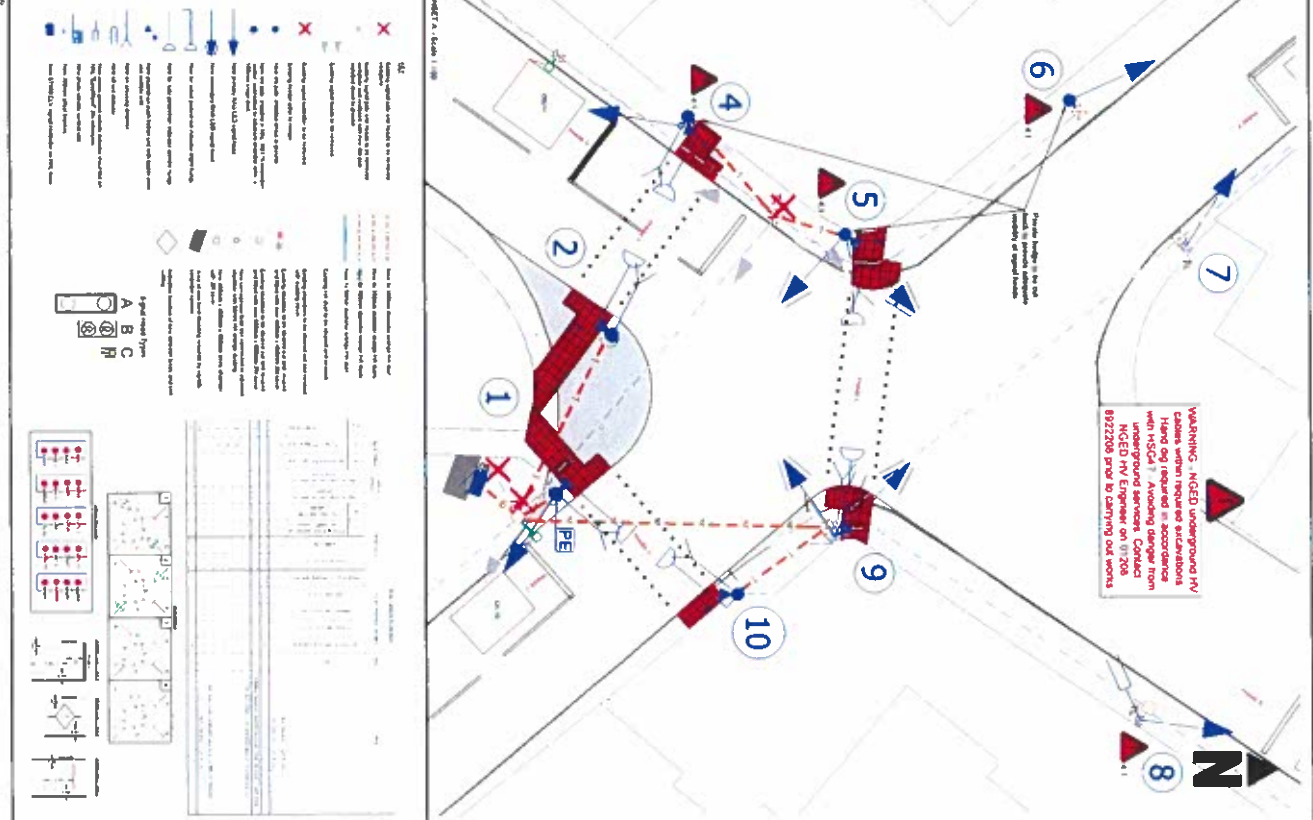
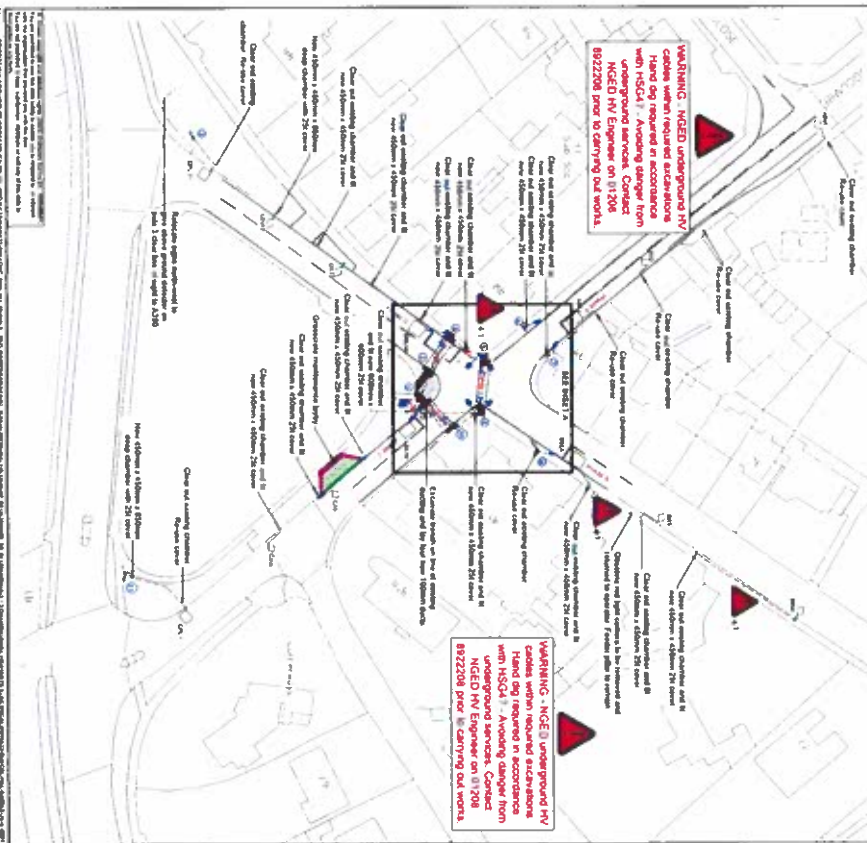
Please return your completed form to:

