

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 Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD** on **Monday 6th March 2023** at **6pm**.



David Pooley
Town Clerk

****Please note change of venue****

28th February 2023

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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 6th February 2023

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 invite members of the public to address the meeting in relation to the business to be carried out at the meeting).

Each person addressing the Council will be allocated a maximum of 2 minutes.

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. **PA21/12707:** Land At Pentewan Road St Austell Cornwall PL25 5BY. Hybrid planning application consisting of full planning permission for the erection of 80 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>

- ii. **PA23/00132:** Woodland North Of Horse Whim Drive Open Space West Horse Whim Drive St Austell Cornwall. Works to trees under a tree preservation order: G1 - 2 x Ash - dismantle Ash to ground all brush to remain stacked neatly in wooded area. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RO2G7GFGGV300>

- iii. **PA23/00521:** Menacuddle House Menacuddle Hill St Austell Cornwall. Proposed domestic garage. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ROS9ELFG1OU00>

- iv. **PA23/00728:** 34 Growan Road St Austell Cornwall PL25 3JP. Works to trees subject to a tree preservation order (TPO) Oak (T5) to prevent excessive debris causing the back of the property to be dangerously slippery as well as causing repeated blockages of external drainage. (Works detailed on App form). **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RPAFJAFGLV400>

- v. **PA23/00802:** 5 Elm Terrace St Austell Cornwall PL25 5QF. Works to trees in a Conservation area (TCA) T1 and T2 - Fell both Ash showing early signs of Ash die back. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RPE4XHFGGQ400>

- vi. **PA23/00913:** Land At John Keay House St Austell Cornwall. Application for modification of a planning obligation to insert a clause whereby 100% staircases, their mortgagees and successors in title will be excluded from liability in respect of the Affordable Housing obligations in Paragraph 3.1 Decision Notice C2/05/00336 dated 8/01/2007. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RPIBM6FG21100>

- vii. **PA23/00933:** Chi Lowen 71 Killyvarder Way St Austell Cornwall. Works to trees under a tree preservation order (TPO) namely: Soul Oak – Prune. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RPKJFFFGJTQ00>

- viii. **PA23/01010:** 2 River Walk St Austell Cornwall PL25 5DJ. Notification of proposed works to a tree in a conservation area: Removal of Western Red Cedar (T1). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RPPSFWFGM4200>

- ix. **PA23/01126:** Land West Of 40 Trenance Road St Austell Cornwall. Reserved Matters application for appearance, landscaping, layout and scale following outline consent PA19/09659 dated 12.02.2020. **Parish: Treverbyn.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RPVKN5FGIGS00>

- x. **PA23/01187:** Cedar Woods Trevail Way St Austell Cornwall. Erection of 19 dwellings, parking and landscaping, form vehicular access - demolish buildings, without compliance of condition 3 in relation to decision notice C2/07/01563 dated 18/12/2007. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RQ2D4GFGMU300>

- xi. **PA23/01600:** 24 Bethel Road St Austell Cornwall PL25 3HB. Non-material amendment in relation to decision notice PA22/01529 dated 05/04/2022 for alteration of roof finish from concrete tile to natural slate. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RQOFIHFGMOC00>

8. Premises Licence Applications

None.

9. Planning Decisions

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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. 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: Tuesday 11th April 2023 and Monday 15th May 2023).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 6th FEBRUARY 2023 in The Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD at 6pm.

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

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

P/22/114) Apologies for absence

Apologies for absence was received from Councillors Double and Pearce.

P/22/115) Declarations of Interest

Councillor Brown declared an interest in agenda item 7 (xi) by virtue of knowing the applicant.

P/22/116) Dispensations

None.

Councillor Brown advised that he would bring Agenda Item 6 forward as the next item to allow Ms Oxenham, a member of the public, to speak with regard to the minutes of the meeting dated 9th January 2023.

P/22/117) Public Participation

Ms Oxenham advised that at the Planning and Regeneration Meeting dated 9th January 2023 she informed Councillors that vehicles parked in the Ropehaven Road area are regularly leafleted in an anti-social manner and felt that it is relevant information to be included in the minutes. Ms Oxenham suggested a form of words to be considered by the Committee, but the Clerk highlighted a data protection issue with her wording. Ms Oxenham amended her suggested words to as follows:

"Ms Oxenham referred to anti-social behaviour by the fly posting of all vehicular traffic parked on sections of road between Pridmouth Road and Ropehaven Road"

P/22/118) Minutes from the Meeting dated 9th January 2023

Members' considered Ms Oxenham's request and agreed that the suggested wording should be incorporated into the minutes.

