

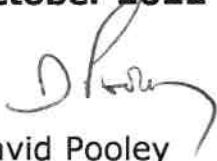
St Austell Town Council



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 31st October 2022 at 6pm.**



David Pooley
Town Clerk

25th October 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 26th September 2022

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(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. **PA21/12757:** Land West Of Evergreen Cottages Treverbyn Road St Austell Cornwall PL25 4EW. Residential development of 48 affordable dwellings, the formation of an access from Treverbyn Road and other associated works (including demolition of existing buildings). **Parish: Treverbyn.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R4KR9NFGLFH00>

- ii. **PA22/05787:** 2 Tremena Gardens St Austell Cornwall PL25 5QH. Conversion of basement to playroom, dining room, kitchen, utility room and workshop. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RDX5UCFG1W400>

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

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

- iv. **PA22/07069:** 16 Slades Road St Austell Cornwall PL25 4EX. Demolition of existing house and redevelopment with 9 apartments. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RFY0MRFGL1X00>

- v. **PA22/07177:** 8 Gowan Road St Austell Cornwall PL25 3JP. Proposed single storey rear extension and loft conversion. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RG3EXXFGGY500>

- vi. **PA22/07664:** 29 Clifden Road St Austell Cornwall PL25 4NZ. Two-storey extension to side and rear and conversion of loft. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RGWKWOFGH9800>

- vii. **PA22/08160:** 13 And 13A Bodmin Road St Austell Cornwall PL25 5AE. Relocate entrance doors to No.13 and 13A Bodmin Road. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RHSG7EFGKE200>

- viii. **PA22/08220:** Unit 58 Stennack Road St Austell Cornwall. The proposed construction of a single storey timber clad building to be used as a gym. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RHUHL6FGLVJ00>

- ix. **PA22/08534:** 102 Truro Road St Austell Cornwall PL25 5HH. Non-material amendment in relation to decision notice PA22/05016 dated 01/09/2022 for an additional patio door to the living room side elevation facing Truro road. This is due to restricted natural light source to the property. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RiIB5JFGLWR00>

- x. **PA22/08667:** 24 Bethel Road St Austell Cornwall PL25 3HB. Proposed new dwelling and construction of domestic garage and associated works including retention of extension to host dwelling approved under PA22/01529. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RiO5SDFGIAN00>

- xi. **PA22/09153:** Land Between Aspen Drive And Boscoppa Road Aspen Drive St Austell Cornwall. Outline application with all matters reserved for proposed development of site to create fifty dwellings. A mix of open market and affordable homes. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RJJN5RFGMSX00>

- xii. **PA22/09234:** FreshStart Two 24 Truro Road St Austell Cornwall. Works to trees in a conservation area (CA): T1 - Tilia x europaea - Fell to ground level. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RJOI5GFGIAO00>

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

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conditions, are available for inspection in the same way as the planning applications). (Report enclosed).

10. Cornwall Council – Urgent Delegated Planning Decisions

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

11. St Austell Town Centre Revitalisation Partnership

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

12. 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 5th December 2022 and Monday 9th January 2023).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 26th SEPTEMBER 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

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

Also Present: Councillor Double.

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

P/22/58) Apologies for absence

Apologies for absence were received from Councillors Cohen, French, Pearce and Stephens.

P/22/59) Declarations of Interest

The Town Clerk declared an interest in agenda item 7 (i) by virtue of being the applicant on behalf of the Town Council.

P/22/60) Dispensations

None.

P/22/61) Minutes from the Meeting dated 22nd August 2022

It was **RESOLVED** that the minutes of the meeting held on the 22nd August 2022 be approved and signed as a correct record.

P/22/62) Matters to note

The Town Clerk advised that further to Minute P/22/55 an email had been sent to Mark Ellis as instructed but no response has been received to date. He also advised that Peter Marsh, Service Director – Assets, Capital and Commercial Services had agreed to attend the Council meeting on the 17th October 2022 to discuss the Penwinnick Road site and that he had a site meeting with Treveth later in the week.

P/22/63) Public Participation

There were no members of the public present.

P/22/64) Planning Applications

- 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.

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

- 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.

Members noted that this site is allocated for a mixed development in the Site Allocation DPD and that there was a potential benefit from the creation of a link road in the longer term. Concerns were expressed about the design and layout of the site, the road junction and the potential impact on the adjoining businesses.

