

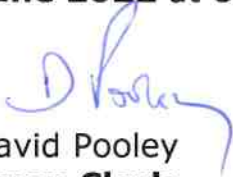
St Austell Town Council



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 20th June 2022** at **6pm**.



David Pooley
Town Clerk

14th June 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 16th May 2022

Pages
1 to 6

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

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. **PA21/12311:** Buena Vista Gribben Road St Austell PL25 4ED. Outline Planning Permission with all matters reserved for the construction of a three-bedroom house. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3ZRJSFGFTR00>

- ii. **PA22/01998:** Land North Side Of Gover Road Gover Valley St Austell Cornwall. Installation of vehicle bridge and construction of log cabin for residential use together with associated works. **Ward: Central And Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7TFE7FGH1S00>

- iii. **PA22/03691:** 56 Bodmin Road St Austell Cornwall PL25 5AF. Construction of off street parking bay, drop kerb and associated works. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RAAGWJFGN0A00>

- iv. **PA22/04295:** Land Adj To 69 Roslyn Close St Austell Cornwall. Proposed detached house with parking. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RBF1Z6FGHXD00>

- v. **PA22/04460:** Watersedge Road From Gover Road To Carne Stents Gover Valley St Austell. Works to a tree subject to a Tree Preservation Order (TPO), works are to x1 Sycamore tree - branches to be cut back by 4-6ft to reduce the overall size and maintain the shape and some lower branches removed to lift the crown (renewal of application PA20/00407). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RBPRWYFGMG400>

- vi. **PA22/04801:** 7 Whieldon Road St Austell Cornwall PL25 3JB. Detached single block garage with pitched roof to rear of property. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RCAFCDFGKDW00>

- vii. **PA22/04905:** 1 Boscoppa Road St Austell Cornwall PL25 3DR. Reserved Matters application for access, appearance, landscaping, layout and scale following outline consent PA21/11567 dated 04/03/2022. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RCFE6BFGN1X00>

- viii. **PA22/05122:** 66 Flat 1 Truro Road St Austell Cornwall PL25 5JS. Works to trees in a conservation area (CA), works include fell 4 x trees - T1 cedar/juniper, T2 cherry, T3 palm and T4 palm. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RCQW27FGMYM00>

- ix. **PA22/05127:** Land North Of 55 Tremayne Road St Austell Cornwall PL25 4NE. Technical Matters Approval for construction of a new dwelling following the grant of Permission in Principle for PA19/10073 dated 31.12.2019. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RCR4FJFGFG700>

- x. **PA22/05369:** St Austell Bus And Railway Station High Cross Street St Austell Cornwall. Works to trees in a conservation area (CA), works include reduce height by 1.5m reshape cherry tree. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RD7SGMFGIMG00>

- xi. **PA22/05393:** 65 Tregonissey Road St Austell Cornwall PL25 4DH. Demolition of single storey rear extension and formation of proposed single storey rear extension and proposed loft conversion, including front and rear dormer extensions. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RD995RFGJL500>

8. Premises Licence Applications

None.

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. Town and Country Planning (Tree Preservation) (England) Regulations 2012 - 15 Hill Park Crescent, St Austell

**Pages
11 to 12**

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

12. Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - Land Off Mill Lane, Charlestown Road, Charlestown, Cornwall **Pages 13 to 16**

(Purpose: To note correspondence from Cornwall Council in respect of the above Planning Appeal).

13. Cornwall Council Central Sub Planning Committee - 20 Clarence Road, St Austell

(Purpose: To make attendance at the Cornwall Council Central Sub Planning Committee an approved duty).

14. St Austell Town Centre Revitalisation Partnership

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

15. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 18th July 2022 and Monday 22nd August 2022).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 16th MAY 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

Present: Councillors: Brown, Bull, Cohen, Fox, French, Hamilton, Lanxon, Stephens, Styles and Thompson.

Also in attendance: Councillor Anne Double.

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

P/22/01) Election of Chair

David Pooley, Town Clerk asked for nominations for Chair. A nomination was received for Councillor Brown.

