

# 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 11<sup>th</sup> April 2022** at **6pm**.

*S. Fullman*

David Pooley  
**Town Clerk**

5<sup>th</sup> April 2022

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**

### **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 7<sup>th</sup> March 2022**

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

**Pages  
1 to 6**

## 5. Matters to Note

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

## 6. Public Participation

(Purpose: To 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](http://www.cornwall.gov.uk).

- i. **PA22/00967:** Chy Nessa Boldventure Road St Austell Cornwall PL25 3EA. Non Material Amendment (1) to Application No. PA21/05452 dated 7th September 2021 for proposed two storey side and front extension and proposed single garage, namely, increase the existing hallway size and in turn push the porch out further to the east. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6OUBSFGLCY00>

- ii. **PA22/01405:** 21 Aglets Way St Austell Cornwall PL25 4GA. Proposed conversion of garage to family room and widening of drive. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R74Q88FGGXS00>

- iii. **PA22/01871:** 21 Chy Pons St Austell Cornwall PL25 5DH. Proposed 2 storey side extension. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7R2MYFGN2N00>

- iv. **PA22/02060:** Sedgemoor Heights 46 Bodmin Road St Austell Cornwall. Change of use and conversion of coach house/garage to 1 No. dwelling, erect single storey extension. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R80FTVFGLEQ00>

- v. **PA22/02182:** 51 Aylmer Square St Austell Cornwall PL25 5LJ. Change of use from shop to Sui Generis use as a tattoo studio with piercing and laser facilities as well as merchandise sales. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R84AUJFGGEB00>

- vi. **PA22/02344:** 17A Pentewan Road St Austell Cornwall PL25 5BU. Two storey extension to the existing dwelling and increase the scale of an annexe approved under planning consent PA21/03123. **Parish: Pentewan Valley.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R8DY4LFGMR700>

- vii. **PA22/02379:** 50 Jubilee Meadow St Austell Cornwall PL25 3EX. Conversion of existing garage into self-contained annexe. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R8FO3CFG0JQ00>

## 8. Premises Licence Applications

1. **Premises Name and Address: All About You, 11 Trinity Street, St Austell, Cornwall, PL25 5LS. Application Type:** Grant of a premises licence. Licensable Activities: Supply of alcohol on sales.

## 9. Planning Decisions

**Pages  
7 to 10**

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

## **10. Cornwall Council – Urgent Delegated Planning Decisions**

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

## **11. St Austell Town Centre Revitalisation Partnership**

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

## **12. St Austell Housing Data Report**

**Pages  
11 to 16**

(Purpose: To consider a report received from Cornwall Council relating to housing data for St Austell). (Report attached).

## **13. Penwinnick Road Planning Statement**

**Pages  
17 to 22**

(Purpose: To consider the published Penwinnick Road Planning Statement). (Report attached).

## **14. Dates of Meetings**

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 16<sup>th</sup> May 2022 and Monday 20<sup>th</sup> June 2022).

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

**Present:** Councillors: Brown (Chair), Bull, Fox, Hamilton, Lanxon, Pearce, Stephens, Styles and Thompson.

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

**P/21/103) Apologies for absence**

Apologies for absence were received from Councillors Cohen and French.

Councillor Pearce had advised that she would be late.

**P/21/104) Declarations of Interest**

Councillor Brown declared an interest in Agenda Item 12 as the applicant.

**P/21/105) Dispensations**

None.

**P/21/106) Minutes from the Meeting dated 7<sup>th</sup> February 2022**

It was **RESOLVED** that the minutes of the meeting held on the 7<sup>th</sup> February 2022 be approved and signed as a correct record.

**P/21/107) Matters to Note**

The Clerk advised that he had nothing to add.

**P/21/108) Public participation**

The Chair advised that he would allow members of the public to speak at the next agenda item.

*\*\*Councillor Thompson arrived during the next item\*\**

**P/21/109) Planning Applications**

- 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.

The Clerk explained that a slightly amended planning application had been received with an amended site boundary, the omission of a workshop and more details about trees.

He outlined the Town Council's previous reasons for objection and the new Planning Officer's views which challenged many of the historic reasons for objection.

He also read a statement from Cornwall Councillor Anne Double who was not against the redevelopment of this site but was opposed to the application in its current form.

Mrs Norman, Mr Norman and Mrs Bray spoke in opposition to the proposal and raised a number of concerns including:

- Only minimal changes were proposed;
- The property could easily be changed into a HMO;
- The proposed ridge height and potential over-looking issues;
- Loss of privacy;
- Access and parking issues;
- Drainage/sewerage problems in the area;
- The impact on the bank supporting Sparnon Close;
- The proposal being out of character with the area;
- Over-development of the site;
- Proximity to White River.

*\*\* Councillor Pearce arrived during this item \*\**

Members expressed strong concerns about the scale of the proposed development and its unsuitability for the area around Clarence Road. There was also concern about the potential erosion of the bank towards the rear of the site. Members suggested that a single storey development with a footprint nearer in size to the existing building would be more acceptable.

It was **RESOLVED** to maintain a strong objection to this application on the grounds of:

- The proposed development being out of character with the area in terms of scale, design and appearance;
- The extension being too large and its design being out of keeping with the host dwelling;
- The proposed dwelling being too large and constituting over-development;
- The proposal being over-bearing and leading to a loss of privacy;
- Inadequate parking arrangements and turning space linked to a poor access;
- The 2019 NPPF advice that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions". This proposal will lead to less efficient functioning of the area.

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

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

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

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

- 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.