Sara Gwilliams
Deputy Town Clerk
The Stable Block
Pondhu House
Penwinnick Road, St Austell, PL25 5DP

E-mail: sara.gwilliams@staustell-tc.gov.uk

HEALTH & SAFETY INFORMATION

- CONSTRUCTION SAFETY PLAN - DESIGN OF CONSTRUCTION AND OPERATION PHASES**
- The proposed works shall be carried out in accordance with the Health & Safety Plan.
 - In the event of an emergency, the contractor shall ensure that all workers are aware of the location of the nearest fire station and the location of the fire alarm control panel.
 - The contractor shall ensure that all workers are aware of the location of the nearest fire station and the location of the fire alarm control panel.
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CORNWALL COUNCIL

CORNWALL COUNCIL

PROJECT TITLE
 EQUILIBRE ROAD SIGNALS AND PAVEMENT IMPROVEMENTS

TRAFFIC SIGNALS REQUIREMENTS

SCALE
 1:500 (not the shown @ 1:1)

DATE
 2023

DESIGNED BY
 [Name]

CHECKED BY
 [Name]

APPROVED BY
 [Name]

PROJECT NO.
 [Number]

DATE
 [Date]

SCALE
 1:500 (not the shown @ 1:1)

DATE
 2023

DESIGNED BY
 [Name]

CHECKED BY
 [Name]

APPROVED BY
 [Name]

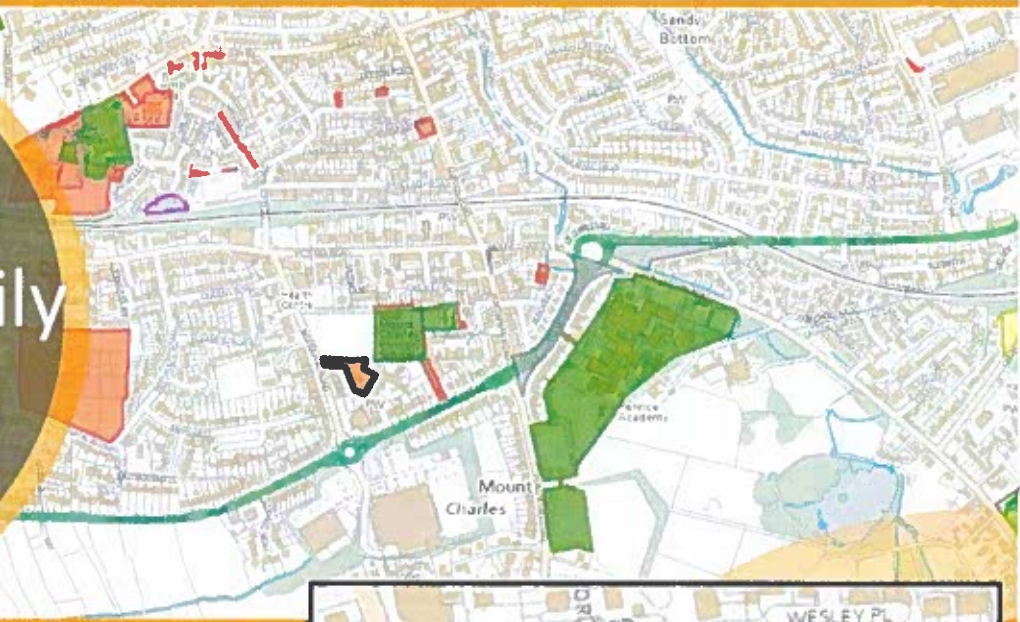
PROJECT NO.
 [Number]