It was **RESOLVED** that subject to the addition of the wording suggested by Ms Oxenham the minutes of the meeting held on the 9th January 2023 be approved and signed as a correct record.

P/22/119) Matters to note

The Clerk advised that following consideration of the St Austell & Mevagissey – Traffic Regulation Order 2022, Cornwall Council Officers are setting up meetings to discuss the proposals of contention with Cornwall Councillors and relevant Town Councillors.

P/22/120) Planning Applications

- 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).

Ms Oxenham reiterated Treverbyn Parish Council's objection to the application and the vulnerability of the site to expansion. She referred to the 1500 homes at Carclaze and questioned the progress of the old Carclaze School being converted into housing.

During discussion, Councillors raised the following issues:

- The vulnerability of the northern expansion site if this development is approved;
- The site is not infill;
- The ownership status of the open space that could protect the northern expansion land;
- The loss of hedgerows, bats and wildlife;
- The lack of infrastructure to support 1500 homes;
- Poor access to the site;
- Loss of grade 3b farmland;
- The need for affordable housing;
- The need for the open space to be held in public ownership

A proposal to object to the application was lost 4 votes for, 5 votes against.

The following proposal to make no objection to the application subject to a condition was carried 7 votes for, 5 votes against:

Although Councillors had concerns at the number of properties and the density of development, it was **RESOLVED** to make no objection to this application **ON CONDITION** that the public open spaces are safeguarded in perpetuity by transferring them to local authority ownership.

- ii. **PA22/10680:** 2 Biddicks Court St Austell Cornwall PL25 5EW. Proposed replacement and alterations to fenestration at ground, first and second floor and alterations to shop front on south east (front) elevation.

It was **RESOLVED** to make no objection to this application subject to compliance with the three conditions suggested by the Historic Environment Service of Cornwall Council.

- iii. **PA22/11219:** 5 Courtlands Crescent St Austell Cornwall PL25 3HL. Demolition of existing two-storey dwelling and construction of two new detached dwellings.

During discussion Members expressed concern with regard to the mining and land stability issues on the site, potential impact on the neighbouring properties and bats at the location.

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

- Resolution of the mining and land stability issues on the site to the satisfaction of a suitably qualified mining/building engineer;
- A satisfactory bat survey report;
- The Planning Officer being satisfied that there are no overlooking issues to the rear of the proposed properties.

- iv. **PA22/11301:** Land At Higher Trewhiddle Farm St Austell Cornwall. Non-material amendment to decision PA20/00535 dated 02.11.2021 to change the external finishing on the garages from brick to a render.

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

- v. **PA22/11445:** 53 Porthmeor Road St Austell Cornwall PL25 3LU. Proposed garage and car port.

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

- vi. **PA23/00162:** 57 Meadway St Austell Cornwall PL25 4HT. Double storey side extension and porch.

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

- vii. **PA23/00233:** 31 Killyvarder Way St Austell Cornwall PL25 3DJ. Extension & refurbishment.

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

- viii. **PA23/00324:** 113 Retallick Meadows St Austell Cornwall PL25 3BZ. Construct a raised patio to rear of property.

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

- ix. **PA23/00476:** The Annexe 15 Bethel Road St Austell Cornwall. New annex without compliance of Condition 3 in relation to Decision Notice PA18/11077 dated 17/01/2019.

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

- x. **PA23/00568:** HSBC 14 Fore Street St Austell Cornwall. Removal of external ATM, signage and CCTV.

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

Councillor Brown reiterated his interest in the next item and left the meeting

Councillor Bull assumed the Chair

- xi. **PA23/00570:** 31 Brewery Drive St Austell Cornwall PL25 4EH. Construction of attached garage/sun room with apex roof with rear velux.

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

Councillor Brown returned to the meeting and re-assumed the Chair

P/22/121) Premises Licence Applications

None.