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

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

It was **RESOLVED** to support this application but to suggest that stone facing under the new window would be preferable to cladding.

- 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.

It was **RESOLVED** to make no objection to this application providing the Tree Officer believes that the tree should be taken down and another tree is planted to replace it.

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

Members noted that the proposed extension was large and very close to a steep bank. They also noted the concerns of a neighbour.

It was **RESOLVED** to make no objection to this application subject to:

- Incorporation of an engineered retaining wall to counter the significant risk of landslip from the steep 5m high earth bank and the potential impact on the neighbouring property;
  - The windows in the extension being made to match those in the host dwelling;
  - The rooflight being non-opening and obscure glazed.
- 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.

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

- 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.

It was **RESOLVED** to support this application subject to compliance with the recommendations of the Historic Environment Planning Officer.

- 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.



It was **RESOLVED** to make no objection to this application subject to compliance with the recommendations of the Historic Environment Planning Officer.

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

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

- 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.

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

- 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.

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

- 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.

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

- xv. **PA21/01006:** Sedgemoor, St Austell, Cornwall PL25 5AS. Proposed 67 Bed Hotel with associated parking and servicing.

The Chair and members agreed to deal with this application urgently as Cornwall Council had not notified the Town Council of the revised application and the official consultation period had expired.

Members noted the comments of the Historic Environment Planning Officer and the Clerk read a statement from Cornwall Councillor Anne Double.

It was **RESOLVED** to support this application subject to the developer incorporating the improvements recommended by the Historic Environment Planning Officer.

It was **FURTHER RESOLVED** to write to Cornwall Council expressing disappointment that the Town Council had not been consulted on this application in a timely manner.

### **P/21/110) Premises Licence Applications**

None.



### **P/21/111) Planning Decisions**

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

### **P/21/112) Cornwall Council – Urgent Delegated Planning Decisions**

None.

### **P/21/113) Town and Country Planning (Tree Preservation) (England) Regulations 2012 - Trevarrick Wood Bordering Gover Road, St Austell**

It was **RESOLVED** to support both the proposed provisional Tree Preservation Order and its permanent replacement.

### **P/21/114) Town and Country Planning (Tree Preservation) (England) Regulations 2012 - Land Between Aspen Drive and Boscoppa Road, Aspen Drive, St Austell**

Councillor Brown explained the background to this proposed Tree Preservation Order, reiterated his interest in this matter as applicant and left the room. Councillor Bull assumed the Chair for this item.

It was **RESOLVED** to support the both the proposed provisional Tree Preservation Order and its permanent replacement.

*\*\*Councillor Brown returned to the meeting and assumed the Chair\*\**

### **P/21/115) St Austell Town Centre Revitalisation Partnership**

The Clerk advised that the Town Centre Revitalisation Project at its meeting on the 17<sup>th</sup> February 2022 approved a list of potential projects/issues for consultants to focus on. The list was developed following extensive discussions and engagement with stakeholders. The list has been edited and incorporated into a draft tender document for the recruitment of consultants to undertake a range of tasks including:

- An accessibility audit
- A signage, lighting and wayfinding review
- Identifying opportunities to repurpose properties for housing and leisure
- Designs, costs, proposals for improvement schemes
- A vision and masterplan.

The tender invitation and specification document is nearing completion and the timescales for inviting and appointing tenderers is extremely tight.

As there will be other towns competing for Government funding in due course speed was of the essence. An evaluation process is required and the Clerk advised that he would like a panel possibly comprising the Chair and two Vice Chairs of the Partnership and the Mayor and/or Chair of Finance and General Purposes Committee to work with the Clerk to undertake a robust evaluation process on behalf of both the Partnership and the Town Council.

Members discussed the need for democratic input into the Revitalisation Project, the need for realistic, deliverable projects, the importance of local knowledge, the role and skills required of consultants and the need for St Austell to be well placed to attract Government funding when its availability is announced.

It was **RESOLVED** to welcome the work of the Clerk and the Town Centre Partnership and support the continuation of this work and to request a full report to the full Council meeting on the 21<sup>st</sup> March 2022.

#### **P/21/116) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 11<sup>th</sup> April 2022 and Monday 16<sup>th</sup> May 2022.

The meeting closed at 8.25pm.

**ST AUSTELL TOWN COUNCIL**  
**PLANNING AND REGENERATION COMMITTEE**  
**11<sup>th</sup> APRIL 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

**PA21/11680**

**APPROVED**

**Applicant:** Mr Darren Kendall

**Location:** 69 Longpark Way St Austell Cornwall PL25 3UJ

**Proposal:** Ground floor dining room extension to the rear of property.

**Town Council Response: No Objection.**

**PA21/11834**

**APPROVED**

**Applicant:** Mr Chris French

**Location:** 18 Bownder Vean St Austell Cornwall PL25 3DB

**Proposal:** Proposed alterations and conversion of garage to form a bathroom and store.

**Town Council Response: No Objection.**

**PA21/12497**

**APPROVED**

**Applicant:** Mr J Hawkins

**Location:** 7 Gewans Meadow St Austell Cornwall PL25 4SB

**Proposal:** Proposed single storey rear extension and raised decking area.

**Town Council Response: No Objection.**

**PA21/11567**

**APPROVED**

**Applicant:** Miss Emma Penhallurick

**Location:** 1 Boscoppa Road St Austell PL25 3DR

**Proposal:** Outline planning permission with all matters reserved for a detached three-bedroom dormer bungalow with conservatory.

