

St Austell Town Council



To: All Members of the Planning and Regeneration Committee

Dear Councillor

You are summoned to attend the **Planning and Regeneration Meeting** of **St Austell Town Council** to be held in the Council Chamber, Cornwall Council Offices, Penwinnick Road, St Austell, Cornwall, PL25 5DR on **Monday 7th March 2022** at **6pm**.



David Pooley
Town Clerk

1st March 2022

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

AGENDA

1. Apologies for absence

2. Declarations of Interest

(Purpose: To receive declarations of disclosable pecuniary and other non-registerable interests in respect of items on the agenda).

3. Dispensations

(Purpose: To receive requests for dispensations under the Code of Conduct).

4. Minutes from Meeting dated 7th February 2022

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

**Pages
1 to 4**

5. Matters to Note

A verbal update from the Town Clerk on the actions taken since the last meeting.

6. Public Participation

(Purpose: To receive comments submitted by members of the public).

7. Planning Applications

The Town Council has been consulted on the planning applications listed below. The Committee is asked to consider the applications and agree a response to the Planning Authority (Cornwall Council).

The applications and their plans can be viewed on the Online Planning Register at www.cornwall.gov.uk.

- i. **PA21/11820:** 20 Clarence Road St Austell PL25 5NL. Proposed ground floor extension and addition of a first floor and garage including a roof terrace and various ancillary and incidental works including changes to fenestration and cladding. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3854ZFGKS500>

- ii. **PA22/00177:** 33 Bodmin Road St Austell PL25 5AE. Improvement and enlargement of terrace to rear of property. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R5HS09FGJ5400>

- iii. **PA22/00249:** 29 Growan Road St Austell PL25 3JP. Construction of new garden room to be used as hobby room and occasional bedroom. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R5K3I4FGKQ600>

- iv. **PA22/00458:** Gwethnoc Parc 24 Truro Road St Austell PL25 5JF. All existing external windows and door to be replaced with new timber framed, double glazed units. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R5WLE7FGIOC00>

- v. **PA22/00610:** 61 South Street St Austell PL25 5BN. Proposed conversion of garage to dwelling. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R62AX8FGMIY00>

- vi. **PA22/00808:** Trevarrick Hall Trevarrick Drive St Austell PL25 5JP. Works to a tree in a tree preservation order area, works are for the felling of a mature Ash tree (Tree 1) due to serious honey fungus damage around a large percentage of its base. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6ESW8FGM9900>

- vii. **PA22/01232:** 4 Trevone Crescent St Austell PL25 5ED. Two storey extension to provide an additional bedroom and new sitting room. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6Z923FGKRA00>

- viii. **PA22/01288:** Truro Road Recreation Ground Truro Road St Austell Cornwall. Works to a tree in a conservation area, works are for the removal of a dead Cherry tree, to be replaced with Magnolia. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6ZW13FG0JQ00>

- ix. **PA22/01344:** 6-7 Church Street St Austell Cornwall. Remodelling and conversion of the southern section of the property on South Street. The proposal will rationalise the commercial space on the lower ground floor and create four flats on the ground floor cycle and bin storage. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R71Q0FFGMM700>

- x. **PA22/01345:** 6-7 Church Street St Austell Cornwall. Listed Building Consent for remodelling and conversion of the southern section of the property on South Street. The proposal will rationalise the commercial space on the lower ground floor and create four flats on the ground floor cycle and bin storage. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R71Q0IFGMM800>

- xi. **PA22/01529:** 24 Bethel Road St Austell Cornwall PL25 3HB. Proposed rear extension with renovation works. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7C4V6FGLPJ00>

- xii. **PA22/01669:** 3 Market Street St Austell Cornwall PL25 4BB. Re-laying of existing granite pavings in south west corner of 'The Trinity Centre' (Former Hop and Vine Pub) to provide level disabled access to both the new cafe and the existing Museum entrance to Market Hall. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7GH5SFGGYP00>

- xiii. **PA22/01670:** 3 Market Street St Austell Cornwall PL25 4BB. Listed Building Consent for the re-laying of existing granite pavings in south west corner of 'The Trinity Centre' (Former Hop and Vine Pub) to provide level disabled access to both the new cafe and the existing Museum entrance to Market Hall. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7GH5TFGGYQ00>

- xiv. **PA22/01901:** 28 Tregorrick View St Austell Cornwall PL25 4EE. Works to trees in a conservation area, works to include the felling of two Leylandii trees to their stumps. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7R331FGN4M00>

8. Premises Licence Applications

None.

