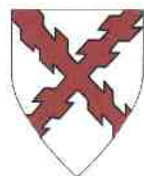


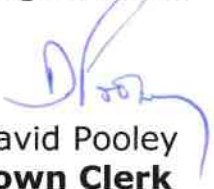
St Austell Town Council



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 22nd August 2022** at **6pm**.


David Pooley
Town Clerk

16th August 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 18th July 2022

**Pages
1 to 4**

(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. **PA22/05993:** 1 Vicarage Hill St Austell Cornwall PL25 5PL. Installation of tiled façade to shop front. Two windows to be altered; South front window to be altered and installation of a Juliet balcony, and first floor west window to be reinstated to full-sized opening. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RE8IL6FGJBC00>

- ii. **PA22/06327:** Newseal House 9 Trevarthian Road St Austell Cornwall. Change of Use application from existing commercial offices into eight bedroom student accommodation. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=REP6N6FGMVB00>

- iii. **PA22/06484:** Freshstart Two 24 Truro Road St Austell Cornwall PL25 5JF. Works to trees in a conservation area: Removal of an Ash (Fraxinus excelsior) due to conflict with retaining wall. The wall has collapsed in part historically and is now bulging and has movement below the ash tree. Reduce the remaining mixed species hedge in the same area by 3-4m. **Ward: Central & Gover.**

Link:

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=REYZTIFGLJ500>

- iv. **PA22/06509:** 34 Brockstone Road Boscoppa St Austell PL25 3DW. Application for proposed residential development of three dwellings and associated works. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RF0LTIFGMI600>

- v. **PA22/06556:** 27 Porthpean Road St Austell Cornwall PL25 4PJ. Proposed two storey extension and alterations. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RF42TBFGH2200>

8. Premises Licence Applications

None.

9. Planning Decisions

**Pages
5 to 8**

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

10. Cornwall Council – Urgent Delegated Planning Decisions

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

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

**Pages
9 to 10**

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

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

**Pages
11 to 16**

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

13. St Austell Town Centre Revitalisation Partnership

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

14. Penwinnick Road Site

**Pages
17 to 20**

(Purpose: To note correspondence from Mark Ellis, Strategic Planning Manager, Cornwall Council in relation to Cornwall Council's Planning Statement for Penwinnick Road). (Correspondence attached).

15. Cornwall Council Highways Scheme

(Purpose: To note the update report on Cornwall Council Highways Scheme).

16. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 26th September 2022 and Monday 31st October 2022).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 18th JULY 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

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

In attendance: Sara Gwilliams (Deputy Town Clerk).

P/22/30) Apologies for absence

Apologies for absence were received from Councillors Bull, Double, French and Pearce and the Town Clerk.

P/22/31) Declarations of Interest

None.

P/22/32) Dispensations

None.

P/22/33) Minutes from the Meeting dated 20th June 2022

Councillor Cohen advised that further to minute number P/22/16 (Declarations of Interest) she had declared an interest in Agenda Item (i) PA21/12311, not Councillor Lanxon as stated, and requested that the appropriate amendments are made to reflect her interest on pages 1 and 3.

It was **RESOLVED** that subject to the above amendments the minutes of the meeting held on the 20th June 2022 be approved and signed as a correct record.

P/22/34) Matters to note

The Deputy Town Clerk advised that a response has been received from Cornwall Council with regard to the Penwinnick Road site and had been placed on the August Planning and Regeneration Committee Agenda for discussion. She added that Councillor Fox has been registered to attend the Central Sub Planning Committee in August to outline the Town Council's objection to the planning application for 20 Clarence Road . Councillor Brown thanked her for agreeing to speak on behalf of the Town Council.

P/22/35) Public participation

There were no members of the public present.

P/22/36) Planning Applications

- i. **PA22/03854:** 23 Aglets Way St Austell Cornwall PL25 4GA. Dropped kerb to front of property, currently have a drive with garage but want to extend parking.

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

- ii. **PA22/05306:** 25 Truro Road St Austell Cornwall PL25 5JE. Proposed conversion of ground floor offices to residential flat.

It was **RESOLVED** to support this application subject to a contamination assessment being undertaken and the implementation of any conditions suggested by the Historic Environment Officer.