**Town Council Response: No Objection.**

**PA21/11897**

**APPROVED**

**Applicant:** Mr Donal Ryan

**Location:** Bradford Building Supplies Manfield Way St Austell PL25 3HQ

**Proposal:** Revised traffic management

**Town Council Response: No Objection.**

**PA21/12222**

**APPROVED**

**Applicant:** Mr Chris Grigg

**Location:** Land West Of 15 Fairfield Close St Austell PL25 3HE

**Proposal:** Proposed end of terraced 3-bedroom dwelling with parking for one car and bedroom extension over garage to No 15 Fairfield Close with non-compliance with Condition 2 of PA20/00236 dated 09/06/2020

**Town Council Response: No Objection.**

**PA21/12777**

**APPROVED**

**Applicant:** Mr Dominic Penhall

**Location:** Protec House 68 Victoria Road St Austell PL25 4QD

**Proposal:** Reserved Matters application for access, appearance, landscaping, layout and scale following outline approval PA20/03447 for 5 semidetached/terraced houses to replace existing commercial building

**Town Council Response: No Objection.**

**PA22/00458**

**APPROVED**

**Applicant:** Salvation Army Housing Association

**Location:** Gwethnoc Parc 24 Truro Road St Austell PL25 5JF

**Proposal:** All existing external windows and door to be replaced with new timber framed, double glazed units.

**Town Council Response: Support.**

**PA22/01288**

**Decided not to make a TPO (TCA apps)**

**Applicant:** Mr Steven Skinner

**Location:** Truro Road Recreation Ground Truro Road St Austell

**Proposal:** Works to a tree in a conservation area, works are for the removal of a dead Cherry tree, to be replaced with Magnolia.

**Town Council Response: No Objection.**

**PA22/00249**

**APPROVED**

**Applicant:** Mr Kevin Starkie

**Location:** 29 Growan Road St Austell PL25 3JP

**Proposal:** Construction of new garden room to be used as hobby room and occasional bedroom.

**Town Council Response: No Objection.**

**PA21/08030**

**APPROVED**

**Applicant:** Mr Jordan Glass

**Location:** 10 Chy Pons St Austell Cornwall PL25 5DH

**Proposal:** Erection of a two-storey rear extension for increased dining space on ground floor and expanded utility room and garden room on lower ground floor

**Town Council Response: Objection.**

**PA21/10077**

**APPROVED**

**Applicant:** Ms Shaolei He

**Location:** 40 Grove Road St Austell PL25 5NR

**Proposal:** Change of Use from Fast Food kitchen for home delivery to Hot Food Takeaway including collection services.

**Town Council Response: No Objection.**

**PA22/00808**

**APPROVED**

**Applicant:** Begley

**Location:** Trevarrick Hall Trevarrick Drive St Austell PL25 5JP

**Proposal:** Works to a tree in a tree preservation order (TPO), 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.

**Town Council Response: No Objection.**

**PA22/00001**

**WITHDRAWN**

**Applicant:** Mr Gareth Geach

**Location:** 8 Gowan Road St Austell PL25 3JP

**Proposal:** Two storey extension to rear to create a 3-bedroom property

**Town Council Response: No Objection.**

# Housing data for St Austell

February 2022





## Data Summary: St. Austell (Parish)

10,162	19,961	21,275	1,314
Total No. of Dwellings (2022)	Total Population (2011)	Total Population (2019)	Population Change (2011-2019)
713	232	177	536
Total Completions* (2014-21)	Total Commitments (@31/03/21)	Affordable Completions*(2014-21)	Open Market Completions*(14-21)

### FILTER SELECTIONS:

Use the dropdown filters at the bottom of the page to select your parish/parishes of interest, and the data will update based on your selections. If you also want to filter results by the rural areas of the selected geography, select Rural in the second dropdown and figures will update to reflect this. **Note that Total Population cannot be split into town or urban areas** and so will continue to reflect the parish or parishes in their entirety.

### SOURCES:

**Total Dwellings @ 2022** - Sourced from the Council's local land and property gazetteer to allow estimates of the new Parish boundaries (these changed in 2021) and to allow homes within parishes to be categorised as Rural or Urban depending on their proximity to the main towns. This is useful to consider in the context of the Local Plan Target Allocations, as neighbourhood plans are generally looking to deliver homes against the residual for rural targets of a given Community Neighbourhood Area (CNA).

**Total Population @ 2011/2019** - Parish population estimates for mid-2001 to mid-2012 based on best fitting of output areas to parishes - Office for National Statistics (ons.gov.uk). These estimates are provided against parish boundaries before the boundaries were redrawn in Autumn 2021. The majority of parish boundaries did not change significantly and so these can largely be converted to new parish boundaries. This information has been brought into the dataset, but those parishes that have seen significant changes to their boundaries should use this data with that in mind. Parishes that have been split into 2 or more parishes during the change will have inaccurate data as this cannot be recalculated within the dataset. Parishes that have been combined however will have their populations summed.

**Total Completions/Affordable Completions/Open Market Completions** - Numbers of new dwellings coming forward from planning permissions only. Note this refers to completions from 2014-15 onwards, as accurate splits by tenure are not available prior to this date. Also note that as the aggregation is by Parish/CNA, this does not correlate directly with Housing Trajectory figures, which focus on the main towns and rural areas.

**Total Commitments** - Homes not yet started or still under construction. This data will reflect the new parish boundaries. All data on completions/commitments reflects the position as at 31/03/2021.