P/22/122) Planning Decisions

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

P/22/123) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/22/124) Levelling-up and Regeneration Bill: reforms to national planning policy

The Town Clerk explained that the Government are consulting on planned changes to the National Planning Policy Framework which guides Planning Authorities, local plans and the development of national development management policies. The Clerk referred to Cornwall Council's briefing notes which summarise the key proposed changes with regard to housing, plan making, beauty and environment (including renewals).

Members expressed a view that the information is contradictory and lacking in detail and felt that it is preferable to wait until further information is available before commenting.

During discussion, the merits of having a Neighbourhood Plan for the Town were discussed and the benefits that it could bring. The Clerk advised that they are very costly and time consuming to produce, most of the development sites are outside of the St Austell Parish and St Austell is zero rated for CIL funding which means that there is little financial incentive to develop a plan but that he would contact Cornwall Council for some advice.

It was **RESOLVED** to note the briefing notes and not respond to the Government consultation at this time.

It was **AGREED** that the Town Clerk should speak to Cornwall Council about the advantages and disadvantages of a neighbourhood plan for St Austell and report back to the Town Council.

P/22/125) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that the outcome of the Good Growth Fund grant applications are still awaited and the Regeneration Officer is currently working on a bid for funding for an empty shops initiative. He updated the Committee on the Mid Cornwall Metro Project which does not benefit St Austell Station directly but promises more frequent trains and a better ticketing system. He advised that there is funding for ancillary works for the project and that he would speak to Cornwall Council about the potential for some of the funding to be spent on St Austell Station.

Although the funding was welcome, concern was expressed that the project does not deliver a direct route through to Newquay and that although the trains will be more frequent, it will still be quicker to make the journey by car.

A view was also expressed that when Levelling Up Funds are next considered, there is a danger that it might be perceived that St Austell has already received funding through the Metro Project.

Councillor French left the meeting

Councillor Stephens left the meeting during the next item

P/22/126) Cornwall Council Highways Schemes

The Clerk advised that he has had no updates on the Cornwall Council Highways Schemes.

Members expressed concern with regard to the lack of information and requested an urgent meeting with Cornwall Councillors and, if necessary, Highways Officers to explain the various schemes and their progress.

It was **RESOLVED** that the Town Clerk should contact Cornwall Council to invite representatives to a future meeting of the Town Council to discuss the various Highways Schemes.

P/22/127) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 6th March 2023 and Tuesday 11th April 2023.

The meeting closed at 8.11pm.

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

6th MARCH 2023

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

PA22/10905

APPROVED

Applicant: Mr Harry Lakhal

Location: 9 Beech Road St Austell Cornwall PL25 4TS

Proposal: Loft conversion with a rear dormer.

Town Council Response: No Objection.

PA22/10736

APPROVED

Applicant: Mr R Smith

Location: 7 Tolcarne Close St Austell Cornwall PL25 4SJ

Proposal: Proposed rear extension and remodelling/refurbishment and external landscaping works

Town Council Response: No Objection.

PA22/02258

APPROVED

Applicant: Mr David Smith

Location: North Hill Nursing Home 7 North Hill Park St Austell Cornwall PL25 4BJ

Proposal: 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.

Town Council Response: Support.

PA23/00233

APPROVED

Applicant: Mr. John Copp

Location: 31 Killyvarder Way St Austell Cornwall PL25 3DJ

Proposal: Extension & refurbishment 31 Killyvarder Way, PL25 3DJ

Town Council Response: No Objection.

PA22/11319

APPROVED

Applicant: Mr And Mrs L Jones

Location: 82 Penmere Road St Austell Cornwall PL25 3PE

Proposal: Proposed construction of a single-storey side extension to the existing bungalow.

Town Council Response: No Objection.

PA22/10610

APPROVED

Applicant: Mr M Lewis

Location: Scout Hall Trenance Road St Austell Cornwall PL25 5AL

Proposal: Outline application with all matters reserved for demolition of existing Scout Hut and construction of up to two dwellings, landscaping and associated works.

Town Council Response: Support.

PA22/10841

APPROVED

Applicant: Mr And Mrs M Harland

Location: 35-37 High Cross Street St Austell Cornwall PL25 4AN

Proposal: Change of use from existing accountant's offices to two residential dwellings, including internal and external alterations

Town Council Response: No Objection.