9. Planning Decisions

**Pages
5 to 8**

(Purpose: To note receipt of decisions by the Planning Authority. The decision notices, which explain the full reasons and conditions, are available for inspection in the same way as the planning applications). (Report enclosed).

10. Cornwall Council – Urgent Delegated Planning Decisions

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

11. Town and Country Planning (Tree Preservation) (England) Regulations 2012 - Trevarrick Wood Bordering Gover Road, St Austell

**Pages
9 to 14**

(Purpose: To note correspondence from Cornwall Council in respect of a Tree Preservation Order).

12. Town and Country Planning (Tree Preservation) (England) Regulations 2012 - Land Between Aspen Drive and Boscoppa Road, Aspen Drive, St Austell

**Pages
15 to 20**

(Purpose: To note correspondence from Cornwall Council in respect of a Tree Preservation Order).

13. St Austell Town Centre Revitalisation Partnership

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

14. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 11th April 2022 and Monday 16th May 2022).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 7th FEBRUARY 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

Present: Councillors: Bull (Chair), Cohen, Fox, French, Hamilton, Lanxon, McDonagh, Pearce, Stephens, Styles and Thompson.

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

P/21/91) Apologies for absence

Apologies for absence were received from Councillors Brown and Pears.

P/21/92) Declarations of Interest

There were no declarations of interest.

P/21/93) Dispensations

None.

P/21/94) Minutes from the Meeting dated 6th December 2021

It was **RESOLVED** that the minutes of the meeting held on the 6th December 2021 be approved and signed as a correct record.

P/21/95) Matters to Note

The Clerk advised that further to minute P/21/85 the applicant for Vons Coffee House had amended the licensing application to reflect the views of the Committee.

P/21/96) Public participation

The Chair advised that she would invite members of the public to speak when each application was considered.

P/21/97) Planning Applications

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

The Clerk outlined the Council's views when considering applications on this site previously and advised that he had received two letters from neighbours who wished their statements read out to the Committee.

The Chair invited the applicant to speak. Mr Bate explained his intention to demolish a sub-standard extension and enlarge his property to accommodate his growing family. He assured the Committee that he had

no intention to create a second dwelling on the site or to access the site from Beacon Close after the construction stage.

The Clerk read correspondence from Mr Hancock and Mr and Mrs Jenkins. Members felt that planning conditions should be imposed to ensure that the property would remain as a single dwelling and that permanent access off Beacon Close is not permitted.

It was **RESOLVED** to make no objection subject to conditions to ensure that the extension could only be used as an integral part of the host dwelling and no access be permitted off Beacon Close after the construction phase.

- ii. **PA21/06742:** Former Post Office High Cross Street St Austell Cornwall. Demolition of existing B8 warehouse to provide erection of 24 (C3) apartments over four floors with parking. (Revised Plans).

The Clerk explained that the applicants had improved the design significantly to reflect the criticisms of Historic England and Cornwall Council's Historic Environment team but that officers still had some concerns.

Mr Davis representing the applicant addressed some of the criticisms and explained the calculation of the affordable housing contribution for the scheme. He emphasised the benefits of this town centre development and the positive impact it would have on anti-social behaviour in the area.

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

- iii. **PA21/11592:** 32 Brookside St Austell Cornwall PL25 4HL. Proposal to demolish existing garage and replace with 2 storey extension with integral garage to ground floor and bedroom on first floor.

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

- iv. **PA21/11834:** 18 Bownder Vean St Austell Cornwall PL25 3DB. Proposed conversion of garage to form a bathroom and store.

It was **RESOLVED** to make no objection to this application and it was suggested that a condition should be applied to ensure that the conversion can only be used in conjunction with the host building.

- v. **PA21/11897:** Bradford Building Supplies Manfield Way St Austell PL25 3HQ. Revised traffic management.

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

- vi. **PA21/12461:** Land Fronting 47 Aylmer Square St Austell PL25 5LJ. Construction of 1 Artwork (relocation of a specific installation approved as per PA20/05311).

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

- vii. **PA21/12469:** 5 Church Street St Austell PL25 4AT. Advertisement consent for x 1 folded ACM fascia sign with digital print to face.

