

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 19th June 2023** at **6pm**.

A handwritten signature in blue ink, appearing to read 'D. Pooley', is written over the printed name.

David Pooley
Town Clerk

13th June 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 15th May 2023

(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. Higher Trehiddle

(Purpose: To receive an update from Kingsley Developments on the Higher Trehiddle development).

8. 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. **PA21/08915:** 9 And 10 Aglets Way St Austell Cornwall PL25 4GA. Retrospective permission for the construction of decking. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QYT465FGLP700>

- ii. **PA23/03121:** 91 Chapel Field St Austell Cornwall PL25 3EN. Change of use of annexe to a single dwellinghouse. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RT7BQXFGGBP00>

- iii. **PA23/03545:** 4 St Piran's Close St Austell Cornwall PL25 3TF. First floor balcony. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RTTMTPEFG1OU00>

- iv. **PA23/03706:** Cornwall Council Tregarne Hostel North Street St Austell. Installation of external access ramps and change of external louvred door to glazed fire door. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RU3CJTFL1200>

- v. **PA23/04028:** 23 Pentewan Road St Austell Cornwall PL25 5BU. Demolition of existing dwelling and construction of two dwellings. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RUR1D9FGG8900>

- vi. **PA23/04575:** 19 Grove Road St Austell Cornwall PL25 5NP. Front extension to provide a porch/shower room. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RVRZV1FGN3Y00>

- vii. **PA23/00007/NDP:** Carlyon Parish Neighbourhood Development Plan.

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RTML5QFG1SK00>

9. Premises Licence Applications

None.

10. Planning Decisions

**Pages
7 to 10**

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

11. Cornwall Council – Urgent Delegated Planning Decisions

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

12. St Austell Town Centre Revitalisation Partnership

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

13. Cornwall Council Highways Schemes

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

14. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 17th July 2023 and Monday 21st August 2023).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 15th MAY 2023 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

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

P/23/01) Election of Chair

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

It was **RESOLVED** that Councillor Brown be elected Chair of the Planning and Regeneration Committee for the 2023-24 civic year.

P/23/02) Election of Vice-Chair

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

It was **RESOLVED** that Councillor Bull be elected Vice-Chair of the Planning and Regeneration Committee for the 2023-24 civic year.

P/23/03) Apologies for absence

Apologies for absence were received from Councillors French, Pearce, Styles and Double.

P/23/04) Declarations of Interest

There were no declarations of interest.

P/23/05) Dispensations

None.

P/23/06) Minutes from the Meeting dated 11th April 2023

It was **RESOLVED** that the minutes of the meeting held on the 11th April 2023 be approved and signed as a correct record.

Councillor Stephens arrived during the next item

P/23/07) Matters to note

The Clerk advised that notes received from Cornwall Council officers following the briefing for Members on highways matters held on the 17th April 2023 had been circulated electronically. It was agreed to discuss any highways matters arising at the next meeting of the Committee.

The Clerk advised that further to minute P/22/154, Councillor Rowse is likely to formally request that Planning Application Number: PA22/09153 is considered by Cornwall Council's Central Sub Planning Committee and suggested that a Town Council representative should be nominated to attend and speak against the application when it is considered by that Committee.

Councillor Brown advised that he would like to represent the Town Council at Cornwall Council's Central Sub Planning Committee meeting to speak against Planning Application number: PA22/09153.

It was **AGREED** that if required, Councillor Brown would attend Cornwall Council's Central Sub Planning Committee to speak against planning application number PA22/09153 and that it be made an approved duty.

Arising from a question, the Clerk confirmed that Steve Double MP had written to Cornwall Council supporting the Town Council's views and that the Town Council is still awaiting a response to its letter from Cornwall Council's Planning Officer.

P/23/08) Public participation

There were no members of the public present.

Councillor Brown advised that he would like to move Agenda Item 12 to the end of the agenda which was AGREED by the Committee.

P/23/09) Planning Applications

- i. **PA22/09639:** 48 Morcom Close St Austell Cornwall PL25 3UG.
New dwelling and associated works on residential infill land.

Members noted the amendments to the application but unanimously remained strongly opposed to the application. Concerns were expressed with regard to the proposed access arrangements and felt that Cornwall Council should consider enforcement action to reverse the works already started.

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

- Over development
- Over shadowing
- Inappropriate mass
- Out of character with the area
- Some loss of privacy
- Concerns with regard to the access arrangements

It was **FURTHER RESOLVED** that Cornwall Council be asked to consider enforcement action to ensure that the site is returned to its original state.

- ii. **PA23/00013:** 18 - 20 Woodland Road St Austell Cornwall PL25 4QY. External extension to form 5 extra rooms for an existing successful House of Multiple Occupation.

The Clerk read out a statement from Councillor Double about possible over development of the site which some Members concurred with. Members acknowledged the need for one bedroom accommodation but expressed concern with regard to the lack of green space and no apparent access to the rear of the property for emergency vehicles.

It was **RESOLVED** to make no objection to this application subject to emergency vehicle access to the rear of the property being maintained.

- iii. **PA23/02308:** 29 Tremayne Road St Austell Cornwall PL25 4NE. Creation of a drop kerb at the front of the property and parking area.

