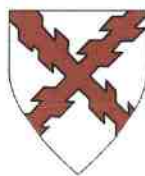


# St Austell Town Council



**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 Council Chamber, St Austell Information Centre, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR (Cornwall Council Offices) on **Monday 6<sup>th</sup> September 2021 at 6.00pm.**

A handwritten signature in blue ink, appearing to read 'D Pooley', is written over the printed name and title.

David Pooley  
**Town Clerk**

31<sup>st</sup> August 2021

Tel: 01726 829859  
e-mail: [david.pooley@staustell-tc.gov.uk](mailto:david.pooley@staustell-tc.gov.uk)  
Website: [www.staustell-tc.gov.uk](http://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 12<sup>th</sup> July 2021**

**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 his 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).

**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. **None received**

**9. Cornwall Council – Louise Wood, Service Director for Planning & Sustainable Development and Mark Ellis, Strategic Planning Manager.**

(Purpose: To receive a presentation from representatives of Cornwall Council on planned work in relation to St Austell).

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- 10. Co-Option – Bethel and Holmbush Ward** **Pages 7 to 8**
- (Purpose: To co-opt 2 new Members to the Bethel and Holmbush Ward). (Report attached). (Applicant details to follow).
- 11. Members appointed to outside bodies update reports**
- (Purpose: To receive reports of any relevant information from Members appointed to outside bodies).
- 12. Cornwall Councillor update reports**
- (Purpose: To receive reports of any relevant information from local Cornwall Councillors).
- 13. Schedule of Payments** **Pages 9 to 14**
- (Purpose: To receive a schedule of payments from 3<sup>rd</sup> July 2021 to 27<sup>th</sup> August 2021) (Report attached).
- 14. Planning and Regeneration Committee** **Pages 15 to 32**
- (Purpose: To note the minutes of the Planning and Regeneration Committee meetings held on 19<sup>th</sup> July 2021 and 23<sup>rd</sup> August 2021 (Minutes attached).
- 15. Dates of Meetings**
- (Purpose: To note dates of future Town Council Meetings Monday 18<sup>th</sup> October 2021 and 13<sup>th</sup> December 2021).

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.



**MINUTES of a meeting of ST AUSTELL TOWN COUNCIL held on MONDAY 12<sup>th</sup> JULY 2021 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR (Cornwall Council Offices) at 6.00pm.**

**Present:** Councillors: Brown, Bull, Cohen, Double, Fox, French, George, Guest, Hamilton, Lanxon, McDonagh, Nott, Pearce, Pears, Rowse, Styles, Thompson and Young.

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

**Also present:** Annie Etheridge, Communication Support Services (accompanying Councillor Nott).

**C/21/20) Apologies for absence**

There were no apologies for absence.

**C/21/21) Declarations of interest and gifts or hospitality received**

There were no declarations of interest.

**C/21/22) Dispensations**

There were no requests for a dispensation.

**C/21/23) Minutes of meeting held on 17<sup>th</sup> May 2021**

It was **RESOLVED** that the minutes of the meeting held on the 17<sup>th</sup> May 2021 be approved and signed as a correct record.

**C/21/24) Matters to Note**

The Clerk advised that due to the requirement to attend daytime meetings Councillor Young had unfortunately had to decline the appointment to the South East Cornwall Local Action Group (SELAG).

It was **RESOLVED** that Councillor Thompson should be appointed to South East Cornwall Local Action Group for the 2021/22 civic year.

**C/21/25) Mayor's announcements**

The Mayor advised that he opened the Green and Whitegold Festival at the end of June which was well attended and appreciated by the local shop keepers who reported good takings on the day. He attended the Tregonissey War Memorial centenary celebrations with the Deputy Mayor and waved off the cyclists participating in the Cornish Alpine Challenge which started and finished in Priory Car Park. He expressed his delight at being invited to meet the Queen, the Duke and Duchess of Cornwall and the Duke of Cambridge at St Austell station in June who were on their way to the Eden Project as part of a G7 summit event.

**C/21/26) Public Participation**

There were no members of the public present.

## **C/21/27) Members' questions**

Councillor Brown had asked the following question and requested a written response.

*"The Town Council and myself, as then Cornwall Councillor, invested a significant amount of public money to obtain a CCTV camera to be placed initially at Chapel Field. Unfortunately there have been incidents of vandalism and attempted theft.*

*As a result the camera has not been in position for several months. This is an unfortunate situation but dealing with it needs greater priority. When will the camera be in position again and how will that fit into a more comprehensive strategy to address the problems in that part of the town and give reassurance to residents?"*

The Clerk advised that he is waiting for information from the Police and Safer St Austell and undertook to provide Councillor Brown with a written response once this had been received. He added that a potential location for the mobile camera was discussed at the Safer St Austell Partnership meeting earlier in the day and that recent informal conversations within the partnership indicated that the anti-social behaviour issues that had blighted Bethel last year had died down considerably.

Councillor Brown reiterated his frustrations and asked for the Town Council's commitment to reinstate the camera. He expressed concern with regard to the effectiveness of the investment in the mobile camera and asked that an item be placed on a future Town Council agenda to discuss the matter in more detail.

The Mayor acknowledged Councillor Brown's concerns and undertook to discuss the matter as a separate agenda item at the Town Council's Community Committee in September.

## **C/21/28) St Austell Bay Economic Forum (SABEF)**

The Mayor welcomed Peter Moody, Alex Murdin, Mike Hawes and Nikki Hotchin of St Austell Bay Economic Forum (SABEF).

Peter Moody, the Deputy Chair of SABEF explained that James Staughton the Chair of SABEF and Darren Hawkes the Green Curator could not attend the meeting. He explained his business background and outlined the Austell Project, its Directors, curators and its various strands including:

Austell Green  
Austell Ceramic  
Austell Active  
Austell Innovative

He explained that the Austell Project was widely supported by local organisations and that project supporters included Emma Bridgewater, Tim Smit and Geraint Richards. He gave an overview of the work undertaken over the last few years and explained the strategic context and links to strategic policies and plans produced by other bodies.

Alex Murdin, Ceramics Curator for SABEF, outlined some of the work completed to date including the creation of an art trail and links with the Discover St Austell app. He explained that the next pieces of work were likely to be the earth goddess which

would be the tallest ceramics sculpture in the UK, hopefully to be erected in White River Place and an art work by David Monk which was planned for East Hill. He explained that there are also proposals for five new benches, two of which in Duke Street and Carlyon Road, SABEF would like the Town Council to maintain. He went on to explain the links between the ceramic theme and the green theme and highlighted the work undertaken with the National Wildflower Centre and the artworks on Mount Charles roundabout. He explained that plans were in place to include ceramics and planting at the Café Tengo and to provide a green corridor along the new A30 link road.

Mike Hawes, master planning curator for SABEF, outlined the strategic masterplan for the Austell project and explained that the project was coming to the end of the first phase of funding and that funding was being sought for further phases. He talked about the changing face of retail and the need to revitalise the town centre with greater emphasis on leisure and talked about the work of Bill Grimsey and the High Street Task Force.

Nikki Hotchin provided a demonstration of the SABEF website and explained that it was a content rich website which would be made more sustainable by charging for advertising space. She explained that SABEF could be contacted at [hello@staustell.co.uk](mailto:hello@staustell.co.uk)

Members thanked SABEF for their in-depth presentation and arising from a questions and answers session, the following points were made:

- Art workshops and displays were being created at The Market House, St Blazey Engine House and Wheal Martyn.
- A community centre and facility is being created at the West Carclaze development.
- It is hoped that the sculpture in White River Place will be completed by October.
- The intensive community involvement and consultation undertaken as part of the bee mural project
- The change of plans at Pinetum Lodge Gardens
- The role of art in terms of generating debate and interest

The Clerk added that SABEF is sponsoring one of the Grounds Maintenance apprentices for which the Town Council is very grateful.