(1) SELECT CNA/PARISH

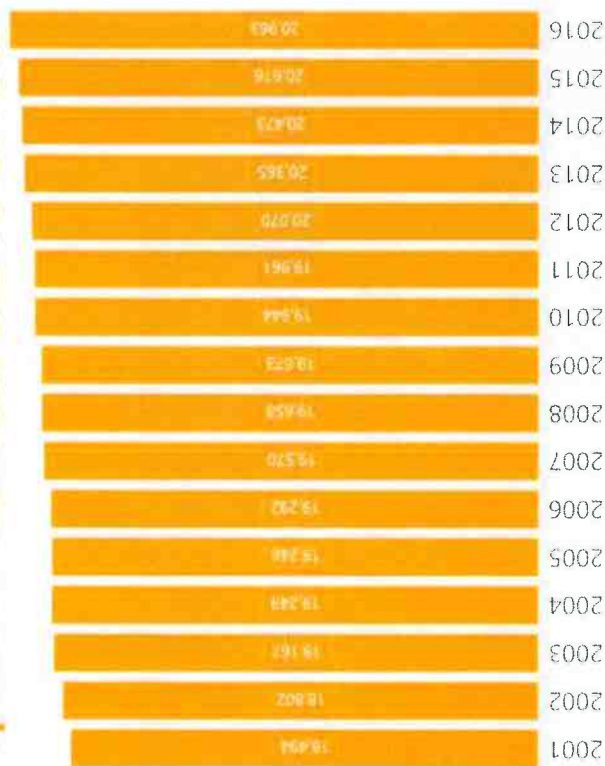
St Austell & Mevagissey...

All

(2) SELECT TOWN OR RURAL AREA

▼

Population Estimates: Chart over Time



21,275	713	232	177
Total Population	Total Completions	Total Commitments	Affordable Completions*

Population Table

Year	Total Population
2019	21,275
2018	21,155
2017	21,054
2016	20,963
2015	20,616
2014	20,473
2013	20,365
2012	20,070
2011	19,961
2010	19,944
2009	19,673
2008	19,658
2007	19,570
2006	19,292
2005	19,246
2004	19,249
2003	19,167
2002	18,802
2001	18,494

Housing Completions by Area Type



Affordable Completions\* Permitted & Under Construction

Housing Commitments by Stage



Permitted & Not Started Permitted & Under Construction



# Parish Neighbourhood Development Plans

Demand for social and affordable rented homes (Homechoice)

Parish Name  
St. Austell

Households with a parish  
local connection

833

Homechoice lettings in the  
last 3 years

189

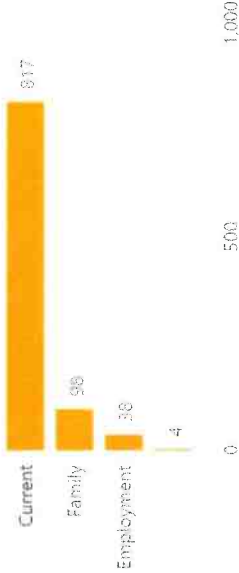
Lettings date parameters

13/02/2018  
07/02/2022

Homechoice Households with a parish local connection with  
priority band and bedroom need

Band of need	1	2	3	4 or more	Total
A	27	8		5	40
B	15	8	6	17	46
C	84	47	66	28	225
D	32	50	4		86
E	234	133	63	6	436
Total	392	246	139	56	833

Households on Homechoice by Local connection  
type



## Parish Connections

Current: A current resident who has lived in the parish continuously for the past 3 years, or has lived in the parish continuously for 5 years at some stage in the past.

Employment: Currently works in permanent employment (16 hours or more a week except in exceptional cases) and has done so continuously for the past 3 years. Employment cannot be of a casual nature.

Family: Has a close family member (normally mother, father, brother, sister, son or daughter) living in the parish and has been for the past 5 years and there is independent evidence that the family member is in need of support or can give support.

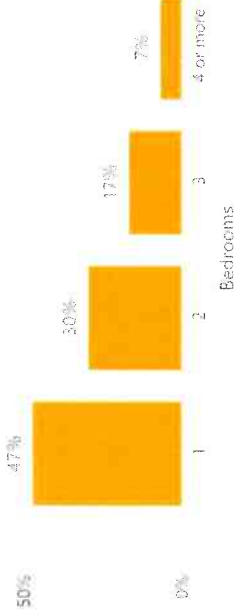
Households can state more than one type of connection, for example if they live AND work in a parish. Therefore the local connections by type will not add up to the households with a parish local connection.

Where a local connection is blank, this is where data is missing.

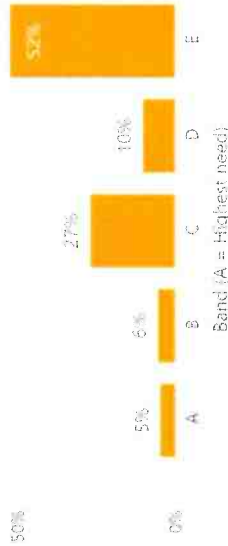
## Banding

For information on Homechoice Banding: <https://www.cornwallhousing.org.uk/find-a-home/homechoice-housing-register/banding-details/>

Homechoice Households with a parish local connection by  
bedroom need



Homechoice Households with a parish local  
connection by band of need





# Parish Neighbourhood Development Plans

## Supply of social and affordable rented homes

Parish Name  
St. Austell



Social and affordable rented homes estimate (2021)

1,443

Properties paying Council Tax (Dec 2021)

