

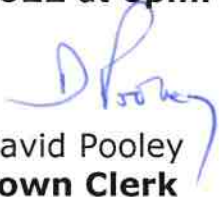
# St Austell Town Council



**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 16<sup>th</sup> May 2022** at **6pm**.



David Pooley  
**Town Clerk**

10<sup>th</sup> May 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. Election of Chair**
- 2. Election of Vice-Chair**
- 3. Apologies for absence**
- 4. Declarations of Interest**

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

## 5. **Dispensations**

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

## 6. **Minutes from Meeting dated 11<sup>th</sup> April 2022**

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

## 7. **Matters to Note**

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

## 8. **Public Participation**

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

## 9. **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. **PA20/00534:** Land At Higher Trewiddle Farm, OS Grid Ref 200422, 51913 Truro Road St Austell. Application for reserved matters for appearance, landscaping, layout and scale following outline approval PA14/12161 dated 27.01.2017 for the construction of a Hotel (C1), Pub/Restaurant (Class A4) and 6 retail units (Class A1). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4I4FPFG0IW00>

- ii. **PA22/02935:** 16 Truro Road St Austell Cornwall PL25 5JB. The conversion of the existing ground floor shop units (Use Class E), to form two single bed residential studio units (Use Class C3). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R9975MFGFM100>

- iii. **PA22/03142:** Poltair Community School & Sports College Trevarthian Road St Austell Cornwall. Refurbishment of the existing Design Technology buildings, involving removal of existing curtain walling & fenestration, replacement with new infill wall construction, new windows and re-location of existing dust extract plant. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R9K9B1FG1W400>

- iv. **PA22/03161:** Street Record Charlestown Road Charlestown St Austell. Works to trees subject to a TPO: G1= fell marked stems fell x2 groups of paint marked (pink) ash trees at western end either side of beech T29 T29= mature beech with included union and Ganoderma fungal fruiting bodies. Associated - crown reduce over property by 3.00 m reduce leader overhanging. Neighbouring property by approximately 3m (paint marked with an "r"). **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R9LOHHFG0JQ00>

- v. **PA22/03419:** 4 Brockstone Road St Austell Cornwall PL25 3DW. Proposed residential development of three dormer bungalows plus associated works. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R9X9UBFGMUC00>

- vi. **PA22/03534:** 3 Porthmeor Road St Austell Cornwall PL25 3LT. Construction of single storey extension, loft conversion, raised patio area & alterations to existing dwelling. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RA423TFGIJI00>

- vii. **PA22/03910:** 53 Victoria Road St Austell Cornwall PL25 4QH. Retention and completion of the conversion of former Bank to create 4no. residential units. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RAQWIPFGI7900>

- viii. **PA22/04004:** 5 Sharaman Close St Austell PL25 3DH. Certificate of lawfulness for an existing single storey rear extension. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RAYB6SFGMAF00>

- ix. **PA22/04136:** West Pharmaceutical Services Bucklers Lane St Austell Cornwall. External car park lighting. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RB3PKFFGI8G00>

- x. **PA22/04197:** 10 Church Street St Austell Cornwall PL25 4AS. The intention externally is to: - Existing 300mm individual letters signage removed and make good. Existing brand nameplate removed and make good. Existing 770mm heritage projecting sign removed and make good. Existing 300mm individual letters signage removed and make good. Existing external ATM removed and existing glazing to be replaced with new. Existing night safe to be removed. Existing aperture to be infilled by stonework to match existing. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RBB1HIFGMUP00>

## 10. Premises Licence Applications

*None.*

## 11. Planning Decisions

(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).

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

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

## **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 20<sup>th</sup> June 2022 and Monday 18<sup>th</sup> July 2022).



**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 11<sup>th</sup> APRIL 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.**

**Present:** Councillors: Brown (Chair), Cohen, Fox, French, Hamilton, Lanxon, McDonagh and Pearce.

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

**P/21/117) Apologies for absence**

Apologies for absence were received from Councillors Bull, Stephens, Styles, Thompson and Pears.

The Clerk advised that Councillor French had submitted his apologies for a late arrival.