The Mayor thanked the SABEF representatives and congratulated them on the work undertaken to date.

Arising from discussions Members agreed that they would be happy for the Town Council to maintain the two benches proposed for Duke Street and Carlyon Road.

It was **RESOLVED** that the Town Council should maintain the two benches proposed to be installed at Duke Street and Carlyon Road.

*\*\*Councillors Bull and Double abstained from voting on this item\*\**

### **C/21/29) Bethel and Holmbush Ward – Co-option**

The Clerk advised that for various reasons, four out of the seven candidates had withdrawn from the process but the remaining three candidates, Mr Hanlan, Mr Moul



and Mr Mozer were in attendance to provide a short presentation outlining why they would like to become a Councillor.

The Clerk advised that at the conclusion of their presentation Members would be asked to vote for their preferred candidate and the voting would be undertaken in line with the Town Council's Standing Orders which required each candidate to receive a majority of votes to be elected.

Councillor Brown expressed his dissatisfaction with the proposed process and suggested that a written statement from the candidates who were unable to attend should have been obtained. He added that in order to provide a wider choice of candidates the co-option should be deferred until the September meeting in the hope that the candidates unable to attend this meeting will be able to attend in September.

The Clerk advised that the reasons for non-attendance of the four candidates was due to a mixture of work commitments, personal commitments and Covid19 self-isolation and suggested that in order to be fair on the potential candidates who were in attendance the co-option should go ahead.

Mr Moulton expressed his displeasure with regard to the revised co-option process suggested by Members and advised that he would not attend the meeting in September.

It was **RESOLVED** to defer the co-option process until the 6<sup>th</sup> September 2021 Council meeting and for the Town Clerk to amend the Town Council's co-option procedures to allow written statements to be considered in a co-option process if a candidate cannot attend the meeting.

### **C/21/30) Small Grants Scheme**

#### *St Austell Amateur Boxing Club*

It was **RESOLVED** to award a grant in the sum of £250 towards the cost of providing a summer training club for young people in St Austell and the surrounding areas.

### **C/21/31) Members appointed to outside bodies update reports**

Councillor French advised that he is the new Town Council's representative on the St Austell BID and outlined the new BID leaflet which had been distributed promoting St Austell to the businesses of Cornwall.

Councillor Brown advised that he is the Town Council's representative on SABEF and at the last meeting on the 26<sup>th</sup> May a presentation was received from CEG who advised that they are preparing an application to the Levelling Up Fund. The Levelling Up Fund currently permits 1 bid per MP constituency, with up to 3 projects and a total grant available of £20 million. Councillor Brown added that the housing units proposed at Carlyon Bay count towards the housing numbers in the local plan and that if the development does not go ahead, other sites will need to be identified.

Councillor Styles advised that the St Austell Bay Chamber of Commerce is being revitalised and that Clive Acraman has been appointed Chair and he has been appointed Vice Chair. There is plenty of enthusiasm amongst the Members and there are plans for a Crunchy Breakfast to take place in September with guest speakers to include the Mayor and Town Clerk.



Councillor Bull advised that at a recent meeting of the St Austell Healthcare Patient Participation Group Meeting it was advised that due to the difficulty in recruiting GP's 2 Assistant GP's and additional nurses have been recruited to the team at St Austell Healthcare. Normal working has now resumed and eye clinics, cancer treatment and dialysis will all be available locally soon.

Councillor Thompson advised that he had attended a Planning Partnership Meeting where it was advised that the October conference will not be recorded.

Councillor Lanxon advised that the last Community Network Meeting received a presentation on highways works and she had received a complaint, as had a number of other Councillors, about recently installed yellow lines at Rashleigh Place.

### **C/21/32) Cornwall Councillor update reports**

Councillor Double advised that she has been appointed Vice-Chair of the Customer and Support Services Committee (Overview and Scrutiny), Chair of Cornwall Airport Newquay Consultative Forum and Chair of the St Austell and Mevagissey Community Network Panel and has attended meetings recently to discuss the location of the needle bins in the town centre, the lowering of the road under the Holmbush Bridge, the A30 link Road and a meeting with the Police/Probation Service to better understand the issues in St Austell. She advised that she has helped numerous constituents with a wide range of issues and is privileged to be able to get things done for them.

Councillor Rowse advised that he had spent a lot of time meeting with residents about local issues and gave two examples of achievements: the installation of a handrail at Roslyn Close/Longpark Way and the cutting back of an overgrown footpath at Linear Park. He expressed his gratitude to the Town Council for assisting with these. He advised that funding has been found to improve the drainage near Brockstone Road bridge and outlined his work with Cornwall Council officers to instal a pedestrian crossing outside of Bethel Methodist Chapel. He advised that following concerns raised by local residents, he had liaised with the ASB caseworker and Tesco which resulted in speed bumps being installed at the far end of Tesco car park and other security measures to deter further ASB. He expressed his gratitude to Tesco and the ASB caseworker for their speedy resolution to the concerns raised.

Councillor Guest advised that his Cornwall Council work is mainly within the Roche and Bugle area and that he had been appointed to SABEF as the Clay Country representative. He advised that he is on the SELAG executive and that some positive work with regard to the Minorca Lane site at Bugle has been achieved.

Councillor Pears advised that he has been dealing with many local issues for residents and has ascertained, following residents' concerns that the hydrotherapy pool at the Leisure Centre will re-open when economically viable to do so. He added that the community highways schemes have been delivered on mass recently and although many residents are happy with the schemes, there are currently two areas of concern at Rashleigh Place and Slades Road, both of which he has referred back to the Highways Officers.

### **C/21/33) Schedule of Payments**

It was **RESOLVED** that the Schedule of Payments for the period 11<sup>th</sup> May 2021 to 2<sup>nd</sup> July 2021 totalling £181,753.59 be approved.

### **C/21/34) Community Committee**

It was **RESOLVED** that the minutes of the Community Committee meeting dated 7<sup>th</sup> June 2021 be noted and the **RECOMMENDATION** contained therein be approved.

### **C/21/35) Planning and Regeneration Committee**

It was **RESOLVED** that the minutes of the Planning and Regeneration Committee meetings dated 24<sup>th</sup> May 2021 and 14<sup>th</sup> June 2021 be noted.

### **C/21/36) Finance and General Purposes Committee**

It was **RESOLVED** that the minutes of the Finance and General Purposes meeting dated 28<sup>th</sup> June 2021 be noted and the **RECOMMENDATION** contained therein be approved.

*\*Councillor Thompson abstained from voting on this item\**

The Clerk advised that the Climate and Environment Committee minutes were e-mailed to all Councillors on Thursday 8<sup>th</sup> July 2021.

### **C/21/37) Climate and Environment Committee**

It was **RESOLVED** that the minutes of the Climate and Environment Committee meeting dated 5<sup>th</sup> July 2021 be noted.

### **C/21/38) Dates of Meetings**

It was noted that the next Town Council meetings were due to take place on Monday 6<sup>th</sup> September and 18<sup>th</sup> October 2021.

The meeting closed at 8.09pm.

**ST AUSTELL TOWN COUNCIL**

**COUNCIL MEETING**

**6<sup>TH</sup> SEPTEMBER 2021**

**CO-OPTION OF COUNCILLORS**

**1. PURPOSE OF REPORT**

To provide Members with the opportunity to co-opt two new Councillors to fill the vacancies in the St Austell – Bethel and Holmbush Ward.

**2. LEGAL AND RISK MANAGEMENT ISSUES**

Following the election on the 6<sup>th</sup> May 2021 the Town Council has two vacancies for councillors for the St Austell – Bethel and Holmbush ward.

The Town Council may co-opt as a member any person who is legally qualified to hold such office, and who is willing to serve, provided he or she satisfies at least one of the following qualification categories:

- (a) is registered as a local government elector for the parish;
- (b) has during the whole of the preceding twelve months occupied as owner or tenant, any land or premises in the parish;
- (c) his/her principal or only place of work during the preceding twelve months has been in the parish;
- (d) had during the whole of the preceding twelve months resided in the parish or within 4.8 km thereof.