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

- viii. **PA21/12497:** 7 Gewans Meadow St Austell Cornwall PL25 4SB. Proposed single storey rear extension and raised decking area.

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

- ix. **PA21/12707:** Land At Pentewan Road St Austell Cornwall PL25 5BY. Hybrid planning application consisting of full planning permission for the erection of 86 dwellings (Use Class C3) and outline planning permission for 2,000 sqm of commercial, business and service space (Use Class E), provision of part of new link road, public open space, drainage and associated infrastructure.

Members discussed the importance of the link road and improved cycling and pedestrian routes and noted that this site had been identified in the Cornwall Council Land Allocation DPD as a mixed use site.

During the debate, Councillor Bull asked for assurance that the numbers of houses being delivered in St Austell against the Cornwall Council targets is being recorded and asked for an update on the numbers delivered.

It was **RESOLVED** to support the application subject to Cornwall Council securing the completion of the link road to the appropriate standard and ensuring that there are adequate pedestrian crossings, good cycle routes and safeguards for Sawles Road. It was also suggested that the pedestrian crossings at the A391/B3273 junction should be reviewed and improved when the link road is completed.

- x. **PA21/12757:** Land West Of Evergreen Cottages Treverbyn Road St Austell Cornwall. Residential development of 48 affordable dwellings, the formation of an access from Treverbyn Road and other associated works (including demolition of existing buildings).

Members discussed the importance of affordable housing but had strong reservations about the location, the access off the busy Treverbyn Road and the impact on the local infrastructure. It was stated that the site related poorly to both Scredda and St Austell and was part of the green area separating the two settlements. There was also concern expressed about the quality of the public open space proposed.

It was **RESOLVED** to object to the application on the grounds that the site is located on rising ground between St Austell and Scredda which is prominent and open to views from the west, south and east. It is poorly related to and does not integrate with either settlement and will be out of character in the landscape. Members expressed concern, linked to the previous appeal decisions and High Court judgements about the impact of

development in the open countryside and the need to respect the boundary between rural and urban areas.

It was further suggested that if the proposed development is approved that the design/layout should be changed to improve the open space and construct the housing in a manner to avoid future expansion in to adjoining fields to reflect the appeal decisions and High Court judgements.

- xi. **PA22/00001:** 8 Growan Road St Austell PL25 3JP. Two storey extension to rear to create a 3 bedroom property.

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

P/21/98) Premises Licence Applications

None.

P/21/99) Planning Decisions

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

P/21/100) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/21/101) St Austell Revitalisation Partnership

The Clerk advised that a draft report had been prepared for the Town Centre Revitalisation Partnership meeting on the 17th February setting out the work areas which consultants should develop. This will be refined and brought to councillors shortly. Work will be ongoing on developing tender and contract documentation.

P/21/102) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 7th March 2022 and Monday 11th April 2022.

The meeting closed at 7.30pm.

ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
7th MARCH 2022
LOCAL PLANNING AUTHORITY DECISIONS

1. PURPOSE OF REPORT

To note decisions of the Local Planning Authority notified since the last meeting.

2. LEGAL AND RISK MANAGEMENT ISSUES

None directly.

3. EQUALITIES ISSUES

The Council endeavours to highlight to Cornwall Council any equalities issues arising from consideration of the planning applications.

4. RESOURCE ISSUES

None outside of existing budgets.

5. ENVIRONMENTAL CONSIDERATIONS

The Town Council considers environmental issues when considering planning applications but is constrained by local and national planning policy.

6. RECOMMENDATIONS

It is recommended that Councillors note the decisions made.

Decisions Made

Councillors are asked to note the receipt of the following decisions by the Planning Authority (the decision notices which explain the full reasons and conditions are available for inspection in the same way as planning applications):