DATE
 [Date]

01125

St Austell Family Hub, St Austell

Size: 0.59 acres



Background

- This site has been identified as surplus to operational requirements through the Estates Transformation programme.
- It is currently used as a Children Centre, but this service will be relocating to the new Integrated Service Hub in White River Place when complete in Mid 25.
- The buildings on site are in poor condition, single story built in the 1980s and the site measures in total 0.59 acres.



Recommendation

- If cleared via AMG for release then look to sell in the open market in order to secure a buyer on a subject to planning basis and for planning permission to be progressed so that a release can be secured as soon as possible post CC vacation.



LM comment – Cllr Richard Williams-Pears
TBC

Interest/Notes

None to date.

Cllr Double - Report to St Austell Town Council – 29th January 2024

Although we are now at the end of January, I just wanted to wish all colleagues a very Happy, Healthy and Prosperous New Year!

Since our last meeting, we have now started the roll out of the new waste contract, if any residents in Gover and Central division have any issues they can contact me at my usual email address or phone number (details below). I would like to thank BIFFA for their hard work in dealing with issues that I have had and resolving them swiftly.

I have had further meetings with regards to the Mevagissey Roundabout and trying to get my head around the technical reports that have been presented to me as to what can be achieved. This is currently with Cormac for some further work to be done. This is very much in the early stages and will take a lot of time and money to get any changes implemented.

I was due to have a meeting with Treveth Planning Consultants about the Penwinnick Road site, but had to postpone that due to ill health. Just to confirm nothing has been done yet with regards to any plans and, as I have said previously, I will make sure the TC is involved where appropriate.

You may have seen that the Council are looking to dim and even turn off some street lights. I am assured that, in my division, Truro Road lights will remain on. There is an interactive map that members can look at on the council's website - [Report a problem with a street light or illuminated sign - Cornwall Council](#) I am also concerned with regards to North Hill and have made representations to Streetlighting to keep these on.

I would like to thank the Consultants, architects and other stakeholders involved with the early plans of the Rooftop Garden, it is exciting to see these ambitious plans being presented to members to improve St Austell. We are still in the very early stages.

At the time of writing, the new restaurant in St Austell – Rocky's is due to open – and I would like to congratulate Natalie and her team for taking a chance at opening in St Austell. I would strongly recommend that residents support her in this venture.

I was unable to attend the recent Planning Committee but was disappointed that members chose to vote against the Pre App for the old Carclaze school. This site needs desperately developing, whilst retaining the façade, which we have worked hard to protect but it is unrealistic that with the potential views from these properties that they would not be open market to fund the development and the affordable element.

As always, if any members want any information about anything going on in my division, please just email cldr.anne.double@cornwall.gov.uk

Thanks

ST AUSTELL TOWN COUNCIL
COUNCIL MEETING – 29th JANUARY 2024
SCHEDULE OF PAYMENTS
4th DECEMBER 2023 to 19th JANUARY 2024

1. PURPOSE OF REPORT

To approve a schedule of payments made since the last meeting.

2. LEGAL AND RISK MANAGEMENT ISSUES

There is a requirement for the Town Council to approve all payments made. All payments are authorised by at least two signatories and all payments must be within the budgets approved by the Council. Payments methods used are cheque, BACS, direct debit, credit card and petty cash.

3. RESOURCE ISSUES

The payments made and proposed are all within the Council's approved budgets.

4. EQUALITY ISSUES

None. Payments are usually made promptly to small contractors and charitable groups to help avoid cashflow difficulties.

5. ENVIRONMENTAL ISSUES

All items procured are delivered to the office by van or lorry. Where possible items are procured locally and from sustainable sources or using recycled materials.

6. RECOMMENDATIONS

It is recommended that Councillors approve the attached Schedule of Payments totalling £214,404.53.