**3. RESOURCES ISSUES**

None directly.

**4. EQUALITIES ISSUES**

The procedure agreed for co-option considers equalities issues.

## **5. ENVIRONMENTAL ISSUES**

None directly.

## **6. RECOMMENDATIONS**

It is recommended that Members consider the applications received from Members of the public wishing to be co-opted as a Councillor and select two to fill the vacancies in accordance with the agreed procedure.

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### **Background**

There are currently two vacancies within the St Austell – Bethel and Holmbush Ward. Seven applications were originally received for the two positions but not all were able to attend the Council meeting on the 12<sup>th</sup> July 2021. Members were keen to allow all interested individuals to be considered and the co-option process was deferred until the 6<sup>th</sup> September 2021 Council meeting.

The Town Clerk wrote to all the applicants after the Council meeting on the 12<sup>th</sup> July 2021 and explained the revised process. At that time, only two applicants expressed a wish to be considered at the Council meeting on the 6<sup>th</sup> September 2021. The Town Clerk wrote to the applicants again on the 31<sup>st</sup> August 2021, seeking expressions of interest and a final list of interested applicants, and their application forms will be circulated before the meeting.

### **Co-option Process**

Members are asked to invite applicants that are present to speak for up to three minutes on who they are and why they would like to be a Councillor and then to vote for their preferred candidate(s). Applicants who are not present, but still wish to be considered will be considered on the basis of their application.

In order to be elected an individual requires a majority vote. Voting papers will be available and the Clerk and Deputy Clerk will manage the voting procedure in order to arrive at a majority vote. Members may be asked to vote more than once to achieve the required majority for two candidates.

DAVID POOLEY  
TOWN CLERK

**ST AUSTELL TOWN COUNCIL**  
**COUNCIL MEETING – 6<sup>th</sup> SEPTEMBER 2021**  
**SCHEDULE OF PAYMENTS**  
**3<sup>rd</sup> JULY 2021 to 27<sup>th</sup> AUGUST 2021**

**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. Payment 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 £277,953.37.

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DAVID POOLEY - TOWN CLERK



# Detailed Account Transaction Report

St Austell Town Council

From 3 July 2021 to 27 August 2021

Cash Basis

Date	Payee	Payment Method	Reference	Amount	Cost Centre	Account Name
23-07-2021	Salaries and Wages inc oncost - July	BACS	EBP	£41,811.72	General Administration	Salaries / Wages
25-08-2021	Salaries and Wages - August	BACS	EBP	£26,833.95	General Administration	Salaries / Wages
23-07-2021	Payment: Cornwall Association of Local Councils Limited	BACS	2122-355	£96.00	General Administration	Training
9-07-2021	Payment: SBR Electrical	BACS	2122096	£221.50	Library	Repairs / Maintenance Premises
23-07-2021	Payment: Cornwall Signs	BACS	38335	£345.60	Other Parks and Open Spaces	Repairs / Maintenance Premises
30-07-2021	Payment: Glasdon UK Limited	BACS	SI819596	£227.29	Other Parks and Open Spaces	Repairs / Maintenance Premises
30-07-2021	Payment: Cornwall Signs	BACS	38344	£24.00	Poltair Park	Repairs / Maintenance Premises
6-08-2021	Payment: SBR Electrical	BACS	2122124	£948.00	The House/Youth Services	Repairs / Maintenance Premises
13-08-2021	Payment: MDW Garden Maintenance	BACS	32	£795.00	Other Parks and Open Spaces	Repairs / Maintenance Premises
13-08-2021	Payment: St Austell Glass	BACS	91935	£72.00	Other Parks and Open Spaces	Repairs / Maintenance Premises
20-08-2021	Payment: Redacted	BACS	0710	£150.00	Other Parks and Open Spaces	Repairs / Maintenance Premises
20-08-2021	Payment: APS Construction Services Limited	BACS	2562	£756.00	The House/Youth Services	Repairs / Maintenance Premises
9-07-2021	Payment: Cornwall Council	Direct Debit	8100146673	£1,295.00	Stable Block/Pondhu House	Rent / Room Hire
15-07-2021	Payment: Cornwall Council	Direct Debit	8026286074	£55.00	Tregonissey Lane End	Rates
15-07-2021	Payment: Cornwall Council	Direct Debit	802635724/4	£1,164.00	Library	Rates
15-07-2021	Payment: Cornwall Council	Direct Debit	80262013X/4	£4,948.00	Priory Car Park	Rates
16-08-2021	Payment: Cornwall Council	Direct Debit	802635724/5	£1,164.00	Library	Rates
16-08-2021	Payment: Cornwall Council	Direct Debit	8026286075	£55.00	Tregonissey Lane End	Rates
16-08-2021	Payment: Cornwall Council	Direct Debit	80262013X/5	£4,948.00	Priory Car Park	Rates
16-07-2021	Payment: E. ON	BACS	H1A062C962	£259.31	Other Parks and Open Spaces	Electricity
23-07-2021	Payment: Kent County Council	BACS	E7831153	£169.72	Poltair Park	Electricity
23-07-2021	Payment: Kent County Council	BACS	E7831152	£32.66	Poltair Park	Electricity
23-07-2021	Payment: Kent County Council	BACS	E7831151	£53.75	Poltair Park	Electricity
23-07-2021	Payment: Kent County Council	BACS	E7831150	£794.27	Library	Electricity
23-07-2021	SSE Business Energy	BACS	41817533/0007	£100.67	Priory Toilets	Electricity
23-07-2021	SSE Business Energy	BACS	41817533/0011	-£100.67	Priory Toilets	Electricity
13-08-2021	Payment: E. ON	BACS	H1A22BE0EF	£267.96	Other Parks and Open Spaces	Electricity
16-07-2021	Payment: Kent County Council	BACS	G7824661	£78.34	Library	Gas
13-08-2021	Payment: Kent County Council	BACS	G7849926	£101.18	Library	Gas
16-07-2021	Payment: Source for Business	BACS	2074702940	£21.36	Library	Water
16-07-2021	Payment: Source for Business	BACS	2074702940	£26.87	Library	Water
16-07-2021	Payment: Source for Business	BACS	2074703177	£41.29	Poltair Park	Water
20-08-2021	Payment: Source for Business	BACS	2075045832	£48.06	Poltair Park	Water
27-08-2021	Payment: Source for Business	BACS	2075146331	£22.03	Library	Water
27-08-2021	Payment: Source for Business	BACS	2075146331	£27.59	Library	Water
30-07-2021	Payment: Rentokill Initial UK Limited	BACS	60214125	£86.42	Stable Block/Pondhu House	Cleaning & Domestic Supplies
30-07-2021	Payment: Elliott Window Cleaning Services	BACS	1556	£68.00	Library	Cleaning & Domestic Supplies
30-07-2021	Payment: Spot-On Supplies Ltd	BACS	21521837	£84.72	Library	Cleaning & Domestic Supplies
6-08-2021	Payment: Logical Cleaning Solutions	BACS	INV-3680	£576.98	Stable Block/Pondhu House	Cleaning & Domestic Supplies
13-08-2021	Payment: Spot-On Supplies Ltd	BACS	21522253	£16.20	Library	Cleaning & Domestic Supplies
13-08-2021	Payment: Elliott Window Cleaning Services	BACS	1566	£27.00	Stable Block/Pondhu House	Cleaning & Domestic Supplies
27-08-2021	Payment: Logical Cleaning Solutions	BACS	INV-3770	£576.98	Stable Block/Pondhu House	Cleaning & Domestic Supplies