DAVID POOLEY - TOWN CLERK

PA21/09463**APPROVED****Applicant:** Mr & Mrs Stephen and Kirsty Wells**Location:** 61 Ledrah Road St Austell PL25 5HG**Proposal:** Extension to side of property**Town Council Response: No Objection.****PA21/12454****APPROVED****Applicant:** Mr Alex Murdin**Location:** 4 East Hill St Austell Cornwall PL25 4TW**Proposal:** Siting of an artwork called Earthly Delights on the side of the building, made up of recycled ceramics.**Town Council Response: No Objection.****PA21/10626****APPROVED****Applicant:** Mrs Michaela Ford**Location:** 4 Poltair Crescent St Austell PL25 4LX**Proposal:** Creation of a new parking space and associated works.**Town Council Response: Support.****PA21/12264****APPROVED****Applicant:** Mr Daniel Mitchelmore**Location:** Land North Of 42 Brockstone Road Brockstone Road St Austell Cornwall**Proposal:** Reserved matters application for a proposed two-bedroom bungalow (details following outline consent PA21/04980 dated 26.08.2021).**Town Council Response: No Objection.****PA21/12461****APPROVED****Applicant:** St Austell Bay Economic Forum**Location:** Land Fronting 47 Aylmer Square St Austell PL25 5LJ**Proposal:** Construction of 1 Artwork (relocation of a specific installation approved as per PA20/05311)**Town Council Response: No Objection.**

PA21/11592**APPROVED****Applicant:** Mr Lee Garren**Location:** 32 Brookside St Austell Cornwall PL25 4HL**Proposal:** Proposal to demolish existing garage and replace with 2 storey extension with integral garage to ground floor and bedroom on first floor.**Town Council Response: No Objection.****PA21/12469****APPROVED****Applicant:** Sarah Mayes**Location:** 5 Church Street St Austell PL25 4AT**Proposal:** Advertisement consent for x 1 folded ACM fascia sign with digital print to face**Town Council Response: No Objection.****PA21/12521****APPROVED****Applicant:** Clayton**Location:** 3 Menacuddle Lane St Austell PL25 5QN**Proposal:** Construction of terrace, internal remodel and external modifications**Town Council Response: No Objection.****PA21/12715****APPROVED****Applicant:** Mr And Mrs Hatton**Location:** 39 Cormorant Drive St Austell PL25 3BQ**Proposal:** Proposed single storey extension.**Town Council Response: No Objection.****PA21/06593****APPROVED****Applicant:** Mr S R Bate**Location:** 37 Boscoppa Road St Austell Cornwall PL25 3DS**Proposal:** Erection of extension to building.**Town Council Response: No Objection.**

PA21/09533

APPROVED

Applicant: Mr Stephens

Location: Land East Of 68 Tregonissey Road St Austell PL25 4DL

Proposal: Outline planning permission with all matters reserved for a new dwelling

Town Council Response: No Objection.

Mr David Pooley
Town Clerk
St Austell Town Council
The Stable Block
Pondhu House
St Austell
PL25 5DP

Your ref:
My ref: TPO21/00022/MHJ
Date: 14 February 2022

Dear Mr Pooley

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012
TREVARRICK WOOD BORDERING GOVER ROAD, ST AUSTELL TREE
PRESERVATION ORDER 2022**

I enclose a copy of the Notice and Order for your information, which has today been served on the appropriate persons having an interest in respect of the above. As part of the Council's consultation process any comments you may wish to make in relation to the Order should be forwarded to me at the address below.

Yours sincerely

Miriam Hoole-Jackson
Senior Development Support Officer
Planning and Sustainable Development
Tel: 01872 504741/07395 834874
Email: miriam.hoole-jackson@cornwall.gov.uk

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**The Cornwall Council does not accept service of
any legal proceedings or process via email or
other electronic device**

Cornwall Council Planning, PO Box 676,
Threemilestone, Truro, TR1 9EQ

Tel: 0300 1234 100 www.cornwall.gov.uk

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012**

**TREVARRICK WOOD BORDERING GOVER ROAD, ST AUSTELL TREE
PRESERVATION ORDER 2022**

THE CORNWALL COUNCIL

THIS IS A FORMAL NOTICE which is served on you because on **14th February 2022** the Council made the above Tree Preservation Order in respect of land in which you appear to have an interest.

A copy of the Order is enclosed. In simple terms, it prohibits you from cutting down, topping or lopping any of the trees specified in the First Schedule and shown on the map without the consent of the Council.

Further information about Tree Preservation Orders is available on the Government's website <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

The Council's reasons for making the Order are:-

Clearance works occurring on border with Gover Road and siting of shipping containers causing disruption to wildlife asset and amenity contribution to the local area.

The Authority considers it expedient in the interests of amenity that the trees the subject of this Order should be preserved.

The Order was brought into effect provisionally on **14 February 2022**. The Order will remain in force for a period of up to 6 months from the date the Order was made, or until the Order is confirmed by the Council, whichever first occurs.