9,815

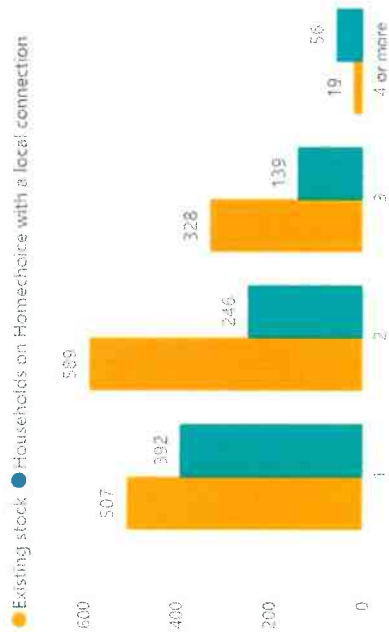
Parish estimated % social and affordable homes

15%

Cornwall % social and affordable rented homes

11%

Existing stock and Households on Homechoice with a local connection by Bedrooms



Social and affordable rented stock by Landlord and bedrooms

Landlord	1	2	3	4 or more	Total
Ocean	343	380	195	2	920
Livewest	114	87	36	10	247
Sanctuary Housing	22	71	41	2	136
Guinness Partnership	6	18	38	4	66
Westward	12	24	14	1	51
Aster	3	9	4		16
Cornwall Housing	7				7
Total	507	589	328	19	1443

### Social and Affordable Rented Homes

Data has been supplied by 11 of the 44 registered providers in Cornwall, including the main stockholders, but we estimate that the data in this report represents around 90% of those in Cornwall. The total for social and affordable housing in Cornwall is estimated at 35,000. If quoted this data should be clearly marked as an estimate.

This data is updated annually.

For more information on social housing in Cornwall please refer to [www.cornwall.gov.uk/housing/housing-intelligence](http://www.cornwall.gov.uk/housing/housing-intelligence)





# Penwinnick Road, St Austell

## Site Planning Statement





## 1. Introduction

This Planning Statement provides guidance for a residential-led, mixed use redevelopment of the Cornwall Council owned site known as Peninnick Road, St Austell. It does not establish policy but assists prospective developers and the development process by identifying key planning and design issues, and setting out the Council's aspiration for a high-quality development on this important and unique site to the benefit of the St Austell community.

This document has been developed with the benefit of input from key stakeholders, including Cornwall Councillors who participated in site walkabouts and workshops.

## 2. Site Context

St Austell is situated on the south coast approximately 10 miles south of Bodmin and 30 miles west of Plymouth. It is the largest town in Cornwall and in the 2011 census the population was 22,658. The town has good access to Cornwall's beautiful, heritage countryside, with Truro, the county's main shopping and cultural centre, just 30 minutes by road and under 20 minutes by rail. Historically, the town was best known for its China clay industry, with existing and historic pits located to the north of the town.

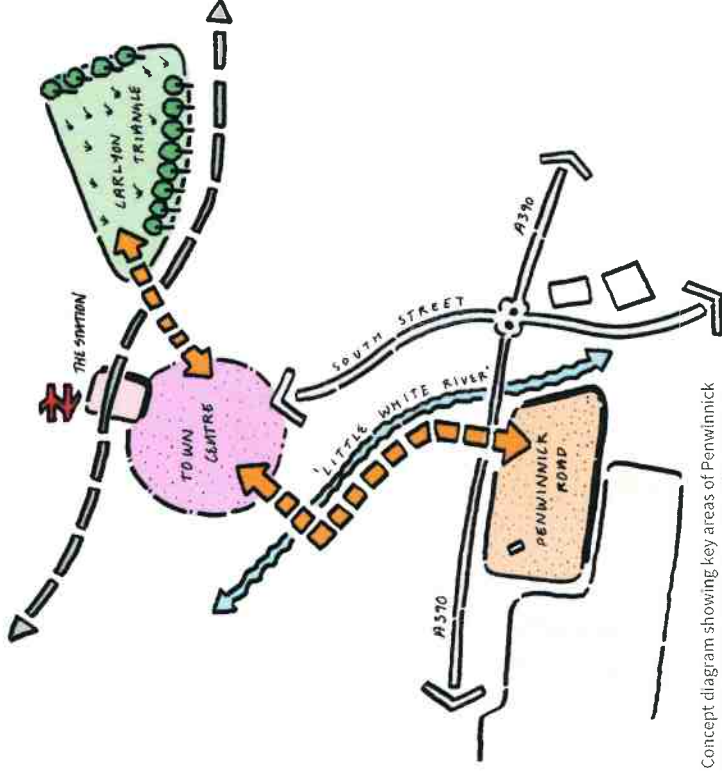
Cornwall Council has, through its Place Programme work, assessed regeneration opportunities in St Austell and is now working with partners to promote and realise an exciting future for the town. To help deliver integrated and transformational change, three key areas in and around the town centre are being considered, which are: the town centre itself, Carlyon Road and Peninnick Road. Peninnick Road occupies an important, pivotal location to the south of the town centre. The A390 often suffers from traffic congestion, specifically in relation to the renowned bottleneck of Mevagissey Roundabout. Peninnick Road developers will be expected to undertake a transport impact assessment in relation to the existing road network and propose mitigation measures. To the south, the consented Higher Trewiddle housing-led development is under way with a hotel, restaurants, shops and up to 460 homes, due to be completed by 2029. The Peninnick Road developer will be expected to draw up proposals in close consultation with the Higher Trewiddle development team to explore potential physical linkages.

Cornwall Council has undertaken some high level work to assess local housing need, which will help shape the mix for the residential component of the new development at Peninnick Road. This indicates high demand for properties, including apartments for first time buyers, young couples and over-55s. Here is a link to that report: <https://www.cornwall.gov.uk/media/v1t33vac/market-report-st-austell-final.pdf>. A mix of tenure

will be required for the site together with a consideration of the potential for non-traditionally commissioned housing, e.g. community land trust.