DAVID POOLEY - TOWN CLERK

Payment Schedule
St Austell Town Council
For the period 4 December 2023 to 19 January 2024

Date	Payment Method	Contact	Reference	Amount Cost Centre
04 Dec 2023	Credit Card	Xero (UK) Ltd	CC4.12.23	£ 36.00 General Administration
04 Dec 2023	Direct Debit	BT	M091 81	504.00 General Administration
04 Dec 2023	Direct Debit	British Gas	6143798	54.28 Other Parks and Open Spaces
05 Dec 2023	Credit Card	Amazon EU S.a.r.l.	CC5.12.23	7.19 Library
05 Dec 2023	Credit Card	TV Licensing	CC5.12.23	159.00 General Administration
05 Dec 2023	Credit Card	Amazon EU S.a.r.l.	CC5.12.23	11.96 Multiple Categories
05 Dec 2023	Direct Debit	British Gas	6149902	55.53 Priority Toilets
06 Dec 2023	Credit Card	Amazon EU S.a.r.l.	CC6.12.23	7.49 General Administration
06 Dec 2023	Direct Debit	Allstar Business Solutions	E2017963891	127.32 Transport and Plant
06 Dec 2023	Credit Card	Amazon EU S.a.r.l.	CC6.12.23	12.77 Library
07 Dec 2023	Credit Card	Bemrose Booth Paragon Ltd	CC7.12.23	460.26 Priority Car Park
07 Dec 2023	Credit Card	Paul Evely Service and Repair Centre	CC7.12.23	58.60 Transport and Plant
07 Dec 2023	Credit Card	Royal Mail	CC7.12.23	97.50 General Administration
07 Dec 2023	Direct Debit	Hutchison 3G UK Limited		27.17 Poltair Park
08 Dec 2023	BACS	Cornwall Council	8100431155	403.34 Priority Car Park
08 Dec 2023	BACS	Grahams Garden Machinery Ltd	104898	88.90 Transport and Plant
08 Dec 2023	BACS	Car Park refund		3.05 Priority Car Park
08 Dec 2023	BACS	SBR Electrical	2324348	272.70 Stable Block/Pondhu House
08 Dec 2023	BACS	DJR Water Hygiene	SI-622	200.00 Multiple Categories
08 Dec 2023	BACS	APS Construction Services Limited	3389	4,431.11 Poltair Park
08 Dec 2023	BACS	Garden Services (SW) Ltd	ST AUSTELL/185	720.00 Other Parks and Open Spaces
08 Dec 2023	BACS	SBR Electrical	2324335	399.60 Library
08 Dec 2023	Credit Card	DVLA Swansea	CC8.12.23	322.50 Transport and Plant
08 Dec 2023	BACS	G4S	2023112787	628.09 Multiple Categories
08 Dec 2023	BACS	Hay Nurseries (Cornwall) Ltd	157390	97.20 Other Parks and Open Spaces
08 Dec 2023	BACS	Envevo	900028034	378.96 CCTV
08 Dec 2023	BACS	Glendale Countryside Ltd	GC421-3944	696.00 Multiple Categories
08 Dec 2023	BACS	Lyreco UK Limited	6723679765	14.33 General Administration
08 Dec 2023	BACS	ObjectiveIT Services	3424	448.02 General Administration
11 Dec 2023	Credit Card	Amazon EU S.a.r.l.	CC11.12.23	16.89 Multiple Categories
12 Dec 2023	Direct Debit	EE Limited	V02173598937	186.41 General Administration
12 Dec 2023	Credit Card	Click Cleaning	CC12.12.23	35.92 Stable Block/Pondhu House
13 Dec 2023	Direct Debit	Allstar Business Solutions	E2018004086	111.12 Transport and Plant