9-07-2021	Payment: M A Grigg Ltd	BACS	S49004	£12.43	Other Parks and Open Spaces	Grounds Maintenance Supplies
9-07-2021	Payment: M A Grigg Ltd	BACS	S47817	£138.80	Other Parks and Open Spaces	Grounds Maintenance Supplies
9-07-2021	Payment: M A Grigg Ltd	BACS	S47542	£99.94	Other Parks and Open Spaces	Grounds Maintenance Supplies
9-07-2021	Payment: M A Grigg Ltd	BACS	S47819	£63.47	Other Parks and Open Spaces	Grounds Maintenance Supplies
9-07-2021	Payment: M A Grigg Ltd	BACS	S59632	£66.86	Other Parks and Open Spaces	Grounds Maintenance Supplies
16-07-2021	Payment: Euro Tool Hire and Sales South West Ltd	BACS	270459	£47.52	Priority Car Park	Grounds Maintenance Supplies
30-07-2021	Payment: Amberol Limited	BACS	20886	£544.50	Priority Car Park	Grounds Maintenance Supplies
2-08-2021	Payment: Screwfix Direct Ltd	Direct Debit	1168005833	£19.92	Other Parks and Open Spaces	Grounds Maintenance Supplies
2-08-2021	Payment: Screwfix Direct Ltd	Direct Debit	1171450435	£15.47	Other Parks and Open Spaces	Grounds Maintenance Supplies
6-08-2021	Payment: Hay Nurseries (Cornwall) Ltd	BACS	156065	£36.12	Other Parks and Open Spaces	Grounds Maintenance Supplies
13-08-2021	Payment: D May & Son Ltd	BACS	2/000015693	£24.04	Other Parks and Open Spaces	Grounds Maintenance Supplies
13-08-2021	Payment: Euro Tool Hire and Sales South West Ltd	BACS	271532	£49.68	Priority Car Park	Grounds Maintenance Supplies
13-08-2021	Payment: M A Grigg Ltd	BACS	S83024	£8.47	Other Parks and Open Spaces	Grounds Maintenance Supplies
13-08-2021	Payment: M A Grigg Ltd	BACS	S78280	£29.16	Other Parks and Open Spaces	Grounds Maintenance Supplies
13-08-2021	Payment: M A Grigg Ltd	BACS	S78283	£136.40	Other Parks and Open Spaces	Grounds Maintenance Supplies
13-08-2021	Payment: M A Grigg Ltd	BACS	S79619	£19.08	Other Parks and Open Spaces	Grounds Maintenance Supplies
13-08-2021	Payment: M A Grigg Ltd	BACS	S83651	£89.04	Other Parks and Open Spaces	Grounds Maintenance Supplies
20-08-2021	Payment: Contec South West Limited	BACS	87932	£70.74	Other Parks and Open Spaces	Grounds Maintenance Supplies
20-08-2021	Payment: TK Play Ltd	BACS	10948	£3,138.00	Other Parks and Open Spaces	Play Equipment
9-07-2021	Payment: Steve Skinner	BACS		£41.26	General Administration	Travel and Subsistence
23-07-2021	Payment: Cormac Solutions	BACS	IN121262	£1,112.99	Transport and Plant	Contract Hire and Operating Leases
13-08-2021	Payment: Cormac Solutions	BACS	IN122413	£1,112.99	Transport and Plant	Contract Hire and Operating Leases
7-07-2021	Payment: Allstar Business Solutions	Direct Debit	E2014100724	£308.30	Transport and Plant	Fuel
14-07-2021	Payment: Allstar Business Solutions	Direct Debit	E2014126322	£75.07	Transport and Plant	Fuel
21-07-2021	Payment: Allstar Business Solutions	Direct Debit	E2014138303	£263.75	Transport and Plant	Fuel
28-07-2021	Payment: Allstar Business Solutions	Direct Debit	E2014172306	£229.10	Transport and Plant	Fuel
4-08-2021	Payment: Allstar Business Solutions	Direct Debit	E2014183301	£138.25	Transport and Plant	Fuel
11-08-2021	Payment: Allstar Business Solutions	Direct Debit	E2014227996	£325.40	Transport and Plant	Fuel
18-08-2021	Payment: Allstar Business Solutions	Direct Debit	E2014250970	£38.48	Transport and Plant	Fuel
25-08-2021	Payment: Allstar Business Solutions	Direct Debit	E2014285931	£150.47	Transport and Plant	Fuel
9-07-2021	Payment: Steve Andrews Tyres Ltd	BACS	SAL-1209	£19.49	Transport and Plant	Repairs/ Maintenance-Vehicles/Plant
16-07-2021	Payment: Hawkins Motors	BACS	1750025	£300.56	Transport and Plant	Repairs/ Maintenance-Vehicles/Plant
23-07-2021	Payment: Vincent Tractors Ltd	BACS	130851	£33.59	Transport and Plant	Repairs/ Maintenance-Vehicles/Plant
6-08-2021	Payment: Vincent Tractors Ltd	BACS	SAL-2220	£18.00	Transport and Plant	Repairs/ Maintenance-Vehicles/Plant
20-08-2021	Payment: DVLA Swansea	BACS	197693	£7.60	Transport and Plant	Repairs/ Maintenance-Vehicles/Plant
23-08-2021	Payment: Lyreco UK Limited	BACS	CC23.8.21	£277.50	Transport and Plant	Road Fund / Taxes
9-07-2021	Payment: Lyreco UK Limited	BACS	6723004690	£7.93	General Administration	Office Supplies
6-08-2021	Payment: Lyreco UK Limited	BACS	6723024916	£40.08	General Administration	Office Supplies
6-08-2021	Payment: Lyreco UK Limited	BACS	6723024917	£39.70	Library	Office Supplies
5-07-2021	Payment: Xero (UK) Ltd	Credit Card	CC5.7.21	£28.80	General Administration	IT / Communications
5-07-2021	Payment: BT	Direct Debit	M062 YO	£476.40	General Administration	IT / Communications
9-07-2021	Payment: ObjectiveIT Services	BACS	3049	£586.26	General Administration	IT / Communications
12-07-2021	Payment: EE Limited	Direct Debit	V01889940482	£76.97	General Administration	IT / Communications
12-07-2021	Payment: EE Limited	Direct Debit	V01889940482	£18.00	General Administration	IT / Communications
16-07-2021	Payment: Interpreter	BACS	000016	£90.00	General Administration	IT / Communications
24-07-2021	Payment: Microsoft	Credit Card	CC24.7.21	£564.00	General Administration	IT / Communications
2-08-2021	Payment: BT	Direct Debit	M062 DC	£150.48	General Administration	IT / Communications