Peninnick Road site red line boundary shown in context of the wider town



Concept diagram showing key areas of Peninnick Road, Town Centre and Carlyon Road identified for transformational change

## 3. Planning Background

The Cornwall Council Local Plan was adopted in November 2016. Redevelopment of the Peninnick Road site was not anticipated when the plan was adopted and it is therefore not highlighted within it. The site currently has employment use and the provision of jobs is important in St Austell. It is considered that a mix of uses will be acceptable and developers should put forward appropriate proposals, in accordance with the requirements of Policy 5 of the Cornwall Local Plan. Development should be in line with the emerging Climate Emergency DPD.

The Cornwall Design Guide aims to support the Local Plan providing a comprehensive guide to help inspire and guide the delivery of high quality places. <https://www.cornwall.gov.uk/media/v2kddai/>

A well connected, walkable, mixed use development will foster a healthier and more convivial community. This link to the Prince's Foundation "Walkability and Mixed Uses" report sets out the positive impact of walkable places. <https://content.knightfrank.com/research/2139/documents/en/walkability-and-mixed-use-making-valuable-and-healthy-communities-7667.pdf>

Cornwall Council's Developer Contributions Guidance Note July 2021 covers other obligations developers will need to adhere to, depending on the type of development. It covers key elements, including affordable housing, highways, education, health care, open space and biodiversity net gain. This document can be found at: <https://www.cornwall.gov.uk/media/4wvc42v3/developer-contributions-guide-note-final.pdf>

Regarding the vacant buildings on this brownfield site, the developer may be eligible for a credit under the Vacant Building Credit scheme. <https://www.cornwall.gov.uk/media/nz5ks4sk/vbc-position-statement.pdf>



## 4. Site description

The site is self-contained and, to a large extent, characterised by many large trees and Cornish hedges around its border, with a band of trees also running north/south through the centre of the site. Many trees to the east of the site within specified areas are subject to Tree Preservation Orders ('TPO'). To the west of the Council Office Building, there is a green open space area containing trees, which have been planted over time by successive Mayors. There is an area of TPO trees and a water course adjacent to the eastern boundary, with the St Austell River (aka The White River) close by, which represents a significant opportunity to provide high quality amenity and biodiversity gain.

The main vehicular access is from the A390 on the northern boundary of the site. There is a secondary vehicular access (albeit currently gated off) from Trewiddle Road to the east of the site.

The main pedestrian access is from the north of the site, close to the main vehicular access, and this connects with a path crossing over the A390 to the town centre. The access (currently gated off) from Trewiddle Road also has potential to serve as a pedestrian and cycle connection.

There is protected ecology on the site and opportunities for biodiversity net gain, including adjacent to the river.

Peninnick Road Council Offices, including the Civic Suite, is a predominantly two storey office building, being decommissioned by Cornwall Council, which occupies a significant portion of the site. The Civic Suite comprises flexible space including a Council Chamber plus adjoining committee rooms, and is a single storey annex adjoining the west side of the main office building.

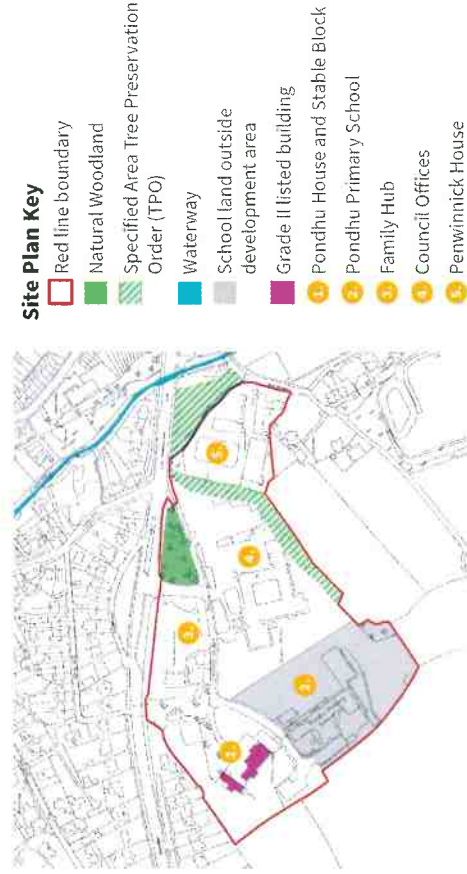
Peninnick House is a double storey building on the south-east corner of the site formerly occupied by social services.

Pondhu House and Stable Block is a complex of grade II listed buildings to the north-west of the site. An assessment of whether it is curtilage listed should be undertaken as part of a Heritage Impact Assessment. The main house is currently unoccupied, and the stable block is leased out to St Austell Town Council. This complex should form part of the overall proposals for the site.

The Family Hub (formerly Sure Start) is a contemporary, timber clad building and is made available for community uses e.g. Community Larder.

Within the site's red line boundary is Pondhu Primary School, a single form entry primary school, which is to be retained. The school has been included within the red line boundary as access is through the site and it is important that the school is considered within the wider context of the development site.

Peninnick Road Council Offices, including the Civic Suite, is a predominantly two storey office building, being decommissioned by Cornwall Council, which occupies a significant portion of the site. The Civic Suite comprises flexible space including a Council Chamber plus adjoining committee rooms, and is a single storey annex adjoining the west side of the main office building.