The Council will now consider whether the Order should be confirmed, that is to say, whether the Order should take effect formally. Before this decision is made, you have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order. All objections will be fully considered before the Council decides whether the Order should be made permanent.

If you would like to make any objections or other representations about the Order, please do so in writing by **28 March 2022**. To be valid, your comments must comply with Regulation 6 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 a copy of which is included at the end of this notice. Your comments should be sent to Miriam Hoole-Jackson, Planning & Sustainable Development, Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

The Council will write to you again when a decision has been taken on whether to confirm the Order. If you would like any further information, or have any questions about this notice, please contact **Myra Trust, Development Officer, 01726 223629/myra.trust@cornwall.gov.uk**

Dated: 14 February 2022

Signed:



**SERVICE DIRECTOR (ASSURANCE) & MONITORING OFFICER
CORNWALL COUNCIL
NEW COUNTY HALL
TRURO
CORNWALL**

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

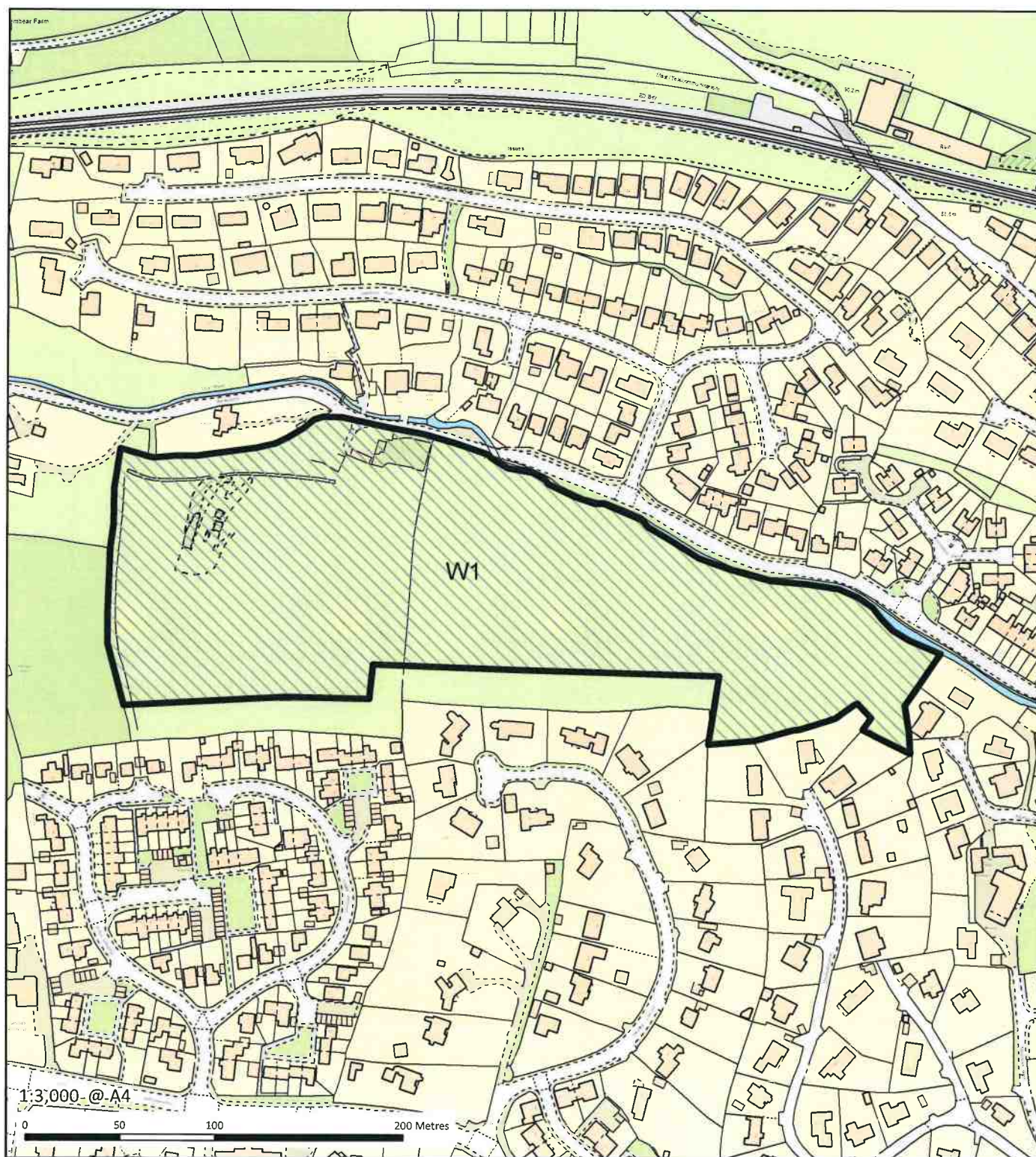
Objections and representations

6(1) Subject to paragraph (2), objections and representations

- (a) shall be made in writing and
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