- iii. **PA22/05443:** 11 Edgcumbe Road St Austell Cornwall PL25 5DU. Extension and loft conversion with dormers.

It was **RESOLVED** to make no objection to this application subject to a condition to ensure that the dwelling remains a single unit of accommodation and that the Planning Officer is satisfied that the neighbouring property on Mount Stephen Close is not adversely affected.

- iv. **PA22/05458:** Trelowen 1 Blowing House Lane St Austell Cornwall. Notification of proposed works to trees in a conservation area - Reduction of height of leylandii hedge to 8ft and cut back branches to boundary, cut back lower branches of Sycamore (T1) and Ash tree (T2) to boundary/tree trunk, up to a height of 3m above ground level.

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

- v. **PA22/05551:** The Sidings 40 Hillside Road St Austell Cornwall. Proposed sunroom extension and associated works.

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

- vi. **PA22/05674:** 65 Victoria Road St Austell Cornwall PL25 4QF. Change of use and extension of ground floor hairdressing salon to form a flat.

It was **RESOLVED** to make no objection to this application subject to a satisfactory drainage report and the Planning Officer being satisfied with the further information requested in relation to Policy 5(2) of the CLP.

- vii. **PA22/05676:** Land At Penmere Road St Austell Cornwall. Works to trees subject to a Tree Preservation Order (TPO), works include - Oak T1 - Crown lift.

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

- viii. **PA22/05874:** Land Adjacent To 50 Phernyssick Road St Austell PL25 3TU. Proposed new dwelling and associated works.

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

Out of keeping with the street scene

The impact on the neighbouring properties with regard to overlooking (particularly from the proposed balcony) and loss of privacy

Drainage issues in the area

Design and proposed materials (metal cladding) out of keeping with the area

Inappropriate layout

Lack of contamination, mining and environmental reports

- ix. **PA22/06210:** St Austell Band Club East Hill St Austell Cornwall. Creation of balcony to the South West elevation.

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

- x. **PA22/06249:** 2 Woodland Road St Austell Cornwall PL25 4QY. Creation of off street parking to front of dwelling.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being satisfied with the proposal and that the surface material is permeable.

- xi. **PA22/06260:** 24 Eton Road St Austell Cornwall PL25 3UH. Proposed annexe extension.

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

P/22/37) Premises Licence Applications

None.

P/22/38) Planning Decisions

It was **RESOLVED** to note the planning decisions.

P/22/39) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/22/40) St Austell Town Centre Revitalisation Partnership

The Deputy Town Clerk advised that the Town Clerk is pleased with progress so far and that both the Regeneration Officer and Mei Loci are working hard to engage with the Town Council, the Partnership and the output work stream leads. The Clerk is optimistic that a good improvement plan will be forthcoming and that it will be the basis of a credible bid for funding in due course. Mei Loci are due to present their initial findings to the Town Council and Town Centre Regeneration Partnership on the 26th July 2022 where the following will be raised:

- Highways issues around the General Wolfe building

- The benefits/dis-benefits of the creation of one-way systems around the town centre
- The potential to remove buildings to facilitate the creation of a green open space in the town centre
- Pop up bars and restaurants/terrace garden in Old Vicarage Place
- Pop up retail units at the entrance to Priory Car Park and the potential to re-route access from the car park to the town centre
- Potential uses for the old Police station car park
- Accessibility audits
- Improvements to Biddicks Court
- Pedestrian/cycling routes
- Improvements to all access routes

Arising from the above, Members welcomed the update and raised the following:

- The mess that the seagulls are making in the town centre and whether a solution to the issue is being looked at in the regeneration proposals;
- The involvement of the Town Council with regard to the garden festival in September.

During discussion, Members expressed their strong concern at the lack of consultation with regard to the future of the Penwinnick Road site and the proposed demolition of the Council offices and expressed a strong wish for the Council Chamber to be retained. The Deputy Clerk advised that the Planning and Regeneration Committee will be given the opportunity to discuss Cornwall Council's response to the Town Council's comments on the Penwinnick Road Planning Statement at their meeting in August and that the full Council on Monday evening is due to consider a draft letter to Cornwall Council outlining the vision that the Town Council has for the site. Members welcomed the discussions but stressed their disappointment at the lack of information/consultation from Cornwall Council Officers and Councillors with regard to important strategic decisions that are being made affecting St Austell.

