

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 26th September 2022** at **6pm**.

David Pooley
Town Clerk

20th September 2022

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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 22nd August 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.

- i. **PA22/01554/PREAPP:** Land Around Pondhu Childrens Centre Penwinnick Road St Austell Cornwall. Request for a Tree Preservation Order (TPO) to protect variety of trees on Penwinnick Road including Oak, Beech, Copper Beech, Weeping Willow, Giant Redwood, Maple, Cedar. **Ward: Central & Gover.**
- ii. **PA21/12707:** Land At Pentewan Road St Austell Cornwall PL25 5BY. Hybrid planning application consisting of full planning permission for the erection of 86 dwellings (Use Class C3) and outline planning permission for 2,000 sqm of commercial, business and service space (Use Class E), provision of part of new link road, public open space, drainage and associated infrastructure. **Parish: Pentewan Valley.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R4IWN4FGK4T00>

- iii. **PA22/02258:** North Hill Nursing Home 7 North Hill Park St Austell Cornwall. Extension and conversion of owners accommodation to create seven additional ensuite bedrooms, a rehabilitation therapy room, rehabilitation kitchen, additional communal sitting room and two areas of external amenity space for use as gardens, formation of an elevated corridor to connect to the existing first floor main corridor, staircase and lift. Two storey extension to main building for a new administration office at ground floor and a replacement

bedroom at first floor level. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R87Z5XFG1OU00>

- iv. **PA22/07106:** Land North Of 59 Victoria Road Victoria Road St Austell Cornwall. To put 1 bed owners accommodation on garden plot. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RFZSGXFGM9K00>

- v. **PA22/07321:** 38 Mayfield Close St Austell Cornwall PL25 3PD. Proposed first floor bedroom extension. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RGE3KEFG1W400>

- vi. **PA22/07340:** 1-27 Trelawney House And 1-28 Piran Place Trinity Street St Austell Cornwall. Upgrading external wall finishes to improve the EWS1 (external wall fire review form) rating. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RGELOWFGL5U00>

- vii. **PA22/07477:** 26 Porthmeor Road St Austell Cornwall PL25 3LX. Proposed kitchen and dining room extension with utility at ground floor and additional bedroom and study at first floor. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RGNSC3FGJ0L00>

- viii. **PA22/07526:** 38 Turnavean Road St Austell Cornwall PL25 5NX. Conversion of garage to dining room/store without compliance with Condition 9 of decision no C2/SFB/70/38303/SA33 (plot 51 but No 38 Turnavean Road). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RGPOXDFG1W400>

- ix. **PA22/07676:** 36 Pennor Drive St Austell Cornwall PL25 4UW. Non-material amendment in relation to decision notice no. PA20/08122 dated 03.12.2020 - Removal of 1.2m timber fence between the driveway and highway. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RGYWEZFGICF00>

- x. **PA22/07750:** 28 Duke Street St Austell Cornwall PL25 5PQ. Change of Use of 28-30 Duke Street, St. Austell, to a commercial unit at ground floor and 6 residential flats (ground and first floor). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RH2OJOFGKNZ00>

- xi. **PA22/07936:** Roundabout Motors Car Park Beech Road St Austell Cornwall. 4 number 1 bedroom apartments. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RHFN6PFGLIL00>

8. Premises Licence Applications

None.

9. 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).

**Pages
7 to 12**

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. Cornwall Council Highways Schemes

(Purpose: To receive an update on progress with the Cornwall Council Highways Schemes). (Verbal report)

13. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 31st October 2022 and Monday 5th December 2022).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 22nd AUGUST 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

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

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

P/22/42) Apologies for absence

Apologies for absence were received from Councillor Cohen.

Apologies for a late arrival were received from Councillors Bull and Stephens.

P/22/43) Declarations of Interest

Councillor Brown declared an interest in Agenda Item 12 by virtue of being the applicant for the Tree Preservation Order.

P/22/44) Dispensations

None.

P/22/45) Minutes from the Meeting dated 18th July 2022

It was **RESOLVED** that the minutes of the meeting held on the 18th July 2022 be approved and signed as a correct record.

P/22/46) Matters to note

PA22/05443 – 11 Edgcumbe Road, St Austell

Cornwall Council has advised that planning permission would be required to divide the property into two separate units and that a condition to ensure that it remains as a single unit of accommodation is not necessary.

PA22/06249 – 2 Woodland Road, St Austell

The Clerk advised that the Planning Officer had submitted the application for approval with a condition to ensure that the surface water run-off drains to a soakaway or infiltration system within the curtilage of the dwelling thus negating the need for a permeable surface.

Councillor Fox advised that she attended Cornwall Council's Central Sub Planning Committee to speak against the 20 Clarence Road planning application. She advised that it was disappointingly approved by 6 votes for, 5 votes against, mainly due to a lack of evidence that the proposal would be overbearing.

