

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

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

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

P/23/131) Apologies for absence

Apologies for absence were received from Councillors Stephens and Styles.

P/23/132) Declarations of Interest

None.

P/23/133) Dispensations

None.

Councillors Cohen and Lanxon arrived during the next item

P/23/134) Minutes from the Meeting dated 4th March 2024

It was **RESOLVED** that the minutes of the meeting held on the 4th March 2024 be approved and signed as a correct record.

P/23/135) Matters to note

The Clerk advised that he had obtained the following information about the Section 106 funding due from the eco town:

- The number of properties currently occupied at the eco town is approximately 100 with a further 80 units in various stages of completion;
- 270 occupied properties will trigger the highways contribution
- The highways contribution is required to be used for improvements to the Tregonissey junction, Slades Road and the Scredda roundabout.

Councillor Fox expressed strong concern with regard to the state of the roads in St Austell. She advised that the roads are dangerous to both vehicular and pedestrian users and that the numerous potholes, disintegrating speed humps and faded road lines are a major issue and very unsatisfactory. Councillor Fox suggested that a strongly worded letter should be sent to Cornwall Council expressing the Town Council's severe concern about the state of the roads in St Austell and request a timeline of when road improvements in St Austell are likely to be carried out.

Members noted Councillor Rowse's press release dated 8th April 2024 expressing his dissatisfaction with the state of the roads in St Austell and that his concerns have been escalated to the Leader of Cornwall Council.

Councillor Kimber expressed a view that the speed humps are not disintegrating and that the Leader of Cornwall Council is taking the matter of deteriorating roads very seriously.

It was **RESOLVED** to send a strongly worded letter to Cornwall Council expressing the Town Council's deep satisfaction with regard to the state of the roads in St Austell and to request a timeline of when improvement works will be carried out.

Councillor Kimber abstained from voting on this proposal

P/23/136) Public participation

There were no members of the public present.

P/23/137) Planning Applications

- i. **PA24/01315:** 24A Edgcumbe 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.

It was **RESOLVED** to object to the felling of the cypress tree but not object to a reduction of its crown.

- ii. **PA24/01319:** 127 Edgcumbe 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.

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

- 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).

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

Concern was expressed with regard an increase in thefts from letter boxes placed close to ground level and the Clerk **AGREED** to write to the Planning Officer outlining the Town Council's concerns.

- 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.

It was **RESOLVED** to make no objection to this application subject to the Historic Planning Officer being happy with the materials proposed and the works being in line with the Shop Front Design Code.

- 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.

Cornwall Council has issued a decision notice on this application not to proceed with a Tree Preservation Order and allow the works to proceed.

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

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

- 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.

A proposal to make no objection to this application was lost 2 votes for, 7 votes against.

A proposal to make no objection to this application subject to the security lights being position in such a way that they do not adversely affect the neighbouring property was carried.

It was **RESOLVED** to make no objection to this application subject to the security lights being positioned in such a way that they do not adversely affect the neighbouring property.

P/23/138) Premises Licence Applications

There were no applications to consider.

P/23/139) Planning Decisions

The Clerk advised that PA24/01755 and PA24/01226 were determined by Cornwall Council, without consultation with the Town Council as both applications related to a non-material amendment technical detail.

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

P/23/140) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that the Town Council had been belatedly advised that a planning appeal has been lodged with the planning inspectorate for Planning Application

Number: PA22/09153 – Land Between Aspen Drive and Boscoppa Road and the deadline for responding is 15th April 2024.

He added that upon investigation, neither the Town Council nor the Divisional Member were advised of the appeal, but the public objectors are believed to have been advised.

The Clerk advised that the Planning Application was refused by Cornwall Council's Planning Committee on the grounds of:

1. A lack of Section 106 affordable housing contribution
2. Harm to the natural and distinctive character of the area

The appeal papers indicate that the applicant has now agreed a Section 106 contribution, but the character of the area objection does not appear to have been addressed. The Clerk advised that the Inspector has access to all of the documents, including the Town Council's objection, but suggested that the Town Council should write to the Inspector reinforcing its objection.

During discussion, Members raised the following:

- The land is designated in the local plan as green open space;
- Disappointment that the Town Council was not notified of the appeal, particularly as the appeal statements were submitted in the autumn of 2023;
- A property at Killyvarder Way in close proximity to the site that has recently been sold at auction and described as having "significant mining issues";
- The need to thoroughly review the 8 documents submitted by the appellant and respond accordingly;
- The need to request an extension of time due to the Town Council and Divisional Member not receiving a timely notice of the appeal;
- The shortage of open space in St Austell;
- The need to stress that grade 3a land is not unworkable and according to the NPPF should be protected;
- A leat that runs past 162 Killyvarder Way that regularly floods their garden and requires Charlestown Harbour to deal with the resulting issues.

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

1. Write to Cornwall Council to ask for an extension of time due to the Town Council and Divisional Member not receiving a timely notice of the appeal and request an explanation as to why notification was not received.
2. Prepare a response to be submitted to the Planning Inspector in consultation the Chair and Vice-Chair of the Committee;

P/23/141) Call for Sites

The Clerk advised that Cornwall Council has launched a "call for sites" campaign which is an initiative to collect information about land that might be available that could be used to build houses, employment space, community facilities or help nature recover.

Anybody can nominate land but for a site to be considered it must:

1. Have an area of at least 0.25 hectares or be capable of accommodating 5 plus dwellings or 500 plus sqm of employment floorspace.
2. The land must be located within or next to an existing settlement or in a sustainable location.
3. 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.

During discussion the following points were raised:

- Concern with the process that Cornwall Council has adopted so far with regard to community engagement for refreshing the Local Plan;
- Cornwall Council can demonstrate that it has a 6.5 year land supply;
- The small number of affordable homes developed in Cornwall against the target set;
- The lack of infrastructure to service the approved developments in the town;
- The lack of suitable sites in the Parish of St Austell;
- The shortage of open space in St Austell;
- The need to identify potential brownfield sites for industry.

It was **RESOLVED** not to respond to the "Call for Sites" request at this stage.

P/23/142) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that £9,750 had been received from the Community Capacity Fund to support the design of improvements for the closed church yard surrounding the Holy Trinity Church. The Regeneration Officer will be co-ordinating a working group to oversee the design work and it would be helpful to have a representative from the Town Council on this group.

It was **RESOLVED** that Councillor Hamilton should sit on the Holy Trinity Church Working Group.

£40,000 has been awarded by Cornwall Council from the Town Vitality Fund to undertake feasibility work with regards to Highways and accommodation for key workers/students. Both of these projects were identified in the Masterplan.

It is still hoped to get further funds from the Town Vitality fund to finance the replacement of the banners on the Poundland building and the capital works required for the Holy Trinity Church ground improvements.

Arising from the above discussion, it was suggested that an informal meeting be arranged to discuss the projects identified within the town centre masterplan and the High Street Task Force report.

The Clerk provided an update on the rooftop garden project and advised that structural testing would be undertaken shortly to inform the final design.

It was **RESOLVED** that an informal meeting should be arranged to discuss the various projects and the recommendations within the High Street Task Force report.

P/23/143) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 20th May 2024 and Monday 17th June 2024.

The meeting closed at 19:48pm.