13 Dec 2023	Credit Card	Johnsons Cleaners UK Ltd	CC13.12.23	38.40	Civic Ceremonial
15 Dec 2023	BACS	Npower	IN09118369	274.45	Other Parks and Open Spaces
15 Dec 2023	BACS	Cornwall Tree Consultancy	266CTC0323	2,182.69	Other Parks and Open Spaces
15 Dec 2023	BACS	D May & Son Ltd	2661	84.00	Other Parks and Open Spaces
15 Dec 2023	BACS	UK Radon Ltd	UK23/1728	171.60	The House/Youth Services
15 Dec 2023	BACS	M A Grigg Ltd	S99700	76.96	Other Parks and Open Spaces
15 Dec 2023	BACS	M A Grigg Ltd	S13626	28.04	Other Parks and Open Spaces
15 Dec 2023	BACS	Hay Nurseries (Cornwall) Ltd	157368	103.20	Other Parks and Open Spaces
15 Dec 2023	BACS	APS Construction Services Limited	3396	5,964.00	Priority Toilets
15 Dec 2023	BACS	London Building Control Ltd	113227	600.00	Town Centre Revitalisation Project
15 Dec 2023	Direct Debit	Cornwall Council	802628607-2023/24-9	55.00	Tregonissey Lane End
15 Dec 2023	BACS	D May & Son Ltd	2502	28.80	Other Parks and Open Spaces
15 Dec 2023	BACS	M A Grigg Ltd	S14034	18.47	Other Parks and Open Spaces
15 Dec 2023	BACS	Hayhurst & Co Ltd	INV_23_19	7,530.00	Town Centre Revitalisation Project
15 Dec 2023	BACS	M A Grigg Ltd	S01317	60.30	Other Parks and Open Spaces
15 Dec 2023	BACS	D May & Son Ltd	2461	73.01	Other Parks and Open Spaces
15 Dec 2023	BACS	D May & Son Ltd	3480	148.32	Other Parks and Open Spaces
15 Dec 2023	BACS	M A Grigg Ltd	S10161	53.39	Other Parks and Open Spaces
15 Dec 2023	Direct Debit	Cornwall Council	802635724-2023/24-9	1,206.00	Library
15 Dec 2023	BACS	M A Grigg Ltd	S15285	150.89	Other Parks and Open Spaces
15 Dec 2023	BACS	D May & Son Ltd	4343	195.09	Other Parks and Open Spaces
15 Dec 2023	BACS	M A Grigg Ltd	S07266	31.62	Other Parks and Open Spaces
15 Dec 2023	Direct Debit	NatWest		49.20	General Administration
18 Dec 2023	Credit Card	Amazon EU S.a.r.l.	CC18.12.23	16.99	General Administration
19 Dec 2023	Direct Debit	Worldpay (UK) Ltd	283704502	57.54	General Administration
20 Dec 2023	Credit Card	Cornwall Council	CC20.12.23	962.00	Town Centre Revitalisation Project
20 Dec 2023	Direct Debit	Allstar Business Solutions	E2018042081	216.29	Transport and Plant
21 Dec 2023	BACS	Salaries, taxes and pensions December 2023	EBP	60,798.93	General Administration
22 Dec 2023	Credit Card	Paul Evely Service and Repair Centre	CC21.12.23	316.75	Transport and Plant
22 Dec 2023	BACS	Source for Business	4084131836	76.47	Library
22 Dec 2023	BACS	Grahams Garden Machinery Ltd	105289	85.80	Transport and Plant
22 Dec 2023	BACS	Grahams Garden Machinery Ltd	105051	85.00	Transport and Plant
22 Dec 2023	BACS	Volunteer 2		8.10	Library
22 Dec 2023	BACS	Logical Cleaning Solutions	INV-6517	1,030.27	Library
22 Dec 2023	BACS	Grahams Garden Machinery Ltd	106049	278.39	Transport and Plant
22 Dec 2023	BACS	Bemrose Mobile Limited	B3122431	290.76	Priority Car Park
22 Dec 2023	BACS	Grahams Garden Machinery Ltd	105275	83.30	Multiple Categories
22 Dec 2023	BACS	Cornwall Signs	43894	264.00	Other Parks and Open Spaces
22 Dec 2023	BACS	Grahams Garden Machinery Ltd	105273	87.80	Multiple Categories
22 Dec 2023	BACS	TotalEnergies	322179126/23	26.57	The House/Youth Services
22 Dec 2023	BACS	Enerveo	900028650	3,001.01	CCTV
22 Dec 2023	BACS	Kent County Council	G9141713	1,240.68	Library