Councillor Bull arrived at the meeting

P/22/47) Public participation

There were no members of the public present.

P/22/48) Planning Applications

- 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.

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

Councillor Stephens arrived at the meeting

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

Councillor Fox declared an interest in this application by virtue of working at the College and took no part in the debate or voting on this item

Although supportive of the application, Members felt strongly that the property should be restricted to student accommodation and expressed concern with regard to one bathroom serving eight bedrooms. Members were also sympathetic to the comments from the police.

It was **RESOLVED** to support this application subject to the occupancy of the property being restricted to student accommodation, compliance as far as possible with the Police recommendations and the Planning Officer being satisfied that the bathroom facilities proposed are adequate for student accommodation.

- 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.

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

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

Members felt that three dwellings on the site constituted over-development and expressed concerns with regard to the access close to a major junction and the impact on the neighbouring properties.

There was very strong concern about the well documented history of the site with regard to mining and subsidence and the presence of arsenic.

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

Overdevelopment

Highways concerns with regard to access

Scale and mass out of keeping with the street scene

Well documented history with regard to mining and subsidence in the area

Impact on the neighbouring properties

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

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

P/22/49) Premises Licence Applications

The Clerk advised that strong support was expressed from Members with regard to a proposed pavement licence for the Market House Coffee Shop and under delegated powers Cornwall Council were advised accordingly.

P/22/50) Planning Decisions

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

P/22/51) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that he had, by chance, noticed at the end of last week a "Site Notice Statement" dated 12th August 2022 taped to the signage at the entrance to the Penwinnick Road offices advising that an "Application for a Determination as to whether Prior Approval will be required" for the demolition of the offices at Penwinnick Road had been submitted by Cornwall Council's Property Team to Cornwall Council's Planning Department. He advised that he had voiced his strong concerns that again the Town Council had not been consulted about the site notice and process being adopted, particularly as Cornwall Council's Property Officers had spoken to the Town Council a few days earlier and assured members that they would be involved in a consultation process through a formal planning application. The Town Clerk added that the only way to respond to the site notice is to submit comments in writing within 21 days of the date of the notice. The application is on the Planning Portal but with no provision for comments.

Members expressed their displeasure at this latest development, particularly as the Property Team had assured the Town Council that a formal planning application for the demolition of the buildings would be applied for and that the Town Council and public would have the opportunity to submit their comments at that time.

It was **RESOLVED** that the Clerk should write in the strongest terms to the address on the site notice requesting that Cornwall Council adopts a transparent planning application process with proper consultation in view of:

- The listed buildings and artifacts nearby
- The proximity of the eastern end of the site to the conservation area
- The visual and amenity value of the site to the community
- The valuable mature trees on the site (most of which have no formal protection)
- The potential impact on Pondhu School
- The documented existence of bats in the area
- The impact and disturbance of the works on the residential areas nearby

Councillor Thompson voted against this proposal

P/22/52) Town and Country Planning (Tree Preservation) (England) Regulations 2012 – Trevarrick Wood Bordering Gover Road, St Austell

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

P/22/53) Town and Country Planning (Tree Preservation) (England) Regulations 2012 – Land Between Aspen Drive and Boscoppa Road, Aspen Drive, St Austell

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

P/22/54) St Austell Town Centre Revitalisation Partnership

The Clerk advised that due to annual leave during August, the partnership is next due to meet on the 1st September where agreement will be sought on the project priorities. He added that he is trying to ascertain from Cornwall Council officers what funding streams are likely to be available and whether or not there will be Cornwall Council resource to assist with the bidding process. The Town Council will receive an update from Mei Loci at their meeting on Monday 5th September 2022.

P/22/55) Penwinnick Road Site

Members reviewed Cornwall Council's response to the Town Council's letter regarding the Penwinnick Road Site Planning Statement and suggested that a letter is sent to Mr Ellis, Strategic Planning Manager, thanking him for his comments and reiterating the Town Council's disappointment that the Planning Authority is not giving a tighter brief to the developer and that they did not undertake more consultation before deciding to develop the site. Members felt that the letter should also make it clear that the Town Council expects a thorough consultation process either through a working group or forum when development ideas start to develop and be consulted as early as possible with regard to other major sites in St Austell such as Carlyon Road.

It was **RESOLVED** that the Town Clerk should write to Mr Ellis, Strategic Planning Manager outlining the points above.

P/22/56) Cornwall Council Highways Scheme

Members noted the list of highways schemes and expressed a view that they are not representative of what the public would like to see, and an example was given of a scheme that had been implemented and subsequently reversed due to inadequate consultation with local residents and the scheme being operationally impractical.