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

- Poor design, density and layout
- The lack of screening and adverse impact on the Cornwall Hotel
- Concerns regarding the design and safety of the open space
- The need for highways junction improvements and better cycle/walking links
- The impact of additional traffic flows on the existing congested highway network
- The mix and design of the affordable housing

- 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.

Members noted the desperate need for additional beds for the elderly.

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

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

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

- Design and appearance
- Layout
- No continuity of design or build form
- Lack of parking
- Loss of biodiversity.

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

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

- 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.

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

- 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.

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

- 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).

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

- 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.

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

- 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).

Members discussed the loss of commercial space and the need for both jobs and housing.

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

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

Members had mixed views on the application with some concerns about the lack of amenity space and parking, the poor energy saving measures and the design not being in keeping with the street scene. The need for small housing units and to make the most of town centre sites rather than using green fields was acknowledged.

A proposal to object to this application did not receive a seconder.

A proposal to make no objection was carried on the Chairman's casting vote by 4 votes to 3.

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

*** Councillor Double left the meeting ***

P/22/65) Premises Licence Applications

The Clerk advised that a licensing application had been received in respect of the sale of alcohol at 99 Holmbush Road between the hours of 7.00am and 6.00pm daily. He explained that this matter was raised as an urgent item because the deadline for responding to Cornwall Council was the 19th October 2022.

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

P/22/66) Planning Decisions

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

P/22/67) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that there were no urgent planning decisions.

P/22/68) St Austell Town Centre Revitalisation Partnership

The Clerk advised that the project is still in the consultation phase with a number of public consultation events taking place over the next few weeks. He added that more detail with regard to the prioritization of the projects with their associated costs and viability should be available soon and that he had submitted an Expression of Interest into the Shared Prosperity Fund which, if successful, could help move the prioritized projects forward to a “shovel ready” stage.

During discussion, Members questioned the public consultation process and stressed the need to keep abreast of Government funding for the projects identified.

P/22/69) Cornwall Council Highways Schemes

The Clerk advised that it had proved more complicated than he had anticipated to gather the details of the various local highways schemes and he hoped to be able to update Members shortly.

Councillor Thompson asked about the conflicting highways work recently undertaken at Stennack Road. The Clerk agreed to try to get details and an update from Cornwall Council.

P/22/70) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 31st October 2022 and Monday 5th December 2022.

The meeting closed at 7.47pm.

**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
31st OCTOBER 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

PA22/05393**APPROVED****Applicant:** Mr Chris Morford**Location:** 65 Tregonissey Road St Austell Cornwall PL25 4DH**Proposal:** Demolition of single storey rear extension and formation of proposed single storey rear extension and proposed loft conversion, including front and rear dormer extensions.**Town Council Response: No Objection.****PA22/02060****APPROVED****Applicant:** Mr And Mrs Worman**Location:** Sedgemoor Heights 46 Bodmin Road St Austell PL25 5AF**Proposal:** Change of use and conversion of coach house/garage to 1 No. dwelling, erect single storey extension**Town Council Response: No Objection.****PA22/05306****APPROVED****Applicant:** Mr Dennis Shillaber**Location:** 25 Truro Road St Austell Cornwall PL25 5JE**Proposal:** Proposed conversion of ground floor offices to residential flat**Town Council Response: Support.****PA22/07340****APPROVED****Applicant:** Plymouth Block Management**Location:** 1-27 Trelawney House And 1-28 Piran Place Trinity Street St Austell Cornwall**Proposal:** Upgrading external wall finishes to improve the EWS1 (external wall fire review form) rating**Town Council Response: Support.****PA22/07676****APPROVED****Applicant:** Mr Leigh Rosevear**Location:** 36 Pennor Drive St Austell Cornwall PL25 4UW**Proposal:** 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.**Town Council Response: No Objection.**

PA22/07321

APPROVED

Applicant: Mr J Green

Location: 38 Mayfield Close St Austell Cornwall PL25 3PD

Proposal: Proposed first floor bedroom extension

Town Council Response: No Objection.

PA22/07526

APPROVED

Applicant: Mr Dennis Shillaber

Location: 38 Turnavean Road St Austell Cornwall PL25 5NX

Proposal: Conversion of garage to dining room/store.

Town Council Response: No Objection.