**P/21/118) Declarations of Interest**

None.

**P/21/119) Dispensations**

None.

**P/21/120) Minutes from the Meeting dated 7<sup>th</sup> March 2022**

The Chair expressed his disappointment that the 1 minute silence for Ukraine was not minuted and felt that in the light of the escalating issues, the Town Council's support should be noted.

Councillor Lanxon asked that a 1 minute silence be undertaken to remember Mr Derek Collins, former Mayor of St Austell and Chair of the Town Council's Planning and Regeneration Committee who had recently passed away.

*\*\*The Committee held a minute's silence to remember Mr Derek Collins\*\**

It was **RESOLVED** that subject to the addition of the minute's silence for Ukraine, the minutes of the meeting held on the 7<sup>th</sup> March 2022 be approved and signed as a correct record.

**P/21/121) Matters to Note**

The Clerk advised that he had nothing to add.

**P/21/122) Public participation**

There were no members of the public present.

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

### **P/21/123) Planning Applications**

- 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.

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

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

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

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

Members expressed mixed views with regard to the proposal, particularly with regard to the mass, density, scale and potential overlooking.

A proposal to object to the proposal was lost 2 votes for, 3 votes against.

A proposal to make no objection to the application subject to the Tree Officer's recommendations was carried 4 votes for, 1 vote against.

It was **RESOLVED** to make no objection to this application subject to compliance with the Tree Officer's recommendations.

- 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.

During discussion, although keen to see a derelict building brought into use, Members expressed concern with regard to the presence of bats and the poor access to the site.

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

The Highways Officers being happy with the proposal  
Suitable bat surveys being carried out  
The production of a construction plan

*\*\*Councillor French arrived at the meeting\*\**



- 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.

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

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

- 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.

It was **RESOLVED** to make no observations.

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

It was **RESOLVED** to make no objection to this application subject to the Tree Officer's guidance being observed and the annex only being used in conjunction with the host dwelling.

#### **P/21/124) 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.

Members noted that the licencing hours requested coincide with the opening hours of the beauty premises and that there would be no off site sales.

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

#### **P/21/125) Planning Decisions**

Members noted that PA22/00001 (8 Growan Road, St Austell) had been withdrawn.

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

#### **P/21/126) Cornwall Council – Urgent Delegated Planning Decisions**

The Clerk advised that under the 5 day protocol, planning application number PA21/08030 (10 Chy Pons) had been approved following the removal of the side windows and written confirmation from South West Water that they consent to the works as this was in line with the Town Council's recommendations. The Clerk further advised that the Chair and Vice-Chair had maintained their objection to PA22/11820 (20 Clarence Road) and that the Cornwall Councillor has asked for it to go to the Cornwall Council Central Sub Area Planning Committee for a decision.

The Clerk advised that a 5 day protocol had been received in respect of planning application number PA21/08915 (9/10 Aglets Way) and is recommended for approval following the developer's agreement to add more screening to the balconies in the form of trellis.

It was **RESOLVED** to withdraw the Town Council's objection subject to a suitable plan and planning condition to ensure that the balconies are screened to a satisfactory standard.

### **P/21/127) St Austell Town Centre Revitalisation Partnership**

The Town Clerk advised that the tender for the Masterplan was advertised on contract finder on the 23<sup>rd</sup> March and so far 3 expressions of interest have been received. The closing date is the 3<sup>rd</sup> May with an evaluation process due to take place shortly after. He advised that the Regeneration Officer is working with the BID and other key stakeholders who are producing a plan of events to satisfy Output 3 (Engagement and Activity) and Chris Sampson is leading on Output 4 (Education) and is working with Cornwall College and others to deliver events involving primary schools in July 2022 and secondary schools in Sept/Oct 2022. The college, supported by the BID and local businesses are researching the skills needs of town centre businesses.

Arising from a question, the Town Clerk confirmed that the tender evaluation process would be based on quality and price and evaluated by Sandra Heyward, Chair of the Partnership, Peter Moody and Malcolm Brown (Vice-Chairs) and Councillor Tom French (Town Council representative).