It was **RESOLVED** that Councillor Brown be elected Chair of the Planning and Regeneration Committee for the 2022-23 civic year.

P/22/02) Election of Vice-Chair

Councillor Brown asked for nominations for Vice-Chair. A nomination was received for Councillor Bull.

It was **RESOLVED** that Councillor Bull be elected Vice-Chair of the Planning and Regeneration Committee for the 2022-23 civic year.

P/22/03) Apologies for absence

Apologies for absence were received from Councillor Pearce.

P/22/04) Declarations of Interest

There were no declarations of interest.

P/22/05) Dispensations

None.

P/22/06) Minutes from the Meeting dated 11th April 2022

It was **RESOLVED** that the minutes of the meeting held on the 11th April 2022 be approved and signed as a correct record.

P/22/07) Matters to note

The Clerk thanked Councillors for their input into the drafting of the Penwinnick Road Planning Statement report and to Councillor Brown for co-ordinating the response. He added that the document was sent to Louise Wood, Mark Ellis and Rachel Galbraith on the 12th May 2022 and an acknowledgement was received

from Mrs Wood on the 13th May 2022. Councillor Brown added his thanks to those Councillors who had contributed.

To assist the members of the public present, the Chair agreed that Planning Application Number PA20/00534 would be considered first and PA22/03419 second.

P/22/08) Public participation

The Chair advised that the members of the public present could speak when their applications were considered.

P/22/09) Planning Applications

- i. **PA20/00534:** Land At Higher Trehiddle 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).

The Clerk advised that this application relates to an amendment following an adverse noise assessment of the service yard for unit 6 which now includes a covered service yard to protect the neighbouring properties from noise disturbance. This has been approved by Cornwall Council's Public Protection Team. A condition has also been added to restrict deliveries to daytime hours between 7am and 10.30pm Monday to Saturday and 8am to 4pm on Sundays and Bank Holidays.

The Chair invited Mr Abe Simpson to update the Committee on progress to date.

Mr Simpson advised that they have been working on reserved matters for 2.5 years and that during Covid, interest from retailers had declined but it had now picked up with a number of retailers expressing interest in the commercial units. He explained that some of the retailers have specific access requirements and noise reports are carried out as a matter of course to assess the impact on the neighbouring properties.

Arising from questions, Mr Simpson advised that although the retail market is difficult to understand, there is no desire to delete the commercial element of the development in favour of residential and that the Planning Officer is content with the design of the hotel. He also reassured Members that EV charging points are being installed at the site as required by building regulations, the buildings are designed to withstand adverse weather conditions and that there are 2 food retail outlets interested in the site.

Despite reassurance from Mr Simpson, Members felt that the Planning Officer should re-visit the design of the hotel as part of the final approval process.

A proposal to support the revised application subject to the Planning Officer being advised that there are still concerns with regard to the design of the hotel was carried 5 votes to 4 with the casting vote from the Chair.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being advised that the Town Council still has concerns about the design of the hotel.

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

The Clerk suggested, in the absence of comments from the Planning Officer that Members should consider the access arrangements and the available space for three properties and the associated amenity space.

During discussion Members had mixed views, particularly with regard to the space available and the impact on the street scene. A question was also raised about the green credentials of the proposal. It was noted that houses further up the street are of similar design and that all three properties will be 2 or 3 bed roomed of which there is a shortage in St Austell.

The applicant advised that he lives at 6 Brockstone Road and the proposal is to use half of his garden which at the present time is unused. He advised that all three gardens will be larger than the regulations required for amenity space and in answer to a question, he advised that the owner of 2 Brockstone Road is content with the proposal. He added that the properties will have EV charging points, solar panels and possibly air source heat pumps.

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

- 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).

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

- iii. **PA22/03142:** Poltair Community School & Sports College Trewarthian 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.

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

- 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").

It was **RESOLVED** to support this application subject to the Tree Officer being happy with the proposal.

- 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.

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

- 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.

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

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

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

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

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

- 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.

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

P/22/10) Premises Licence Applications

None.