CORNWALL COUNCIL

Trevarrick Wood Boardering Gover Road, St Austell Cornwall Tree Preservation Order 2021



Grid Reference :200378 85815

Based on the Ordnance Survey mapping with the permission of the Controller of her Majesty's Stationery Office © Crown Copyright. Cornwall Council 100049047 Year 2012

Date: 7th January 2022

Resman

Tel: 0300 1234 151 www.cornwall.gov.uk

David Pooley
Clerk to St Austell Town Council
The Stable Block
Pondhu House
St Austell
PL25 5DB
Clerk

Your ref:

My ref:

Date:

TPO21/00023/MHJ

17 February 2022

Dear Mr Pooley

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012
LAND BETWEEN ASPEN DRIVE AND BOSCOPPA ROAD, ASPEN DRIVE, ST
AUSTELL TREE PRESERVATION ORDER 2022**

I enclose a copy of the Notice and Order for your information, which has today been served on the appropriate persons having an interest in respect of the above. As part of the Council's consultation process any comments you may wish to make in relation to the Order should be forwarded to me at the address below.

Yours sincerely

Miriam Hoole-Jackson
Senior Development Support Officer
Planning and Sustainable Development
Tel: 01872 504741/07395 834874
Email: miriam.hoole-jackson@cornwall.gov.uk

CONFIDENTIALITY NOTICE: This letter and any attachments are intended for the addressee/s only and contain information that may be confidential, subject to legal professional privilege or otherwise protected in law. Please note that if you are not the intended recipient of this letter, you must not copy, distribute or take any action based on its contents. If you have received this letter in error please notify us by telephone on 01872 322950 and return the letter to us by post as a matter of urgency. We will reimburse your postage costs.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012****LAND BETWEEN ASPEN DRIVE AND BOSCOPPA ROAD, ASPEN DRIVE,
ST AUSTELL TREE PRESERVATION ORDER 2022****THE CORNWALL COUNCIL**

THIS IS A FORMAL NOTICE which is served on you because on 17th February 2022 the Council made the above Tree Preservation Order in respect of land in which you appear to have an interest.

A copy of the Order is enclosed. In simple terms, it prohibits you from cutting down, topping or lopping any of the trees specified in the First Schedule and shown on the map without the consent of the Council.

Further information about Tree Preservation Orders is available on the Government's website <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

The Council's reasons for making the Order are:-

In light of planning application PA20/09790 (withdrawn) it is considered that the trees and young woodland at this location are under threat from development of this land. The woodland provides valuable screening from the A391, with the whole site providing valued public amenity for the surrounding houses and residents. As such it has been deemed in the public interest to serve a TPO to prevent the loss of this asset.

The Authority considers it expedient in the interests of amenity that the trees the subject of this Order should be preserved.

The Order was brought into effect provisionally on **17th February 2022**. The Order will remain in force for a period of up to 6 months from the date the Order was made, or until the Order is confirmed by the Council, whichever first occurs.

The Council will now consider whether the Order should be confirmed, that is to say, whether the Order should take effect formally. Before this decision is made, you have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order. All objections will be fully considered before the Council decides whether the Order should be made permanent.