Members felt that they needed more information and guidance on the highways schemes and suggested that in future an update report should be placed on every Planning and Regeneration Committee agenda and the Cornwall Councillors invited to update Members on their schemes.

It was **RESOLVED** that the Clerk should:

- (i) Make contact with the Highways Officers to ascertain more information about the various highways schemes, their funding and how their progress can be communicated to the Town Council;
- (ii) Invite the Cornwall Councillors to regularly update the Town Council on their schemes put forward for implementation and they be invited to a future meeting of the Planning and Regeneration Committee to discuss these.

P/22/57) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 26th September 2022 and Monday 31st October 2022.

The meeting closed at 7.53pm.

ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
26th SEPTEMBER 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

PA21/11820**APPROVED****Applicant:** Mr and Mrs Fowley**Location:** 20 Clarence Road St Austell PL25 5NL**Proposal:** 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.**Town Council Response: Objection.****PA22/03691****APPROVED****Applicant:** Ms E Glasson**Location:** 56 Bodmin Road St Austell Cornwall PL25 5AF**Proposal:** Construction of off street parking bay, drop kerb and associated works**Town Council Response: No Objection.****PA21/01784****REFUSED****Applicant:** Revd Paul Zaphiriou**Location:** 4 Elm Terrace St Austell PL25 5QF**Proposal:** 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.****PA22/06249****APPROVED****Applicant:** Mr Choudhury**Location:** 2 Woodland Road St Austell Cornwall PL25 4QY**Proposal:** Creation of off-street parking to front of dwelling**Town Council Response: No Objection.****PA22/06260****APPROVED****Applicant:** Mr Andy Mingo**Location:** 24 Eton Road St Austell Cornwall PL25 3UH**Proposal:** Proposed annexe extension**Town Council Response: No Objection.**

PA22/04905**APPROVED****Applicant:** Miss Emma Penhallurick**Location:** 1 Boscoppa Road St Austell Cornwall PL25 3DR**Proposal:** Reserved Matters application for access, appearance, landscaping, layout and scale following outline consent PA21/11567 dated 04/03/2022**Town Council Response: No Objection.****PA22/07249****Prior approval not req'd (AF/TEL/DEM)****Applicant:** Jonathan Molloy**Location:** St Austell Information Service 39 Penwinnick Road St Austell Cornwall PL25 5DR**Proposal:** Prior notification of proposed demolition of early 1980s council office and civic building 4860sq.m (GIA) and 1970s, refurbished 2000, Penwinnick House 839 sq.m (GIA)**Town Council Response: Not Consulted.****PA22/05993****APPROVED****Applicant:** Mrs Elizabeth Panton**Location:** 1 Vicarage Hill St Austell Cornwall PL25 5PL**Proposal:** Installation of tiled façade to shop front and alterations to two windows; window to south elevation to be altered and installation of a Juliet balcony, and first floor west window to be reinstated to full-sized opening.**Town Council Response: Support.****PA22/06327****APPROVED****Applicant:** Mr Daniel Mitchelmore**Location:** Newseal House 9 Trevarthian Road St Austell Cornwall PL25 4BH**Proposal:** Change of Use Application from existing commercial offices into eight bedroom student accommodation**Town Council Response: Support.**

PA22/06556

APPROVED

Applicant: Mr And Mrs David Skipiol

Location: 27 Porthpean Road St Austell Cornwall PL25 4PJ

Proposal: Proposed two storey extension and alterations

Town Council Response: No Objection.

PA22/06210

APPROVED

Applicant: Murphy

Location: St Austell Band Club East Hill St Austell Cornwall PL25 4TR

Proposal: Creation of balcony to the South West elevation

Town Council Response: No Objection.

PA22/06484

Decided not to make a TPO (TCA apps)

Applicant: Mr Guiseppe Nicotra

Location: Freshstart Two 24 Truro Road St Austell Cornwall PL25 5JF

Proposal: 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.

Town Council Response: No Objection.

PA22/05551

APPROVED

Applicant: Mr & Mrs Edwards

Location: The Sidings 40 Hillside Road St Austell PL25 4DW

Proposal: Proposed sunroom extension and associated works.

Town Council Response: No Objection.

PA22/05127

APPROVED

Applicant: Mr Van Wyk

Location: Land North Of 55 Tremayne Road St Austell PL25 4NE

Proposal: Technical Matters Approval for construction of a new dwelling following the grant of Permission in Principle for PA19/10073 dated 31.12.2019

Town Council Response: No Objection.

PA22/05874

WITHDRAWN

Applicant: Mr Wootton

Location: Land Adjacent To 50 Phernyssick Road St Austell PL25 3TU

Proposal: Proposed new dwelling and associated works

Town Council Response: Objection.