P/22/11) Planning Decisions

The Clerk advised that a 5 day protocol had been received in respect of Planning Application Number: PA21/10248 (98 Tregonissey Road) and that under delegated procedures, the Chair and Vice Chair in consultation with the Clerk had

“agreed to disagree” with the Planning Officer’s recommendation of approval and not pursue it to Committee.

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

P/22/12) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that a 5 day protocol had been received in respect of Planning Application Number: PA22/01232 (4 Trevone Crescent) and that under delegated procedures, the Chair and Vice-Chair in consultation with the Clerk had agreed to accept the Planning Officer’s recommendation of approval.

Councillor Double advised that Planning Application Number: PA22/11820 (20 Clarence Road) will be determined by Cornwall Council’s Central Sub Committee in due course.

Councillor Double left during the next item

P/22/13) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that a panel of the Partnership, which included Councillors Brown and French, shortlisted 3 potential consultants from 7 tenders received and on Thursday 12th May 2022 appointed Mei Loci to carry out the Masterplanning work for St Austell. He advised that he is due to meet the Director of Mei Loci with Mr McCardle the following day to agree the contracting arrangements and progress the project.

The Clerk added that Cornwall Council has recently made an announcement that St Austell is one of the town’s identified for a bid to the levelling up fund and that he was awaiting contact from Cornwall Council for more details. Cornwall Council has commissioned Sustrans to provide a Local Walking and Cycling Infrastructure Plan (LCWIP) and a series of consultations/workshops are being set up for Councillors and stakeholders to have their input.

During discussion, Members felt strongly that the consultants should engage with them at an early stage so that they have a clear understanding of what the Town Council expects and provide early approval of the projects being worked on.

The Clerk reminded Members of the list of projects already identified and approved by the Town Council and Partnership and reassured Members that the consultants will consult the Town Council very early on in the process to ensure that councillors are comfortable with the direction of travel. The Clerk added that the timescales are very tight and that it was important to allow the consultants to progress the project without undue delay and that the Planning and Regeneration Committee would continue to have a large input to the project on behalf of the Council.

P/22/14) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 20th June 2022 and Monday 18th July 2022.

The meeting closed at 7.34pm.

**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
20th JUNE 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

PA22/01232

APPROVED

Applicant: Mr & Mrs Barkwill

Location: 4 Trevone Crescent St Austell PL25 5ED

Proposal: 2 storey extension to provide an additional bedroom and new sitting room.

Town Council Response: No Objection.

PA22/02379

APPROVED

Applicant: Mrs Endean

Location: 50 Jubilee Meadow St Austell Cornwall PL25 3EX

Proposal: Conversion of existing garage into self-contained annexe

Town Council Response: No Objection.

PA22/03161

APPROVED

Applicant:

Location: Street Record Charlestown Road Charlestown St Austell

Proposal: 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")

Town Council Response: Support.

PA22/01345

APPROVED

Applicant: Alveston Developments

Location: 6-7 Church Street St Austell Cornwall PL25 4AT

Proposal: 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.

Town Council Response: No Objection.

PA22/01344

APPROVED

Applicant: Alveston Developments

Location: 6-7 Church Street St Austell Cornwall PL25 4AT

Proposal: 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.

Town Council Response: Support.

PA22/03142

APPROVED

Applicant: Mr Jon Purshouse

Location: Poltair Community School & Sports College Trevarthian Road St Austell Cornwall PL25 4BZ

Proposal: Refurbishment of the existing Design Technology buildings, involving removal of existing curtain walling & fenestration, replacement with new infill wall construction, new windows and relocation of existing dust extract plant.

Town Council Response: No Objection.

PA20/00534

APPROVED

Applicant: Mr A Simpson

Location: Land At Higher Trehiddle Farm, OS Grid Ref 200422, 51913 Truro Road St Austell Cornwall

Proposal: 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)

Town Council Response: Support.

PA22/04004

Granted (CAADs, PIPs and LUs only)

Applicant: Mr B Hyde

Location: 5 Sharaman Close St Austell PL25 3DH

Proposal: Certificate of lawfulness for an existing use for a single storey rear extension.

Town Council Response: No Objection.