22 Dec 2023	BACS	Grahams Garden Machinery Ltd	105274	78.00	Transport and Plant
22 Dec 2023	BACS	Cornwall Signs	43897	30.00	General Administration
22 Dec 2023	BACS	Logical Cleaning Solutions	INV-6576	695.53	Stable Block/Pondhu House
22 Dec 2023	BACS	Source for Business	4084221154	6.50	Multiple Categories
22 Dec 2023	BACS	Grahams Garden Machinery Ltd	105052	90.00	Transport and Plant
22 Dec 2023	BACS	Source for Business	40843332670	332.29	Priority Toilets
22 Dec 2023	BACS	IC Groundworks (SW) Ltd	1443	12,984.00	Bethel Park
22 Dec 2023	BACS	GB Sport and Leisure UK Ltd	14136	244.08	Other Parks and Open Spaces
22 Dec 2023	BACS	Envereo	900028649	3,001.01	CCTV
22 Dec 2023	BACS	Source for Business	4084132054	20.00	Poltair Park
27 Dec 2023	Direct Debit	Biffa Waste Services Ltd	522C82127	1,424.98	Other Parks and Open Spaces
27 Dec 2023	Direct Debit	Biffa Waste Services Ltd	522C82131	586.80	Library
27 Dec 2023	Direct Debit	Allstar Business Solutions	E2018061753	558.67	Multiple Categories
02 Jan 2024	Direct Debit	Screwfix Direct Ltd	1439655499	120.41	Multiple Categories
02 Jan 2024	Direct Debit	Cornwall Council	802973815-2023/2024-9	173.00	Poltair Park
02 Jan 2024	Direct Debit	Screwfix Direct Ltd	1435952812	19.98	Other Parks and Open Spaces
02 Jan 2024	Direct Debit	Screwfix Direct Ltd	1433925354	249.99	Other Parks and Open Spaces
03 Jan 2024	Direct Debit	Allstar Business Solutions	E2018096166	160.72	Transport and Plant
03 Jan 2024	Direct Debit	BT	M092 C4	504.00	General Administration
04 Jan 2024	Direct Debit	British Gas	6404618	53.38	Priority Toilets
08 Jan 2024	BACS	D May & Son Ltd	5884	41.40	Other Parks and Open Spaces
08 Jan 2024	BACS	APS Construction Services Limited	3400	291.84	Priority Toilets
08 Jan 2024	BACS	Young People Cornwall	2335	5,000.00	The House/Youth Services
08 Jan 2024	BACS	Lyreco UK Limited	6723700396	75.78	Library
08 Jan 2024	BACS	ITEC	943676	64.42	General Administration
08 Jan 2024	BACS	Bemrose Mobile Limited	B3122437	344.40	Priority Car Park
08 Jan 2024	BACS	In2Play	969	196.24	Multiple Categories
08 Jan 2024	BACS	D May & Son Ltd	2308	89.06	Other Parks and Open Spaces
08 Jan 2024	BACS	FindParkPay Ltd	INV-000002	387.73	Priority Car Park
08 Jan 2024	BACS	ObjectiveITServices	3438	448.02	General Administration
08 Jan 2024	BACS	Elliott Window Cleaning Services	2240	75.00	Library
08 Jan 2024	BACS	Elliott Window Cleaning Services	2241	29.00	Stable Block/Pondhu House
08 Jan 2024	BACS	D May & Son Ltd	5068	91.80	Other Parks and Open Spaces
08 Jan 2024	BACS	Tindle Newspapers Cornwall Ltd	300029421	453.60	General Administration
08 Jan 2024	Direct Debit	Rentokill Initial UK Limited	60423553	110.84	Stable Block/Pondhu House
08 Jan 2024	BACS	Bodelva Tyres	64	81.00	Transport and Plant
08 Jan 2024	BACS	Newquay Town Council	TC-829	7,407.31	CCTV
08 Jan 2024	Direct Debit	Hutchison 3G UK Limited	E2018144381	27.17	Poltair Park
10 Jan 2024	Direct Debit	Allstar Business Solutions	ES6034	33.52	Transport and Plant
12 Jan 2024	BACS	Everything Stone Ltd	6518	100.00	Library
12 Jan 2024	BACS	Tony Pascoe Engineering Ltd	V02183368198	90.00	Other Parks and Open Spaces
12 Jan 2024	Direct Debit	EE Limited		184.99	General Administration