3-08-2021	Payment: BT	Direct Debit	M063 1A	£476.40	General Administration	IT / Communications
6-08-2021	Payment: Xero (UK) Ltd	Credit Card	CC6.8.21	£28.80		IT / Communications
6-08-2021	Payment: ObjectiveIT Services	BACS	3061	£586.26	General Administration	IT / Communications
6-08-2021	Payment: Interpreter	BACS	000019	£45.00	General Administration	IT / Communications
12-08-2021	Payment: EE Limited	Direct Debit	V01899500796	£75.24	General Administration	IT / Communications
12-08-2021	Payment: EE Limited	Direct Debit	V01899500796	£18.00	General Administration	IT / Communications
20-08-2021	Payment: Bemrose Booth Paragon Ltd	BACS	495490	£489.60	Priory Car Park	Printing and Stationery
6-08-2021	Payment: AD Sales Limited T/A Newquay & St Austell Voice	BACS	476395	£652.80	General Administration	Publicity
27-08-2021	Payment: M-R-S Communications Ltd	BACS	1219937	£78.00	Misc. Projects/Grants	Small Grants Scheme
9-07-2021	Payment: Glendale Countryside Ltd	BACS	GC089-01-4089	£563.08	Other Parks and Open Spaces	Contract Payments
9-07-2021	Payment: Glendale Countryside Ltd	BACS	GC089-01-4088	£563.08	Other Parks and Open Spaces	Contract Payments
9-07-2021	Payment: Garden Services (SW) Ltd	BACS	ST AUSTELL/177	£480.00	Other Parks and Open Spaces	Contract Payments
9-07-2021	Payment: Glendale Countryside Ltd	BACS	GC089-01-4134	£563.08	Other Parks and Open Spaces	Contract Payments
9-07-2021	Payment: Glendale Countryside Ltd	BACS	GC089-01-4087	£1,130.45	Other Parks and Open Spaces	Contract Payments
9-07-2021	Payment: In2play	BACS	00698	£1,020.00	Other Parks and Open Spaces	Contract Payments
9-07-2021	Payment: Glendale Countryside Ltd	BACS	GC289-01-4124	£1,130.45	Other Parks and Open Spaces	Contract Payments
9-07-2021	Payment: Glendale Countryside Ltd	BACS	GC089-01-4135	£563.08	Other Parks and Open Spaces	Contract Payments
14-07-2021	G4S	BACS	00470227	£529.63	Priory Car Park	Contract Payments
14-07-2021	G4S	BACS	02532615	-£529.63	Priory Car Park	Contract Payments
14-07-2021	G4S	BACS	00488194	£58.85	Priory Car Park	Contract Payments
14-07-2021	G4S	BACS	02532615	-£58.85	Priory Car Park	Contract Payments
23-07-2021	Payment: TClarke Contracting Ltd	BACS	SL-21070062	£572.17	Stable Block/Pondhu House	Contract Payments
23-07-2021	Payment: Cornwall Council	BACS	8100153736	£362.98	Priory Car Park	Contract Payments
26-07-2021	Payment: Biffa Waste Services Ltd	Direct Debit	522C39468	£727.48	Other Parks and Open Spaces	Contract Payments
30-07-2021	Payment: TClarke Contracting Ltd	BACS	SL-21070256	£106.31	Stable Block/Pondhu House	Contract Payments
2-08-2021	G4S	BACS	00470227	£411.93	Priory Car Park	Contract Payments
2-08-2021	G4S	BACS	02538684	-£411.93	Priory Car Park	Contract Payments
2-08-2021	G4S	BACS	00490224	£117.70	Priory Car Park	Contract Payments
2-08-2021	G4S	BACS	02538684	-£117.70	Priory Car Park	Contract Payments
6-08-2021	Payment: Glendale Countryside Ltd	BACS	GC089-01-4155	£563.08	Other Parks and Open Spaces	Contract Payments
6-08-2021	Payment: Glendale Countryside Ltd	BACS	GC089-01-4153	£1,130.45	Other Parks and Open Spaces	Contract Payments
6-08-2021	Payment: PJI Security Ltd	BACS	28525	£57.60	Library	Contract Payments
6-08-2021	Payment: Glendale Countryside Ltd	BACS	GC089-01-4154	£563.08	Other Parks and Open Spaces	Contract Payments
13-08-2021	Payment: Cornwall Council	BACS	8100162554	£377.48	Priory Car Park	Contract Payments
13-08-2021	Payment: In2play	BACS	00723	£900.00	Other Parks and Open Spaces	Contract Payments
13-08-2021	Payment: In2play	BACS	00723	£120.00	Truro Road Park	Contract Payments
13-08-2021	Payment: Complete Weed Control (SW)	BACS	SW-3170	£4,440.00	Other Parks and Open Spaces	Contract Payments
13-08-2021	Payment: Complete Weed Control (SW)	BACS	SW-3171	£72.00	Priory Car Park	Contract Payments
20-08-2021	Payment: PKF Littlejohn LLP	BACS	SB20210258	£2,400.00	General Administration	Contract Payments
23-08-2021	Payment: Biffa Waste Services Ltd	Direct Debit	522C47437	£576.36	Other Parks and Open Spaces	Contract Payments
27-08-2021	Payment: TClarke Contracting Ltd	BACS	SL-21080148	£842.71	Library	Contract Payments
9-07-2021	Payment: The Safety Supply Company	BACS	8482989	£126.66	Other Parks and Open Spaces	Protective Clothing
9-07-2021	Payment: GB Tool Hire Ltd	BACS	70731	£156.00	Other Parks and Open Spaces	Protective Clothing
30-07-2021	Payment: Spot-On Supplies Ltd	BACS	21521776	£314.88	Other Parks and Open Spaces	Protective Clothing
30-07-2021	Payment: Spot-On Supplies Ltd	BACS	21521777	£62.98	Other Parks and Open Spaces	Protective Clothing
13-08-2021	Payment: M A Grigg Ltd	BACS	S61799	£44.99	Other Parks and Open Spaces	Protective Clothing
9-07-2021	Payment: Cornwall Council	BACS	8100146173	£150.00	Library	Miscellaneous Expenses

9-07-2021	Payment: Trenuggo Shires (Boswens) Ltd	BACS	1016	£240.00	Misc. Projects/Grants	Miscellaneous Expenses
14-07-2021	Sara Gwilliams - Car park refund	Petty Cash	PC3	£1.60	Priority Car Park	Miscellaneous Expenses
15-07-2021	NatWest - Bankline charges	Direct Debit		£52.00	General Administration	Miscellaneous Expenses
20-07-2021	Payment: Worldpay (UK) Ltd	Direct Debit	159173741	£3.50	Library	Miscellaneous Expenses
20-07-2021	Payment: Worldpay (UK) Ltd	Direct Debit	159173741	£21.00	Library	Miscellaneous Expenses
20-07-2021	Payment: Worldpay (UK) Ltd	Direct Debit	158962453	£10.74	General Administration	Miscellaneous Expenses
20-07-2021	Payment: Worldpay (UK) Ltd	Direct Debit	158962453	£21.00	General Administration	Miscellaneous Expenses
27-07-2021	H D Pooley - Water	Petty Cash	PC4	£3.30	General Administration	Miscellaneous Expenses
27-07-2021	H D Pooley - Coffee	Petty Cash	PC5	£4.00	General Administration	Miscellaneous Expenses
30-07-2021	Payment: Cornwall Council	BACS	8100154363	£150.00	Library	Miscellaneous Expenses
6-08-2021	Payment: Cornwall Council	BACS	8100153193	£150.00	Library	Miscellaneous Expenses
16-08-2021	NatWest - Bankline charges	Direct Debit		£54.30	General Administration	Miscellaneous Expenses
19-08-2021	Payment: Worldpay (UK) Ltd	Direct Debit	163713935	£11.12	General Administration	Miscellaneous Expenses
19-08-2021	Payment: Worldpay (UK) Ltd	Direct Debit	163713935	£21.00	General Administration	Miscellaneous Expenses
19-08-2021	Payment: Worldpay (UK) Ltd	Direct Debit	163990655	£4.91	Library	Miscellaneous Expenses
19-08-2021	Payment: Worldpay (UK) Ltd	Direct Debit	163990655	£21.00	Library	Miscellaneous Expenses
23-08-2021	Payment: H D Pooley	Petty Cash	PC6	£8.10	Other Parks and Open Spaces	Miscellaneous Expenses
27-08-2021	Payment: Cornwall Council	BACS	8100163534	£150.00	Library	Miscellaneous Expenses
27-08-2021	Payment: Thomas Fattorini Ltd	BACS	I258778	£3,463.46	Civic Ceremonial	Miscellaneous Expenses
13-07-2021	Cornwall Council - Additional Investment	BACS		£150,000.00		Short Term Investments
				<b>£277,953.37</b>		

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 19<sup>th</sup> JULY 2021 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.**

**Present:** Councillors: Brown, Bull, Cohen, Fox, French, Lanxon and Pears.

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

**P/21/27) Apologies for absence**

Apologies for absence were received from Councillors Double, Hamilton, McDonagh, Pearce, Styles and Thompson.

**P/21/28) Declarations of Interest**

None.

**P/21/29) Dispensations**

None.

**P/21/30) Minutes from the Meeting dated 14<sup>th</sup> June 2021**

It was **RESOLVED** that the minutes of the meeting held on the 14<sup>th</sup> June 2021 be approved and signed as a correct record.