Peninnick Road site plan showing existing buildings and TPO

## 5. Key considerations

Peninnick Road is a high-profile Council owned site which should deliver a high quality, landscape led, mixed-use neighbourhood, well connected and integrated into the surrounding neighbourhoods and the town centre. Plans should promote connectivity, active travel and provide publicly accessible open spaces for use by occupiers and to welcome external users to visit and pass through the site. A new Cornwall Council Integrated Services Hub is proposed for the town centre and it is not envisaged that the Council Offices, Peninnick House or the Family Hub will be retained as part of the re-design and development of the site. New community space should be provided in the new development.

**Built form** – it is envisaged that a medium to high density development of 2.5 to 4.5 storeys will be appropriate in this location to respond well to the distinct and pivotal nature of the site and sit easily in its wooded setting, with many protected trees.

**Topography** – the site slopes from the south-west down to the river on the eastern edge.

**Ecology** – there is understood to be protected ecology on-site that must be fully investigated and accommodated as appropriate. There will be a requirement for an environmental management plan, including for the banks of the water course, and for biodiversity net gain across the site of a minimum of 10% in line with Council policy.

**Trees & Hedges** – many of the trees fall under specified area TPOs. In addition, there will be a presumption in favour of retaining and enhancing the significant stands of trees, including the Mayors' trees to the west of the site, as part of the landscape-led proposals. Cornish hedges should be retained and maintained.

**Heritage** – there is understood to be potential remains of a Medieval settlement and a Cold War bunker on site that must be investigated, recorded and accommodated as appropriate.

**Pondhu House** – is Grade II listed and is protected internally and externally, with controls over alteration, extension and demolition. Listing also affects the 'setting' and curtilage of the building and other design proposals, e.g. adjacent housing, roads, etc, must consider the impact on the setting of Pondhu House.

**Access and Car Parking** – site access for all modes and junction arrangements will need assessment, including the potential for new connections with Higher Trewiddle, and this must take account of access to Pondhu Primary School and Pondhu House. Car parking allocation must be formulated taking account active travel policies. The Cornwall Design Guide contains additional parking guidance (pg. 46 & 47).

### Opportunities

Peninnick Road site provides the opportunity for:

- A high quality, residential-led, mixed use neighbourhood in an attractive landscape setting, with uses including a community space, retail neighbourhood services and creative workspace;
- Creation of character areas and a community heart through the interplay of buildings, uses and established trees and landscape;
- Provision of homes for sale, for rent and affordable housing including Shared Ownership (part buy/part rent) in compliance with policy;
- Provision of homes via non-traditional commissioning routes e.g. community land trust;
- In line with policy and regulation, development of Pondhu House;
- Providing community amenities and employment opportunities on site;
- Creating new, improved and accessible pedestrian/cycle routes east to west through the development along landscaped streets and spaces;
- Facilitating new and improved pedestrian and cycle linkages beyond the site to the south, east and west;
- A main vehicular access from the A390, with limited emergency only access from Trewiddle Road, with the possibility of a vehicular link to the Higher Trewiddle development;
- Addressing the Peninnick Road frontage, creating an appropriate entrance sequence and positively addressing the river to the east and Mayor's trees to the west;
- Responding appropriately to topography;
- Reinforcing the landscape character and ecology; and
- Innovative community management including of landscape and built spaces.

## 6. Community & Stakeholder Engagement

Engagement will play a central role and it is anticipated that the developer will engage early, including exploring links with existing community and business led initiatives such as SABEF's Austell project. The engagement process should explain the planning background and co-create a vision for the site, which will form the basis of its future development and planning application.

The developer may consider running this engagement in line with the National Model Design Code (2021), which sets out detailed guidance on the production of design codes, guides and policies. The process set out in the guidance begins with co-creating a site wide vision and goes on to the development of a design code for the site.

## 7. Site Design Response

### Site Concept

The site design concept is illustrated on the concept masterplan opposite. This is intended to indicate key urban design moves, whilst giving flexibility for the developer to bring forward proposals that take account of site constraints whilst delivering an accessible neighbourhood of character and quality.

### Density of Development

The total site area is 6.3Ha, including Pondhu House and Pondhu Primary School. In support of the aspiration for a medium / high density development across the site of 2.5 to 4.5 storeys, it is envisaged that, taking account of site constraints, around 140 to 180 homes will be delivered, along with other commercial and associated community uses, all set in high quality landscape.

### Mixed Uses

A like for like replacement of current employment use on the site is not envisaged. However, the site should be treated as a "larger site" in the terminology of the Cornwall Design Guide, and particularly section 8.

It is anticipated that commercial uses would be a small, minority proportion of the overall development (around 10% of the overall floor area), focussed on smaller individual units geared around professional or creative industries, utilising ground floor capacity in mixed use blocks. Large scale retail or commercial uses are not expected. It is recognised that the current principle building includes community facilities, and that there is an existing Children's Centre. Any loss of these facilities would need to be addressed.