### **P/21/128) St Austell Housing Data Report**

It was agreed to discuss the housing data and planning statement together (see below).

### **P/21/129) Penwinnick Road Planning Statement**

The Chair introduced the two papers circulated with the agenda and a housing paper circulated earlier in the day and read out a statement from Councillor Bull. He expressed his disappointment that the Town Council had not been consulted on the planning statement before its publication and asked Members for their views, stressing that he would like the Committee to focus on planning issues rather than property issues.

During discussion, Members raised the following issues:

- The lack of consultation with the Town Council before the document was published
- The traffic congestion and air quality issues on Penwinnick Road
- The density of the proposed flats
- The proposal being out of keeping with the street scene
- Concern with regard to the impact any development would have on the Grade II listed building Pondhu House
- The potential and need for public open space
- The need to ascertain the views of the Cornwall Councillors

- The potential for a Community Land Trust to help develop the area
- The regeneration opportunities that the proposal could bring for the town
- The need for a high quality development with good construction and planning

It was **RESOLVED** that the Chair and Vice-Chair of the Committee should, in consultation with the Clerk, draft a report on the Planning Statement for circulation to the members of the Planning Committee for approval and submission to Cornwall Council.

Arising from the above, the Clerk advised that he would contact the Cornwall Council officers leading on the project to ascertain the appropriate timeframe for the Town Council's comments to be considered and reflected in design work.

### **P/21/130) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 16<sup>th</sup> May 2022 and Monday 20<sup>th</sup> June 2022.

The meeting closed at 8.06pm.



**ST AUSTELL TOWN COUNCIL  
PLANNING AND REGENERATION COMMITTEE**

**16<sup>th</sup> MAY 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.

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**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

**PA22/01529**

**APPROVED**

**Applicant:** R Elkins

**Location:** 24 Bethel Road St Austell Cornwall PL25 3HB

**Proposal:** Proposed rear extension with renovation works.

**Town Council Response: No Objection.**

**PA21/10248**

**APPROVED**

**Applicant:** Mr Anthony Baker

**Location:** Land South East Of 98 Tregonissey Road Tregonissey Road  
St Austell Cornwall PL25 4DS

**Proposal:** Outline permission with some matters (appearance, landscaping, layout and scale) reserved for proposed new detached dwelling

**Town Council Response: Objection.**

**PA22/00177**

**APPROVED**

**Applicant:** Mr Stephen Dowker

**Location:** 33 Bodmin Road St Austell PL25 5AE

**Proposal:** Improvement and enlargement of terrace to rear of property

**Town Council Response: No Objection.**

**PA22/00967**

**APPROVED**

**Applicant:** Mr Andrew Pearce

**Location:** Chy Nessa Boldventure Road St Austell Cornwall PL25 3EA

**Proposal:** 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.

**Town Council Response: No Objection.**

**PA22/01669**

**APPROVED**

**Applicant:** Mr William Trinick

**Location:** 3 Market Street St Austell Cornwall PL25 4BB

**Proposal:** 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

**Town Council Response: Support.**

**PA22/01670**

**APPROVED**

**Applicant:** Mr William Trinick

**Location:** 3 Market Street St Austell Cornwall PL25 4BB

**Proposal:** 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

**Town Council Response: Support.**

**PA21/06968**

**APPROVED**

**Applicant:** Mr John Ferris

**Location:** 52 Gover Road St Austell PL25 5NF

**Proposal:** Construction of a single storey conservatory to the front elevation of the bungalow

**Town Council Response: Support.**

**PA22/01405**

**APPROVED**

**Applicant:** Mr and Mrs Ernie Carey

**Location:** 21 Aglets Way St Austell Cornwall PL25 4GA

**Proposal:** Proposed conversion of garage to family room and widening of drive.

**Town Council Response: No Objection.**

**PA22/02182**

**APPROVED**

**Applicant:** Mr George Hakin

**Location:** 51 Aylmer Square St Austell Cornwall PL25 5LJ

**Proposal:** Change of use from shop to Sui Generis use as a tattoo studio with piercing and laser facilities as well as merchandise sales

**Town Council Response: No Objection.**