**P/21/31) Matters to note**

The Clerk advised that he had nothing to add.

**P/21/32) Public participation**

The Chair asked the members of the public present to identify themselves and explain which item they would like to speak on.

Mrs Jacob advised that she would like to speak about the Slades Road to Agar Road footpath and Mr Jones, Ms Howard and Mrs Brawn advised that they would like to speak in respect of Planning Application Number: PA21/03491: 30-31 Slades Road St Austell PL25 4EY.

The Chair agreed that Planning Application Number: PA21/03491 should be brought forward for consideration first.

**P/21/33) Planning Applications**

**Planning Applications**

The Town Council had been consulted on the following planning application.

- vii. **PA21/03491:** 30-31 Slades Road St Austell PL25 4EY. Variation of conditions 2, 3, 5 and 6 of decision PA20/04185 dated 09.07.20.

The Clerk advised that the applicant had submitted further information to support his request to vary conditions 2, 3, 5 and 6 and that a number of objections had been submitted to Cornwall Council.

Mrs Brawn expressed her dissatisfaction that she had received a letter from Cornwall Council inviting views on the planning application on the 16<sup>th</sup> July, which was dated 25<sup>th</sup> June and needed a response by 9th July.

Mrs Brawn highlighted a number of changes to the original planning application which included:

- Raising of the floor because of changed heating systems
- Roof height being raised which had resulted in the building being taller
- Concerns about the material used between the ground floor and 1<sup>st</sup> floor
- The closeness of the building to the neighbouring property causing little or no room for fire escape and causing damage to the neighbouring property boundary wall and garage
- The development being too big for the site and plans submitted not to scale

Mr Brawn reiterated the safety concerns and the unsuitability of the new build for disabled people.

Ms Howard expressed concern with regard to the security and privacy of the neighbouring properties and the effect on the health and wellbeing of the neighbours.

Mr Jones reiterated the concerns raised above, identified dangerous parking at the front of the property and suggested a number of measures which could mitigate the harm of the scheme.

During discussions, Members expressed concern with regard to the following:

- The application being handled very badly from the beginning
- The proposal being too big for the site
- The health and safety implications
- The impact on the neighbours and their boundaries
- The original objection from the Highways Officer and the poor access at the front of the property
- The need for enforcement action and for the Poltair and Mount Charles Cornwall Councillor to meet urgently with the Head of Planning to discuss the application



It was **RESOLVED** to object to this application in the strongest terms due to the adverse impact on the neighbours and the failure to promote the health and wellbeing of future residents.

If however in the unlikely event that this application is approved, the Town Council strongly requests that Cornwall Council imposes conditions that are to the satisfaction of all the neighbours who are adversely affected by this very unsatisfactory proposal.

#### **P/21/34) Footpath – Slades Road to Agar Road**

Mrs Jacob outlined the history of a path linking Slades Road and Agar Road and the conversations so far with Cornwall Council. She emphasised that the path had been used for hundreds of years by the public. She explained that the Cornwall Council officer responsible for footpaths had asked for evidence of the historic use of the path and advised that she had obtained confirmation from the MP that he used to use path to go to Carclaze Junior School. It is understood that the path has been gated by the occupants of the neighbouring properties and the path is now inaccessible. Mrs Jacob's asked for the Council's support in campaigning for the path to be opened up again and to be recognised as a designated footpath on the definite map maintained by Cornwall Council.

Councillor Bull advised that she had worked on this issue a few years ago and was told at the time that it was not a designated footpath. Councillor Lanxon advised that she had used the path on lots of occasions over a number of years and Councillor Pears expressed his support for the proposal.

The Clerk advised that in order to designate the path as a public right of way Cornwall Council would have to produce a modification order which required evidence and involved a lengthy legal process.

It was **RESOLVED** that the Town Council should pursue the issue in liaison with Cornwall Council to approve a Modification Order to amend the approved map.

#### **P/21/35) Planning Applications (continued)**

- i. **PA19/09844:** 3 Fore Street St Austell PL25 5PX. Retention of shop front.

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

- ii. **PA19/09845:** 3 Fore Street St Austell PL25 5PX. Listed Building Consent for retention of shop front.

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

- iii. **PA20/00535:** Land At Higher Trewhiddle Farm St Austell Cornwall. Reserved Matters Application (Phase 2) for access, appearance, landscaping, layout and scale following outline approval PA14/12161

dated 27.01.2017 for the construction of 460 dwellings and associated infrastructure and public open space.

The Clerk outlined the Planning Officer's advice that a number of changes were proposed to the approved planning application to improve drainage, address points raised by the Highways Officer and small changes to the house designs which were all considered improvements by the Planning Officer.

Councillor Bull advised that the Pondhu School had expressed concerns with regard to the proposals and felt that clarification was needed on a number of issues identified. Members felt that more time was needed to consider the application and requested a meeting with the developers before a decision could be made.

It was **RESOLVED** that the Clerk should ask the developer for an informal presentation so that Members could be better informed with regard to the proposals in view of the concerns expressed and authority be granted to the Clerk in consultation with the Chair and Vice Chair to determine a response to the application if timescales do not permit further committee discussion.

- iv. **PA20/11124:** 6 Claybourne Close St Austell Cornwall PL25 3TP. Single storey rear extension.

Although it was acknowledged that the proposal is an improvement on the previous design, it was **RESOLVED** to object to this application as it is still unacceptably large and deemed to be overdevelopment of the site.

- v. **PA21/02037:** Grant Reid Optometrist Ltd 9 Grants Walk St Austell Cornwall. Change of use of the first floor from office space to residential as a one bedroomed flat.

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

- vi. **PA21/02787:** 18 Bethel Road St Austell PL25 3HA. Proposed extension and alterations.

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

- viii. **PA21/04268:** Asda Superstore St Austell Cornwall PL25 4PR. Home shopping improvements - new Click and Collect canopy.

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

- ix. **PA21/04269:** Asda Superstore St Austell Cornwall PL25 4PR. Advertisement consent for 4x Click and Collect Glowline canopy fascia and 2x ad panels.

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



- x. **PA21/04781:** 92 Daniels Lane St Austell Cornwall PL25 3HT. Change of use of first floor and part of ground floor to be incorporated as part of dental surgery.  
Link:

It was **RESOLVED** to support this application

- xi. **PA21/04980:** Land North Of 42 Brockstone Road Brockstone Road St Austell Cornwall. Outline consent for a single dwelling.

It was **RESOLVED** that if Cornwall Council wish to refuse this application because the applicant has not demonstrated that a suitable dwelling can be erected on this site, the Town Council would welcome this decision. However, if Cornwall Council is mindful to approve this outline application, the Town Council wish to make it clear to the applicant that any detailed application must conform with the recommendations of the Planning Inspector. The Town Council also requests that Cornwall Council and/or the applicant consults with the neighbours on a timely basis and that Cornwall Council makes it clear to the applicant that it will be very difficult to produce an acceptable design for this site due to the adverse impact on the neighbouring properties.

- xii. **PA21/05140:** Tregarne Chapel Tregarne Terrace St Austell Cornwall. Alterations and conversion of dwelling (former Chapel) to form 4 No self-contained dwellings and alterations to former Sunday school to create 3 No self-contained flats and undercroft garage parking.

It was **RESOLVED** to support this application subject to the Conservation Officer being satisfied with the proposals.

- xiii. **PA21/05161:** 4 Cannis Road St Austell PL25 4EB. Alterations to rear extension and modifications to existing garage and utility to form living space.

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

- xiv. **PA21/05201:** Caprera 61 Truro Road St Austell PL25 5JG. Proposal to fell Copper Beech.

It was **RESOLVED** to object to this application unless the Tree Officer believes that it needs to be felled.

- xv. **PA21/05379:** 19 Kingfisher Drive St Austell PL25 3AZ. Conversion of garage to bedroom/home office and creation of shower room.