12 Jan 2024	BACS	Prym Clean			990.00 Stable Block/Pondhu House
12 Jan 2024	BACS	DJR Water Hygiene	SI-627	200.00 General Administration	
12 Jan 2024	BACS	Glendale Countryside Ltd	GC421-4002	482.05 Other Parks and Open Spaces	
12 Jan 2024	BACS	Glendale Countryside Ltd	GC421-4000	225.00 The House/Youth Services	
12 Jan 2024	BACS	James Hallam Ltd	32866531	28.00 Other Parks and Open Spaces	
15 Jan 2024	Direct Debit	Corrnwall Council	802635724-2023/24-10	1,206.00 Library	
15 Jan 2024	Direct Debit	NatWest		49.20 General Administration	
16 Jan 2024	Direct Debit	AIBMS		20.00 Priority Car Park	
17 Jan 2024	Direct Debit	Allstar Business Solutions	E2018170806	102.36 Transport and Plant	
19 Jan 2024	BACS	APS Construction Services Limited	3404	14,370.18 Polfair Park	
19 Jan 2024	BACS	Volunteer 1	Nov/Dec	13.50 Library	
19 Jan 2024	BACS	FindParkPay Ltd	000003	448.96 Priority Car Park	
19 Jan 2024	BACS	Corrnwall Council	8100441673	358.88 Priority Car Park	
19 Jan 2024	BACS	Kent County Council	G9167182	1,146.31 Library	
19 Jan 2024	BACS	M A Grigg Ltd	S58151	19.01 Other Parks and Open Spaces	
19 Jan 2024	BACS	Npower	IN09365581	286.04 Other Parks and Open Spaces	
19 Jan 2024	BACS	M A Grigg Ltd	S72702	32.60 Other Parks and Open Spaces	
19 Jan 2024	BACS	EMS Waste Services Ltd (Masters Skips)	184194	122.64 Other Parks and Open Spaces	
19 Jan 2024	BACS	Survey Dimensions Ltd	1899	10,260.00 Town Centre Revitalisation Project	
19 Jan 2024	Direct Debit	Worldpay (UK) Ltd	287669990	69.31 General Administration	
19 Jan 2024	BACS	Complete Weed Control (SW)	SW3652	4,848.00 Other Parks and Open Spaces	
19 Jan 2024	BACS	Vincent Tractors Ltd	164804	931.20 Transport and Plant	
19 Jan 2024	BACS	Euro Tool Hire and Sales South West Ltd	302842	244.80 Bethel Park	
19 Jan 2024	BACS	ITEC	CW1151522	57.24 General Administration	
19 Jan 2024	BACS	EMS Waste Services Ltd (Masters Skips)	184493	87.36 Other Parks and Open Spaces	
19 Jan 2024	BACS	EMS Waste Services Ltd (Masters Skips)	184756	120.00 Other Parks and Open Spaces	
19 Jan 2024	BACS	Hayhurst & Co Ltd	INV_23_33	36,828.00 Town Centre Revitalisation Project	
19 Jan 2024	BACS	Fenland Leisure Products Ltd	SIN056445	44.60 Other Parks and Open Spaces	
19 Jan 2024	BACS	G4S	2023122825	628.09 Multiple Categories	
19 Jan 2024	BACS	Corrnwall Association of Local Councils Limited	2324-566	36.00 Civic Ceremonial	
19 Jan 2024	BACS	Fenland Leisure Products Ltd	SIN056446	541.24 Other Parks and Open Spaces	
19 Jan 2024	BACS	M A Grigg Ltd	S47157	71.83 Other Parks and Open Spaces	
19 Jan 2024	BACS	Kent County Council	E9155588	530.62 Polfair Park	
19 Jan 2024	BACS	Keep Britain Tidy	S1006832	336.00 Multiple Categories	
19 Jan 2024	BACS	Kent County Council	E9155600	2,496.28 Library	
19 Jan 2024	BACS	Source for Business	4084 4338 59	15.66 Polfair Park	
19 Jan 2024	BACS	Source for Business	4084457363	77.82 Library	

Total

214,404.53

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 Trewiddle 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

house 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. He advised that retail on the site had been inferred in publicity material as a certainty and although disappointed with this not coming to fruition, 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.

MINUTES of ST AUSTELL TOWN COUNCIL CLIMATE AND ENVIRONMENT COMMITTEE held on MONDAY 22nd JANUARY 2024 at The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Clemo, Cohen, Hamilton, Lanxon, Thompson and Young.

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

CE/23/17) Apologies for absence

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

CE/23/18) Declarations of Interest

None.

CE/23/19) Dispensations

The Clerk advised that no requests for dispensations had been received.

CE/23/20) Public Participation

There were no members of the public present.

*** Councillor Lanxon arrived ***

CE/23/21) Minutes of Meeting held on 3rd July 2023

It was **RESOLVED** that the minutes of the meeting held on the 3rd July 2023 be approved and signed as a correct record.