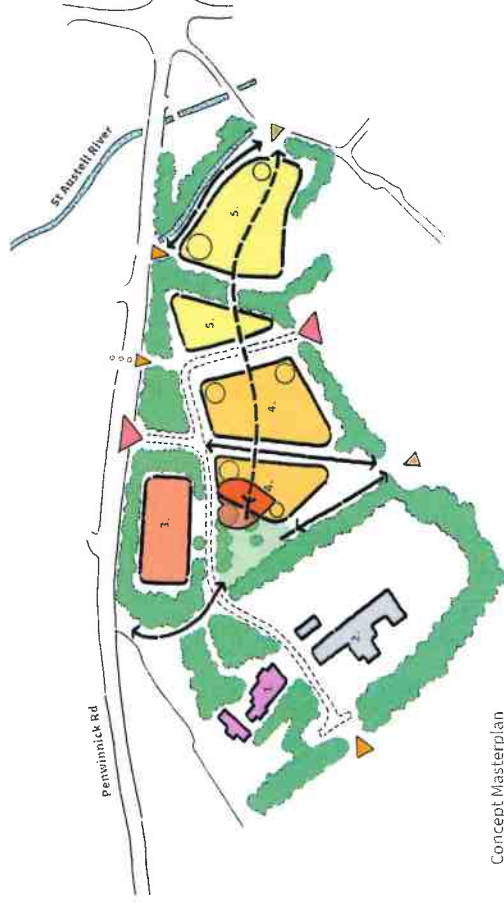
### Key Design Principles

To deliver a high-quality scheme and optimise the placemaking potential of the site, the proposals will be expected to take account of best practice architectural and urban design guidance. In particular, consideration will need to be given to the following key design principles which respond to the specific vision for the site:

- Streets should be designed primarily for pedestrians and cyclists, with the needs of motorists secondary, to deliver a scheme which feels safe, increases the potential for social interaction and minimises areas of asphalt;
- The layout of buildings, streets and spaces should promote and facilitate the use of active travel modes for trips to and from the site, as well as through it, benefiting new and existing residents;
- The amount of parking should be minimised, and parking spaces carefully located and/or screened to limit their visual impact on the street. Car parking spaces should be designed to allow them to be used for other purposes in the future
- Proposals should take account of wider St Austell active travel plans, and incorporate EV charging points and parking for pedal and e-bikes
- The distinction between public and private space should be clearly defined, with good passive surveillance provided to all areas
- Proposals should consider climate, ecology and community health, informed by Building with Nature guidance, and seek to retain and enhance existing trees and ecological areas, to create new connected habitats and community spaces
- Residential building heights of two, three and four storeys plus setback/mansard, to respond to topography and building hierarchy
- The design of buildings should draw inspiration from local precedents and use a palette of robust building materials appropriate for Cornwall's climate to create a new place with a distinct but recognisable character

- Buildings should be sustainably designed to be energy and water efficient, whilst providing for healthy air circulation and ventilation
- All apartments to have balconies for access to outside space and interaction with the street

- The design of buildings should aim to be flexible and adaptable in use, with residential accommodation providing space for home working.



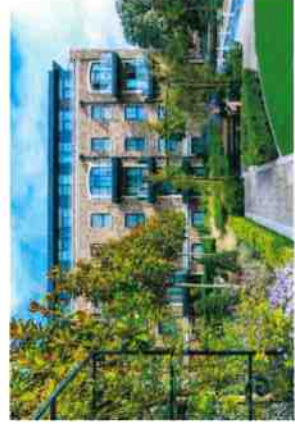
Concept Masterplan

### Concept Masterplan Key

- 1. Pondhu House
- 2. Pondhu Primary School
- 3. Commercial/residential with south facing public space
- 4. Mixed-use/residential
- 5. Residential/mixed-use
- Off-site roads
- Primary on-site vehicular routes
- Existing trees
- Community heart
- Main vehicular entries
- Pedestrian/cycle entries
- Pelican crossing
- Pedestrian/cycle routes
- Cross parcel pedestrian/cycle route
- Existing waterways



**Precedent image:** Housing fronting onto the River Fowey corridor in Lostwithiel, Cornwall



**Precedent image:** Seating and pathways in accessible landscaped gardens in Chiswick, London



## Penwinnick Road, St Austell Site Planning Statement

### 8. Planning Strategy

A planning application for the site will be submitted as either a detailed, hybrid or outline application. For hybrid or outline applications a site wide masterplan will be required, and a site wide design code or design guidance document supported by an illustrative masterplan to ensure a consistent and integrated approach across the site.

#### Supporting Information Required for Planning Applications

Information required to validate a planning application is outlined on Cornwall Council's Planning and Building Control website and the following will be particularly important:

- Planning Statement including Statement of Community Involvement
- Design & Access Statement
- Tree Survey and Strategy
- Ecological Impact Assessment including biodiversity net gain
- Flood Risk Assessment
- Historic Impact Assessment
- Ground Contamination Report
- Transport Assessment and Active Travel Plan (to encourage people to active transport)
- Affordable Housing Report
- Lifetime Homes Statement
- Details of waste disposal and site wide recycling strategy

- Renewable Energy Strategy
- Heads of Terms for Section 106 planning obligations

Cornwall Council is keen to engage with developers to bring forward the regeneration of Penwinnick Road in line with the aspirations set out in the document. We will welcome pre-application discussions with our planning team prior to the submission of planning application. We can use a Planning Performance Agreement (PPA) to agree timescales, actions and resources for handling particular applications.

### Contact us

#### Planning Team

**Tel:** 0300 1234 151

**Email:** [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

**Web:** <https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/>

#### Building Control

We also offer a Building Control service – we provide free pre-application advice to ensure Building Regulation compliance is considered as part of the planning process.

**Email:** [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk)

#### Contact for further details

**Email:** [delivery@cornwall.gov.uk](mailto:delivery@cornwall.gov.uk)

**If you would like this information in another format or language please contact:**

Cornwall Council, County Hall,  
Treyew Road, Truro, TR1 3AY

e: [equality@cornwall.gov.uk](mailto:equality@cornwall.gov.uk)

t: 0300 1234 100