PA22/03534

APPROVED

Applicant: Mr Richard Benjamin Trethewey

Location: 3 Porthmeor Road St Austell Cornwall PL25 3LT

Proposal: Construction of single storey extension, loft conversion, raised patio area & alterations to existing dwelling.

Town Council Response: No Objection.

PA22/01871

APPROVED

Applicant: Mr & Mrs Richard & Teresa Copping

Location: 21 Chy Pons St Austell Cornwall PL25 5DH

Proposal: Proposed 2 storey side extension

Town Council Response: No Objection.

PA22/03419

APPROVED

Applicant: Mr James Smithson

Location: 4 Brockstone Road St Austell Cornwall PL25 3DW

Proposal: Proposed residential development of three dormer bungalows plus associated works.

Town Council Response: Support.



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

Your ref:
My ref: TPO22/00010/MHJ
Date: 17 May 2022

Sent via Email

Dear Mr Pooley

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012
15 HILL PARK CRESCENT, ST AUSTELL TREE PRESERVATION ORDER 2022**

I enclose a copy of the Notice, Order and map 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
Development Management – Regulatory Services
Tel: 01872 322222/07395 834874
Email: miriam.hoole-jackson@cornwall.gov.uk

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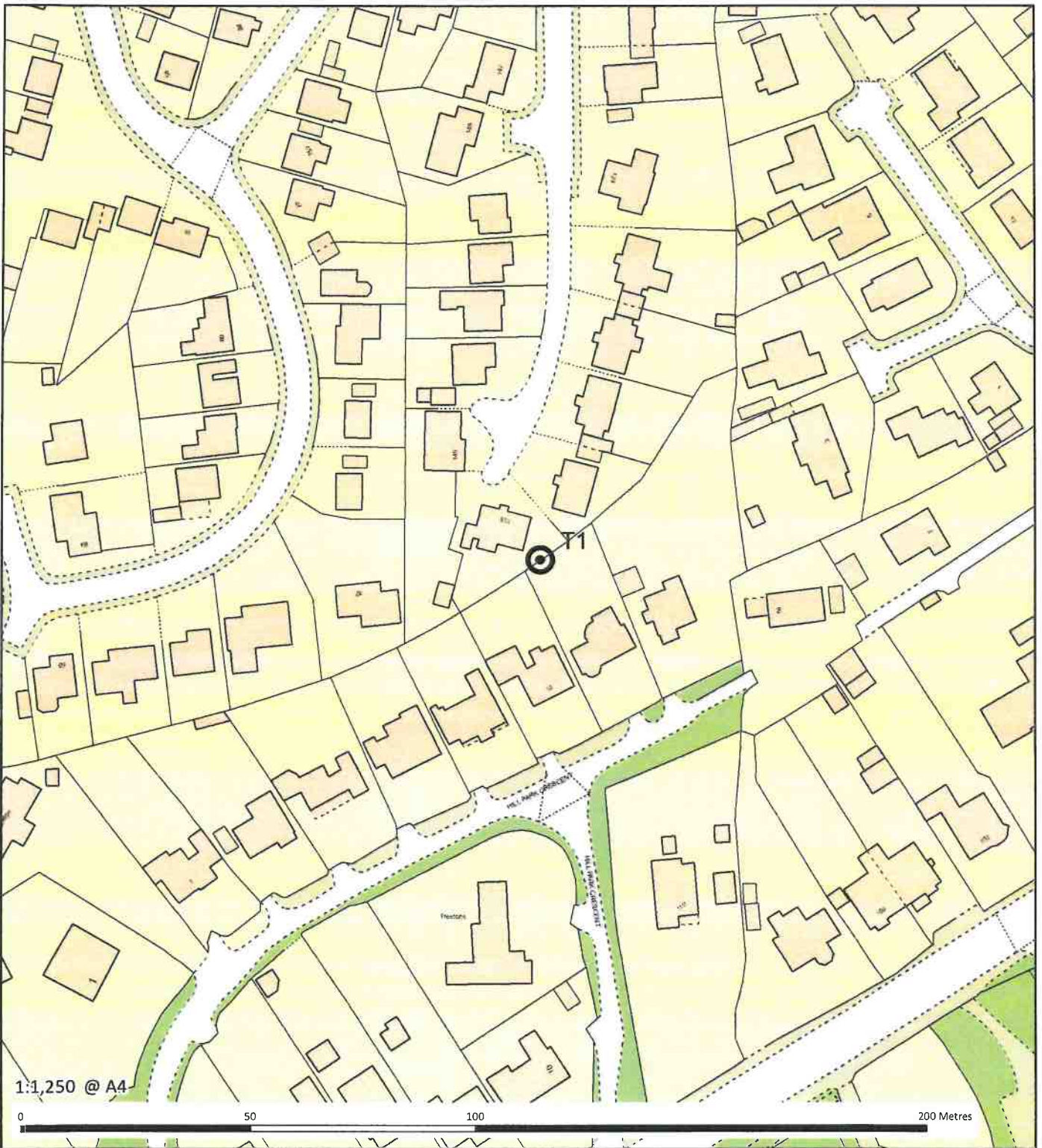
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any legal proceedings or process via email or
other electronic device**