P/22/41) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 22nd August 2022 and Monday 26th September 2022.

The meeting closed at 7.16pm.

ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
22nd AUGUST 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

PA21/12311

WITHDRAWN

Applicant: Angela Wegner

Location: Buena Vista Gribben Road St Austell PL25 4ED

Proposal: Outline Planning Permission with all matters reserved for the construction of a three-bedroom house.

Town Council Response: Objection.

PA22/05458

Decided not to make a TPO (TCA apps)

Applicant: Mr Lewis Byrnes

Location: Trelowen 1 Blowing House Lane St Austell PL25 5AT

Proposal: Notification of proposed works to trees in a conservation area - Reduction of height of leylandii hedge to 8ft and cut back branches to boundary, cut back lower branches of Sycamore (T1) and Ash tree (T2) to boundary/tree trunk, up to a height of 3m above ground level.

Town Council Response: No Objection.

PA22/03854

APPROVED

Applicant: Mr Thomas Prior

Location: 23 Aglets Way St Austell Cornwall PL25 4GA

Proposal: Dropped kerb to front of property, currently have a drive with garage but want to extend parking.

Town Council Response: No Objection.

PA22/04197

APPROVED

Applicant: Barclays Bank plc

Location: 10 Church Street St Austell Cornwall PL25 4AS

Proposal: External works to include: - Existing 300mm individual letters signage, Brand template, 770mm heritage projecting sign, 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.

Town Council Response: No Objection.

PA22/05676

APPROVED

Applicant: Ocean Housing Yates

Location: Land At Penmere Road St Austell Cornwall PL25 3PE

Proposal: Works to trees subject to a Tree Preservation Order (TPO), works include - Oak T1 - Crown lift.

Town Council Response: No Objection.

PA22/05674

APPROVED

Applicant: Mr Peter Wakeford

Location: 65 Victoria Road St Austell Cornwall PL25 4QF

Proposal: Change of use and extension of ground floor hairdressing salon to form a flat

Town Council Response: No Objection.

PA22/04801

APPROVED

Applicant: Matt Beavis

Location: 7 Whieldon Road St Austell Cornwall PL25 3JB

Proposal: Detached single block garage with pitched roof to rear of property

Town Council Response: No Objection.

PA22/05443

APPROVED

Applicant: Mr Hole

Location: 11 Edgumbe Road St Austell Cornwall PL25 5DU

Proposal: Extension and loft conversion with dormers.

Town Council Response: No Objection.

PA21/01785

REFUSED

Applicant: Revd Paul Zaphiriou

Location: 4 Elm Terrace St Austell PL25 5QF

Proposal: Listed building consent to replace two roof lights on north elevation of slate roof and addition of a third roof light. Internal works to insulate roof. Install additional partitioning on second (attic) floor. Re-open bricked-up fireplaces on ground and first floors, install register plates and hearthstones where these have been removed; install fire surrounds and mantels.

Town Council Response: Objection.



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

Your ref:
My ref: TPO21/00022
Date: 22 July 2022

Dear Mr Pooley

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

Further to previous correspondence in this matter, I write to inform you that the Council has decided not to confirm the above Tree Preservation Order. Objections have been received and the Order was considered at a meeting between the Council's Tree Officer, Planning Officer and Planning Group Leader. Following this consultation, it was considered that the Order should not be confirmed because there is no longer an evidenced threat to the trees the subject of this Order and therefore the TPO is not required.

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

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



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

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

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

100
100
100



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

Your ref:
My ref: TPO21/00023/MHJ
Date: 11 August 2022

Dear Mr Pooley

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012
LAND BETWEEN ASPEN DRIVE AND BOSCOPPA ROAD, ASPEN DRIVE, ST
AUSTELL TREE PRESERVATION ORDER 2021**

Please find enclosed copy notice of confirmation of the Order today sent to the persons interested in the site.

The Order has been confirmed without modification.