If you would like to make any objections or other representations about the Order, please do so in writing by **31 March 2022**. To be valid, your comments must comply with Regulation 6 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 a copy of which is included at the end of this notice. Your comments should be sent to Miriam Hoole-Jackson, Planning & Sustainable Development, Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

Notice

The Council will write to you again when a decision has been taken on whether to confirm the Order. If you would like any further information, or have any questions about this notice, please contact **Myra Trust, Development Officer (Area Team 6) – Phone: 01726 223629 or Email: myra.trust@cornwall.gov.uk**

Dated: 17 February 2022

Signed:



**SERVICE DIRECTOR (ASSURANCE) & MONITORING OFFICER
CORNWALL COUNCIL
NEW COUNTY HALL
TRURO
CORNWALL**

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

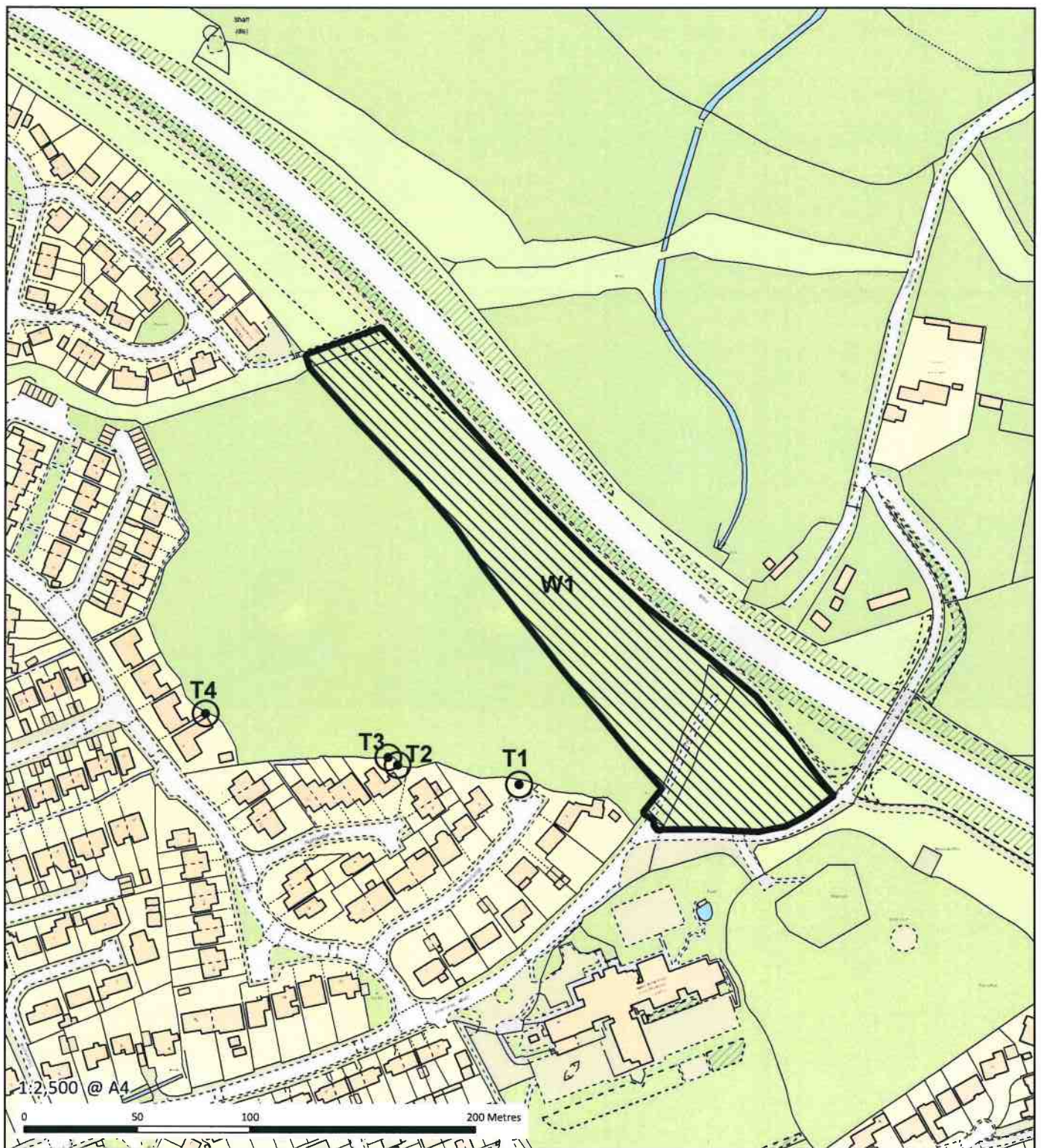
Objections and representations

6(1) Subject to paragraph (2), objections and representations

- (a) shall be made in writing and
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

CORNWALL COUNCIL

Land Between Aspen Drive And Boscoppa Road Aspen Drive St Austell Cornwall Tree
Preservation Order 2021



Grid Reference :203704 53561

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