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

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

CORNWALL COUNCIL

15 Hill Park Crescent, St Austell, Tree Preservation Order 2022



Grid Reference: 200382 52089

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Date: 16th May 2022

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



**CORNWALL
COUNCIL**

Town Clerk - St Austell Town Council
The Stable Block
Pondhu House
St Austell
Cornwall
PL25 5DP

Your ref:
My ref: PA19/08174
Date: 19 May 2022

Dear Sir/Madam

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	APP/D0840/W/22/3290776
Cornwall Council ref:	PA19/08174
Appeal start date:	18 May 2022
Proposal:	Residential Dwelling to include associated site works and alteration/formation of vehicular/pedestrian access.
Location:	Land Off Mill Lane Charlestown Road Charlestown Cornwall
Appellant:	Mr & Mrs Taylor
Cornwall Council decision:	REFUSED

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Heather Langridge, Room 3P, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

Development Management Service
Correspondence Address: Cornwall Council Planning, PO Box 676,
Threemilestone, Truro, TR1 9EQ
Tel: 0300 1234 151 www.cornwall.gov.uk

All representations must be received by 22 June 2022. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reasons for refusing permission for this development are as follows:

- 1 The proposed dwelling would result in a negative and harmful impact on the character and appearance of the area with the erosion of the open space and agricultural fields and scrubland, the impact on the character and appearance of the Conservation area and World Heritage Site is considered to outweigh any benefits of this proposal and therefore the proposal does not comply with Policies 1, 3 7, 12, 21, and 23 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph's 8, 11, 14, 79, 104, 153, 159, 174 179, 180, of the NPPF 21 and the Charlestown Conservation Area Appraisal Management Plan.
- 2 The application site is outside of the settlement of Charlestown and is considered within the open countryside and would weaken Charlestown's identity as a significant historic place distinct from the neighbouring settlements of St Austell, Duporth and Carlyon Bay. Furthermore, the siting, scale, massing, design, form and use of materials of the proposed dwelling would be alien to the historic character of Charlestown and would fail to enhance or better reveal the significance of the setting of the Charlestown Conservation Area and World Heritage Site, the proposal is therefore contrary to Policies 3, 7 12, 13 21 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030, and paragraphs 179, , 180, 200 and 202 of the National Planning Policy Framework 2021, the recommendations on page 59 of the Charlestown Conservation Area Character Appraisal and Management Plan and Policies P3 and C7 of the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013.
- 3 The application fails to comply with the habitat directives in that there is no overriding public interest for the proposal and there would be a disturbance to foraging and commuting bats. The application is therefore contrary to policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030 adopted 2016; paragraphs 179 and 180 of the NPPF 2021 the Conservation of Habitat and Species Regulations and Circular 06/2005

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully

Tanya Bicknell

Development Technical Officer

Development Management Service

Tel: 01872 322222 Mob 07928 129441

Email: planningappeals@cornwall.gov.uk