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

- xvi. **PA21/05947:** 62 Clifden Road St Austell PL25 4NX. Rear extension and alterations.

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

- xvii. **PA21/05962:** 8 Fairfield Close St Austell PL25 3HE. Proposed first floor bedroom/ensuite extension over garage.

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

- xviii. **PA21/06100:** 12 North Hill Park St Austell Cornwall PL25 4BJ. Notification of proposed felling of a Lleyland Cypress in a conservation area.

It was **RESOLVED** to object to this application unless the Tree Officer believes that it needs to be felled.

- xix. **PA21/06383:** 11 Beech Road St Austell PL25 4TS. Loft conversion with a rear dormer.

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

- xx. **PA21/06889:** Land At Phase 2 Porthpean Road Porthpean Road St Austell Cornwall. Non-material amendment (NMA3) for retrospective decking to plots 182 and 183 to decision PA15/11368 dated 27/01/2017.

The Clerk advised that this application had been withdrawn and undertook to ask the Planning Officer the reason for this.

- xxi. **PA21/07138:** 16 Bodmin Road St Austell PL25 5AE. Work to a tree in a conservation area - Holm Oak nearest St John's Methodist Church.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being happy with the proposal.

### **P/21/36) Premises Licence Applications**

The Clerk advised that the licence application for 2-4 Trinity Street is due to be heard on 28<sup>th</sup> July 2021 and asked Members if they would like to send a Town Council representative to the Hearing to outline the Town Council's position.

It was **RESOLVED** that Councillor French should represent the Town Council at the Cornwall Council's Licencing Act Committee Hearing on 28<sup>th</sup> July 2021.

*\*\*Councillor Bull abstained from voting on this item\*\**

### **P/21/37) Planning Decisions**

It was **RESOLVED** that the report and decisions be noted.

**P/21/38) Cornwall Council – Urgent Delegated Planning Decisions**

*88 Phernyssick Road - PA21/01303*

The Clerk advised that following a 5 day protocol from Cornwall Council the Chair and Vice Chair agreed reluctantly with the Planning Officer recommendations but asked that the approval be conditioned to require obscured glazing in the staircase window, the boundary treatment to the East be subject to agreement with the neighbour and a satisfactory boundary treatment to the South be agreed.

**P/21/39) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 23<sup>rd</sup> August 2021 and 4<sup>th</sup> October 2021.

Arising from the above, the Clerk confirmed that he would keep an eye on the number of applications received between 23<sup>rd</sup> August and 4<sup>th</sup> October and if required, either schedule in an additional Planning and Regeneration Committee or swap Committees around to prevent the build up of too many applications.

The meeting closed at 8.35pm.



**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 23<sup>rd</sup> AUGUST 2021 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.**

**Present:** Councillors: Brown, Fox, French, Hamilton, Lanxon, McDonagh, Styles and Thompson.

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

**Also in attendance:** Councillor: Double.

**P/21/40) Apologies for absence**

Apologies for absence were received from Councillors: Bull, Cohen, Pearce and Pears.

**P/21/41) Declarations of Interest**

Councillor Styles declared an interest in agenda item 7 (vi) by virtue of being a Trustee of the applying body.

Councillor French declared an interest in agenda item 7 (xiii) by virtue of knowing the applicant through a past working relationship.

**P/21/42) Dispensations**

None.

**P/21/43) Minutes from the Meeting dated 19<sup>th</sup> July 2021**

It was **RESOLVED** that the minutes of the meeting held on the 19<sup>th</sup> July 2021 be approved and signed as a correct record.

The Chair advised that he would like agenda item 5 to follow agenda item 10.

**P/21/44) Public participation**

There were 9 members of the public present, 3 of whom indicated that they would like to speak in respect of agenda item 7 (i).

**P/21/45) Planning Applications**

- i. **PA21/03528:** 20 Clarence Road St Austell PL25 5NL. Demolition of existing dwelling house and construction of 4 no 2-bed

supported living accommodation for persons with mental health disabilities such as autism.

The Chair invited the three members of the public to speak at this juncture.

Mrs Bray expressed concerns with regard to the scale of the development, the narrow lane that serves a number of properties and the characteristics of the area. She also expressed concern with regard to the proposed use of the building, flood risks and the detrimental effect on wildlife.

Mrs Norman expressed concern with regard to the size and scale of the development which she felt would result in over-looking, loss of light, traffic congestion and noise pollution for the neighbouring properties. She felt that the proposed parking of 4 spaces would be inadequate for 7 staff and that a 2 storey building is totally out of keeping with the area as it currently comprises of bungalows and one low level historic cottage. She also expressed disappointment with regard to the lack of consultation from the applicant.

Mrs Heyward advised that she agreed with the comments previously made and stressed the dangerous access on to Gover Road and the very poor condition of the second part of Clarence Road which is unmade and unadopted.

Mr Bray added that 20 Clarence Road currently has a family living in it and is therefore not derelict as stated on the application form.

The Clerk advised that he has received comments from the Planning Officer to the effect that the proposed two storey building appears to be overbearing but the site is capable of smaller dwellings. He added that Pivotal unfortunately did not attend the Town Council meeting when the pre-application was considered and strong concerns were expressed by Councillors at that time.

Councillor Double, Cornwall Councillor for the area thanked the residents for coming to the meeting and expressed her agreement with their comments. She advised that she had visited the site with the Planning Officer who had expressed her shock that somebody is living in the property and had advised that the site is probably reasonable for development on a much smaller scale in keeping with the area. She added that Brandon Trust (the commissioners for the property) has advised her that they had no idea of the current social problems in the Gover area.

During discussion, Members raised the following strong concerns:

- Overdevelopment of the site
- Massing/density inappropriate for the site
- The nature of the proposed use of the building and the associated parking issues
- Totally inadequate access and highways
- The loss of privacy of the neighbouring properties
- Flooding issues in the area
- Concern with regard to emergency vehicles accessing the area
- The lack of suitable access for construction vehicles

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

- Overdevelopment
- Massing/density inappropriate for the site
- Not in keeping with the street scene
- Loss of privacy of the neighbouring properties
- Inadequate highways/access arrangements
- Inadequate parking
- Flooding and drainage issues in the area
- The proposal will not function well in the area

- ii. **PA21/04785:** 5 Trewhiddle Court St Austell Cornwall PL25 5GG. Application for the modification of S106 Agreement in respect of PA14/12161.

Members expressed their concern with regard to the proposal to delay the implementation of the link road and the sports facilities and felt that the original timescales agreed should be enforced to relieve the traffic congestion, which will be made worse by occupancy of the site, and the open space should be constructed on a timely basis for the wellbeing of the residents living there.

It was **RESOLVED** to object to this Section 106 modification and that Cornwall Council be asked to ensure that the link road, sports pitch and MUGA are delivered within the timescales previously agreed.

- iii. **PA21/05452:** Chy Nessa Boldventure Road St Austell PL25 3EA. Proposed two storey side and front extension and proposed single garage.

It was **RESOLVED** to support this application subject to the drainage officer being happy with the proposals.



- iv. **PA21/06323:** 1 North Hill Park St Austell PL25 4BJ. Application for tree works within a Conservation Area: Pruning of bay tree branches overhanging the public highway near the entrance to North Hill Park (at the junction of Palace Road & Trevarthian Road).

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

- v. **PA21/06403:** Seven Stars 1 East Hill St Austell Cornwall. Change of use from public house to education venue.

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

*\*\*Councillor Styles reiterated his interest and left the meeting\*\**

- vi. **PA21/06426:** Little Cosgarne 79 Truro Road St Austell PL25 5JQ. Change of garage door for a window to create a room and swap of a window for a door at the rear.

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

*\*\*Councillor Styles returned to the meeting\*\**

- vii. **PA21/06582:** 4 Landrew Road St Austell PL25 3UQ. Remove existing porch and form ground floor side extension and convert existing garage, store building into additional living accommodation.