CE/23/22) Matters to note

The Town Clerk advised that further to minute CE/23/09 details of Cornwall Council's highways grass cutting standards and retrofit schemes had been circulated previously. He explained that EV charging points had been fitted in Priory Car Park and were working but as yet did not appear on many of the apps which direct users to the chargers (Minute CE/23/11 refers). In response to a question the Clerk advised that there was no usage data as yet but he would talk to Cornwall Council about management information and reports.

The Clerk advised that further to minute CE/23/12 a useful update on Beryl Bikes had been received last week and the scheme was performing well and remained viable. In response to a question the Clerk advised that there was a reluctance to expand the coverage of the scheme greatly but the possibility of incorporating Mevagissey was being considered.

Further to minute CE/23/13 the Clerk advised that Andrew Richards was still working to get an acceptable water supply to the fountain outside the Holy Trinity Church.

CE/23/23) Ocean Housing

The Chair welcomed Liam Augarde and Shaun Tryner of Ocean Housing to the meeting. They provided a presentation on the measures and schemes undertaken and planned to bring all properties within their portfolio to at least EPC C energy standard by 2030. This meant improving approximately 1500 dwellings. Mr Augarde outlined the successful Social Housing Decarbonisation Fund bids made and described a £1.1 million project recently completed at St Dennis and another commenced to upgrade 270 homes in Newquay and St Austell by 2025. Further funding bids were planned as approximately 687 houses in St Austell and a 100 in Par were EPC D-F and required retrofit work.

Typically retrofit works would reduce tenants energy costs from £1,000 to £5-600 per annum. An independent expert was used to design retrofit schemes which could be:

Light touch – heating systems, hot water systems, insulation and improved electricity tariffs.

Deeper retrofits – As per light touch plus alterations, removing old insulation, external insulation, new windows and doors.

Mr Tryner described Ocean's "fabric first" approach which sought to drive down heating costs to the benefit of tenants and the environment. He talked about the importance of sound ventilation arrangements to control damp, mould and air quality. They undertake follow up visits with householders after works to discuss energy/thermal issues and use technology to monitor humidity and carbon monoxide.

In response to a question the speakers advised that having fitted air source heat pumps in one scheme they were not thought to be good value for money and that Ocean were exploring other sources of heating.

The issues with retrofitting Cornish units were discussed. Mr Augarde advised that there was a need to sell some properties to help fund retrofit work but that Ocean Housing were committed to building two new properties for each property sold. New developments are generally a minimum of EPC B rating.

The Chair thanked Mr Augarde and Mr Tryner for their interesting and comprehensive presentation and welcomed the measures being taken.

CE/23/24) Geothermal Engineering Ltd

The Chair explained that CASA held a Climate Festival event in October which was attended by Jane Charman of Geothermal Engineering Ltd. He explained that Geothermal Engineering were developing a project at United Down Industrial Estate which would offer the smallest footprint of any land based energy source and generate electricity for the National Grid independent of weather and the time of the day. Drilling to a depth of 13,000 feet has taken place and electricity generation is planned before the end of the year.

It was **RESOLVED** to arrange a visit to the United Downs visitor centre to help Members better understand processes and the possible implications for the St Austell area.

CE/23/25) Climate Emergency Action Plan

Members reviewed the Climate Emergency Action Plan which the Clerk explained had been updated and was now an impressive list of achievements. The Clerk ran through the actions completed, under way and yet to start. In the ensuing discussion Members asked if thought could be given to the management information available relating to EV charging points and where this should be reported. It was also suggested that Biddicks Court would be a good location for a Beryl Bikes bay.

Members noted the report.

CE/23/26) Climate Action St Austell (CASA)

The Chair provided an update on the work of CASA. He explained that he and Councillor Gray attended monthly meetings. Mrs Earl was standing down as Chair of the group and a new chair would be elected shortly. CASA actively support climate events across Cornwall, provide talks, write articles for the Voice newspaper and undertake regular litter picks. CASA representatives attended the opening of the Mid-Cornwall Climate and Eco Hub in Truro, supported Cornwall Council's Local area Energy Plan workshop and visited the Incinerator at St Dennis which was a very informative visit. A major achievement of CASA was the first Garden/Climate Festival which they sponsored and organised in October. It is hoped to repeat this event next summer.

Members noted the update.

CE/23/27) Dates of Meetings

It was noted that the date of the next meeting of the Climate and Environment Committee is 1st July 2024.

The meeting closed at 7.10pm.