Yours sincerely

Miriam Hoole-Jackson
Senior Development Support Officer
Planning and Sustainable Development
Tel: 01872 322222/07395 834874
Email: miriam.hoole-jackson@cornwall.gov.uk

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



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

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

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

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

**LAND BETWEEN ASPEN DRIVE AND BOSCOPPA ROAD, ASPEN
DRIVE, ST AUSTELL
TREE PRESERVATION ORDER 2022**

THE CORNWALL COUNCIL, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as **LAND BETWEEN ASPEN DRIVE AND BOSCOPPA ROAD, ASPEN DRIVE, ST AUSTELL TREE PRESERVATION ORDER 2022**

Interpretation

2. (1) In this Order “the authority” means **THE CORNWALL COUNCIL**

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to

include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

DATED THIS 17th day of February 2022

Signed on behalf of THE CORNWALL COUNCIL



SERVICE DIRECTOR (ASSURANCE)

Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by THE CORNWALL COUNCIL without modification on the 11th day of August 2022

Signed on behalf of THE CORNWALL COUNCIL



Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by THE CORNWALL COUNCIL on the _____ day of _____

Signed on behalf of THE CORNWALL COUNCIL

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by THE CORNWALL COUNCIL on the _____ day of _____ by a variation order under the reference number _____ a copy of which is attached

Signed on behalf of THE CORNWALL COUNCIL

Authorised by the Council to sign in that behalf

REVOCAION OF ORDER

This Order was revoked by THE CORNWALL COUNCIL on the _____ day of _____

Signed on behalf of THE CORNWALL COUNCIL

Authorised by the Council to sign in that behalf

Article 3

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Eucalyptus Mature	In the position identified on the map with a black circle
T2	Oak Mature	In the position identified on the map with a black circle
T3	Oak Mature	In the position identified on the map with a black circle
T4	Oak Mature	In the position identified on the map with a black circle

Trees specified by reference to an area (within a dotted black line on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
NONE	N/A	N/A

Groups of Trees (within a broken black line on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
NONE	N/A	N/A

Woodlands

(within a continuous black line on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
W1	Various species - Young establishing woodland predominately Oak, Beech, Ash, Hazel, Blackthorn and Willow	In the position identified on the map within the continuous black line

**RESPONSE TO ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION
COMMITTEE PRELIMINARY STATEMENT ON PENWINNICK ROAD SITE PLANNING STATEMENT**

Thank you for your detailed and comprehensive response to the Penwinnick Road Planning Statement. This document provides high-level guidance and is a first step in the process of site design and development which will be led by the developer in consultation with a full range of Stakeholders including Local Cornwall Councillors and St Austell Town Council.

We set out below our responses to your questions which we hope will assist in clarifying some of the matters that you have highlighted. Some points you raised are simply noted and for some others we do not yet have the necessary information available to respond and would anticipate being addressed in the future as the process unfolds. We will however endeavour to ensure that your points are considered as we progress.

Consultation and engagement

You raise a number of points which relate to consultation and engagement. Section 6 of the Planning Statement clearly sets out Cornwall Council's requirements and expectations of prospective planning applicants and developers regarding consultation and engagement with stakeholders and the community including the Town Council. It will be for the applicant to propose and establish the mechanisms through which that engagement will happen, which may include a working group or other forums as deemed appropriate. It will be important for any developer/applicant to ensure that they can demonstrate a high level of public awareness and support for their proposals, as set out in the Planning Statement.

Response to specific points raised within preliminary statement

Point 13 - Cornwall Council proposes to create a new Integrated Service Hub facility in St Austell which will meet local service needs including provision of a Family Hub and meeting spaces which can be used for a variety of purposes.

Point 21 - The Penwinnick Road land and buildings are no longer required for provision of Local Authority services and other more sustainable arrangements are being put into place in other locations through the Council's Estates Transformation Programme. This means that the Penwinnick Road land and buildings are surplus to operational requirements. Holding costs for land and buildings are very high and do not represent efficient use of taxpayers money. It is therefore in the public interest to create a future vision for this site and to begin the process of transition. As a starting point for further consultation and engagement work with a range of stakeholders and the community, this Planning Statement sets out some key principles, expectations and context for future use of the site which were developed by Cornwall Council in conjunction with Cornwall Councillors before and after the 2021 Local Elections.

Point 23 – To clarify this reference relates to the Cornwall Council land off Carlyon Road and not the triangle of land off the A390 near to Cosgarne. We will review the document wording and try and make this clearer to avoid confusion going forward. Regarding Carlyon Road, it is agreed that a focus on the future potential of this land and buildings would be advantageous, and when resources and budget are available it is intended to undertake a review of this site.