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

- viii. **PA21/06593:** 37 Boscoppa Road St Austell Cornwall PL25 3DS. Erection of extension to building.

The Clerk outlined the background to a previous planning application for a separate dwelling on the site which was lost at appeal. He explained that the current proposal is for an extension which is bigger than the host building and that both the Planning Officer and Divisional Member have concerns.

Councillor Brown advised that he had made representations at the appeal and that the impact of the current proposal still affects properties in both Boscoppa Road and Laura Drive.

During discussion, Members expressed concern with regard to the size of the proposed extension in comparison to the existing house, the impact on the neighbouring properties and the layout, density and mass of the design.

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

- Overdevelopment
- Impact on the neighbouring properties (Boscoppa Road and Laura Drive)
- Not appropriate scale/height/mass
- Does not reflect the comments of the planning appeal

ix. **PA21/06594:** 10 Glenview St Austell PL25 5HR. Small single storey rear extension.

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

x. **PA21/06616:** 14 Trembear Road St Austell Cornwall PL25 5NY. Raised block and stone slab patio in front garden. 6 metres wide x 3.5 metres deep. Raised 1 metre above front garden. Metal railings to be erected around perimeter of patio. Railings to be 900mm high. Handrails to be installed on steps.

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

xi. **PA21/06862:** 10 Porthmeor Road St Austell PL25 3LX. Proposed rear lounge extension and loft conversion to include a bedroom and WC/shower room.

It was **RESOLVED** to make no objection to this application subject to the development being undertaken to the satisfaction of Network Rail.

xii. **PA21/06927:** 28 Eton Road St Austell PL25 3UH. Proposed two-storey extension to the side and single storey extensions to front and rear of existing semi-detached house to provide additional bedroom, bathroom and domestic kitchen living spaces, to include rebuilding of the porch, demolition of conservatory dining space and partial demolition of existing narrow garage to improve driveway parking and accessibility to the house. Remaining part of garage to be used for storage and incidental space.

It was **RESOLVED** to make no objection to this application subject to the "den" being used in conjunction with the host building.

*\*\*Councillor French reiterated his interest and left the meeting\*\**

xiii. **PA21/07134:** 7 Eastbourne Road St Austell PL25 4SZ. Proposed extension to existing annexe to provide dwelling. Non-

compliance of Condition 2 in respect of decision PA20/09421  
Dated 13/01/2021.

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

*\*\*Councillor French returned to the meeting\*\**

- xiv. **PA21/07220:** St Austell Bus And Railway Station High Cross Street St Austell Cornwall. Tree works within a Conservation Area to crown lift various trees.

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

- xv. **PA21/07521:** 40 Turnavean Road St Austell PL25 5NX. Multi-stemmed Ash (Tree 1) - remove lower limbs encroaching properties. Multi-stemmed Ash (Tree 2) - fell stem closest to property. Heavy lean towards property causing excessive shading. Multiple branch failures in recent past. Multi-stemmed Ash (Tree 3) - fell two stems closest to property. Low amenity value. Excessive lean towards property.

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

- xvi. **PA21/07570:** St Johns Methodist Church Bodmin Road St Austell Cornwall PL25 5AE. Notification of proposed works to a tree in a conservation area – Reduce canopy of Holm Oak (T2).

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

- xvii. **PA21/08084:** 100 Truro Road St Austell PL25 5HH. Tree works to trees within a conservation area namely: To fell Ash trees A1 and A2 due to Ash Dieback.

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

#### **P/21/46) Premises Licence Applications**

None.

#### **P/21/47) Planning Decisions**

The Clerk advised that with the exception of the following, all applications had been determined in line with the Town Council's recommendations.

*PA21/03317 – 20 Bay View*

The Clerk advised that the Town Council resolved to make no objection to this application, but the Planning Officer wished to refuse it due to overshadowing issues on the neighbouring property. The Chair and Vice Chair reconsidered the proposal following a 5 day protocol letter from Cornwall Council and “agreed to disagree” with the decision and not pursue it to Committee.

*PA21/05201 – 61 Truro Road*

The Town Council objected to this proposal but following confirmation that the Tree officer was happy with the proposal it was agreed to follow the Tree Officer’s advice and not pursue the matter further.

*PA21/06100 – 12 North Hill, St Austell*

The Town Council objected to this proposal but following confirmation that the Tree officer was happy with the proposal it was agreed to follow the Tree Officer’s advice and not pursue the matter further.

It was **RESOLVED** that the report and decisions be noted.

**P/21/48) Cornwall Council – Urgent Delegated Planning Decisions**

*6 Claybourne Close*

The Clerk advised that the Town Council resolved to object to this application but following a 5 day protocol letter and an explanation from the Planning Officer of the conditions to be imposed, the Chair and Vice-Chair of the Planning Committee had “agreed to disagree” with the decision and not pursue the matter to committee.

**P/21/49) Matters to note**

In response to a question raised on page 6 of the minutes, the Clerk advised that Planning Application Number: PA21/06889 (Phase 2 Porthpean Road), had been withdrawn as the Planning Officer had decided that the proposal was not a non-material amendment and that a new application should be submitted.

The Clerk advised that Councillor French represented the Town Council at the Licensing Hearing meeting where an alcohol licence application for 2-4 Trinity Street was discussed. A licence was approved, with restrictions including the sale of strong alcohol, no single items sold and spirits stored

behind the counter. The hours agreed are Monday to Saturday 8am to 10pm and Sunday 8am to 4pm.

Councillor French added that the Committee agreed the restrictions that the Town Council had asked for and the owner of the premises willingly accepted the conditions.

The Chair thanked Councillor French for attending.

In answer to a question, the Clerk advised that the footpath at Slades Road has not yet been pursued with Councillor Double and that an update would be provided to the Committee when progress has been made.

The Chair made reference to the site meeting at Trewiddle and the commitment made by Wainhomes to provide an update to Members approximately every six months.

Arising from a question, the Clerk confirmed that the extra conditions suggested by the Town Council had been accepted by Cornwall Council with regard to Planning Application Number: PA21/01303 – 88 Phernyssick Road, St Austell.

Councillor Brown reiterated his concern with regard to the volume of applications being considered at each committee and undertook to keep the issue under review which might result in an informal discussion in due course to explore how the meetings can be made more manageable.

### **P/21/50) St Austell Revitalisation Partnership**

The Clerk advised that limited progress has been made since the last update and the formal grant offer letter for the £140,000 Town Centre Revitalisation Funding is still awaited from Cornwall Council. It is hoped that Louise Wood and Mark Ellis from Cornwall Council will attend the Town Council's full Council meeting on the 6<sup>th</sup> September 2021 to update Members on their involvement with the project and to outline their draft plans for the town including progress with a property review. He advised that he would like to talk to Members shortly about resource for the project but needed clarification from Cornwall Council first as to whether or not they are able to contribute towards the costs involved.

The Chair advised that he had attended the Market House Launch on Saturday and was very impressed with the events and footfall in the town and suggested that a thank you letter should be sent to representatives of the Market House, Holy Trinity Church and St Austell Bid for organising such an excellent event.

### **P/21/51) St Austell and Mevagissey Community Network Panel – Highways Consultation**

The Clerk advised that he had not examined all the consultations in detail, but it had become clear in recent weeks from the telephone calls made to the office from concerned members of the public, that a more thorough consultation process is needed to ensure that people either living or working in the roads affected are consulted throughout the process, particularly if the intended work is delayed and properties or businesses in the area affected have changed hands.

During discussion Members agreed that a more thorough consultation process was needed and raised concerns with regard to the recently installed parking bay opposite Rashleigh Place, regular near misses on Tregonissey Road (close to the College) and parking issues at Stennack Road.

It was **RESOLVED** to pass Members' comments to Cornwall Council.

### **P/21/52) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 4<sup>th</sup> October 2021 and Monday 1<sup>st</sup> November 2021.

The meeting closed at 8pm.