Point 26 - The Planning Statement sets out Cornwall Council's desire and expectation that future planning proposals will be for a residentially led, mixed use scheme. We are not in a position to make definitive statements beyond this.

Point 29 & 31- The basis upon which this Planning Statement has been prepared is that the existing buildings, regardless of their condition, are no longer required for Cornwall Council's service delivery purposes and that viable refurbishment proposals to convert them for other uses are unlikely to come forward. If such a viable proposal to refurbish the buildings did emerge then it would be considered. We consider it highly unlikely that this will happen though. The Planning Statement does not consider historic asset management matters.

Point 30 - The Planning Statement clearly sets out the importance of the green spaces and ecology and a requirement for at least 10% Biodiversity Net Gain in any proposals coming forward. We would expect future planning proposals from a developer to elaborate on this.

Point 33 - The Planning Statement encourages an environment where the spaces remain publicly assessable for all and are designed to facilitate sustainable connectivity between the surrounding neighbourhoods and the town centre. Through discussions held with the Cornwall Councillors it was highlighted that there is a lack of good quality community and open spaces so we are seeking to ensure that development on this site goes some way towards addressing this . We would expect the details of this to be developed through future stages of the process led by the developer.

Point 34 - We are looking at this site in the context of a severe and escalating Housing Crisis in Cornwall. The Penwinck Road site provides an opportunity to model a built environment setting which transitions from a predominantly suburban housing estate with local retail offerings being brought forward through the Higher Trehiddle scheme to the South of the site, towards a more urban setting on the approach to the town centre. Use of height in the context of the site topography and existing mature woodland, if done well, could be in keeping and sustainable, enabling a viable number of homes to be provided whilst protecting as much land as possible for amenity use and nature.

Point 36 - There are currently no proposals on the table for the future of Pondhu House but Cornwall Council is keen that it be brought back in to use. Any development will be in accordance with policy and regulation.

Point 37 - Further thought is required on the future use of the stable block. We acknowledge that St Austell Town Council as occupants are a key stakeholder in those discussions.

Point 41 - Cornwall Council is an active partner in many creative workspace schemes across the County. For this site it would be one of a number of potential non- residential uses which could be considered.

Point 47 - At this stage the Council cannot be prescriptive about this however, regarding the civic suite and children's centre, space will either be created within an integrated service hub or other building within St Austell for these purposes.

Point 48 - Responding to the Climate Emergency, we must plan for a future where reliance on private motor vehicles is significantly reduced from its current levels. The details of what parking is provided

for the site will be considered by the developer when bringing their proposals forward. If, over time, the need for vehicle parking declined the community should have the flexibility to re-purpose that land if they so choose. The nature of the alternative uses would be a matter for the community to determine but interesting options might include pocket parks or EV Charging.

Point 49 – “Passive surveillance” is a term used by urban designers whereby public routes and spaces are deliberately designed to be more naturally visible to users and occupiers of surrounding buildings and spaces. We wish to avoid creating “hidden” areas which could foster criminal or anti-social behaviours and which may not feel safe. Where possible, we wish to encourage good and thoughtful designs which create safe neighbourhoods for everyone to enjoy and which minimise the need to resort to technical surveillance solutions such as extensive CCTV coverage.

Point 50 - Specific reference to the school as a consideration is made in several sections of the Planning Statement already. Further elaboration would be expected within the developer’s proposals.

Point 52 – In terms of air quality we acknowledge this is a gap in the planning statement and will consider whether an amendment can be made to strengthen it.

Point 53 - For this site it will be the developer which takes the lead in engagement with stakeholders and the community, with Cornwall Council fulfilling the role of Local Planning Authority.

Point 55 - Section 3 of the document refers to existing guidance regarding Developer Contributions which incorporates s106 and CIL. Of course there are currently reforms being considered to the Planning System by Government which may mean changes to how this works in due course. Key services such as Health and Education are consulted on Planning Applications and given the opportunity to seek contributions from developers to enable them to manage the additional demand pressures arising from the scheme.

Point 56 - We are not aware of any restrictive covenants relating to the site.