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

- iv. **PA23/02763:** Copper Beeches 52 Truro Road St Austell Cornwall. Alterations to the existing care home to provide five supported living accommodation units.

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

- v. **PA23/02837:** 23 Margaret Avenue St Austell Cornwall PL25 4SH. Detached single storey one bedroom annexe in the rear garden, widen drive entrance and form two car spaces, rear extension to bungalow.

During discussion, Members expressed concern with regard to the impact the proposed annexe may have on 21 Margaret Avenue and the need to ensure that if approved, the annexe is conditioned to ensure that it is only used in conjunction with the host building.

It was **RESOLVED** to make no objection to this application subject to the annexe being used in conjunction with the host building and that its erection has no adverse impact on 21 Margaret Avenue.

- vi. **PA23/03365:** 29 Treverbyn Road St Austell Cornwall PL25 4ES. Construction of ground floor level balcony/terrace to South East elevation, new porch to North West elevation and erection of a perimeter fence.

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

- vii. **PA23/03455:** Penhaligon House, H M Revenue & Customs Inspector Of Taxes St Austell Trinity Street St Austell Cornwall. Application for tree works within TPO area: Removal of all ash trees.

It was **RESOLVED** to make no objection to this application subject to the Forestry Officer agreeing that the trees need to be removed and suitable replacement planting being put in place.

P/23/10) Premises Licence Applications

None.

P/23/11) Planning Decisions

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

P/23/12) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that there had been no urgent delegated planning decisions since the last meeting.

P/23/13) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that there was little to add to the update that had been provided at the last Council meeting. He explained that the funding agreement for the feasibility work had now been signed and would be returned to Cornwall Council shortly. Tender documents were ready for publication. A Town Centre Revitalisation Partnership meeting is planned for the 23rd May 2023 and provided the partnership is supportive, the tender for the work will be published shortly after the meeting.

P/23/14) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 19th June 2023 and Monday 17th July 2023.

P/23/15) Cornwall Council Public Spaces Protection Order (Alcohol Consumption in Designated Public Spaces): Proposed renewal of the current order for October 2023.

The Clerk advised that Cornwall Council were consulting on the renewal of the county wide public space protection order (PSPO) prohibiting street drinking associated with anti-social behaviour. He explained that it was not illegal to consume alcohol in a public place. An offence is only committed if an individual refuses to comply with an authorised officer's request to stop drinking.

The PSPO allows Police and authorised officers to ask individuals to stop drinking and to confiscate their alcoholic drinks if they are deemed to be acting anti-socially. It is an offence to fail to comply with a request to stop drinking or surrender alcohol including any opened or sealed containers in the area covered by the PSPO.

The current PSPO expires on the 1st October 2023 and Cornwall Council are seeking to renew it for a further three years. The views of the Council are invited, and a response required by the 26th May 2023.

Members expressed concern about the effectiveness of the PSPO and a perceived lack of Police resource to enforce it.

Persistent drinking and anti-social behaviour in a number of locations was highlighted. In particular the Holy Trinity Church grounds were mentioned. Although Members had reservations about the effectiveness of enforcement, they felt that it was better to have the PSPO than not to. Members felt that the list of streets incorporated into the PSPO for St Austell lacked clarity and might not cover all areas that are vulnerable to anti-social behaviour. If possible, Members felt that the PSPO should apply to all public spaces in the parish of St Austell rather than just the named streets.

It was **RESOLVED** that the Town Clerk should write to Cornwall Council expressing the views of Members and complete the consultation form to reflect those views.

The meeting closed at 7.23pm.

ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
19th JUNE 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

PA23/01801

APPROVED

Applicant: Mr S Skinner

Location: Poltair Park Carlyon Road St Austell Cornwall

Proposal: Construction of purpose built structure for Bat Mitigation due to the removal of existing dilapidated former pavilion within park

Town Council Response: Support.

PA23/02161

APPROVED

Applicant: Mr T Chambers

Location: 80 Porthpean Road St Austell Cornwall PL25 4PN

Proposal: Proposed loft conversion.

Town Council Response: No Objection.

PA23/01574

APPROVED

Applicant: Mr Steven Skinner

Location: Bethel Park Bucklers Lane St Austell Cornwall PL25 3HW

Proposal: St Austell Town Council would like to install a piece of play equipment known as a Birds Nest Tree. The item is a 6 metre-high pole with climbing nets attached.

Town Council Response: Support.

PA23/01372

APPROVED

Applicant: Miss Bianca Guilherme

Location: 26 Truro Road St Austell Cornwall PL25 5JF

Proposal: Proposed extension to provide two flats; one to be wheelchair-purpose built and the other to be mobility-friendly

Town Council Response: Support.

PA23/01854

APPROVED

Applicant: Rev Howard Flint

Location: Holy Trinity Church Church Street St Austell PL25 4FZ

Proposal: Listed Building Consent to mount a decoratively tiled stainless steel frame surrounding a water bottle dispenser to the Church boundary wall.

Town Council Response: Support.

PA23/02308**APPROVED****Applicant:** Mr Elias Cleverley**Location:** 29 Tremayne Road St Austell Cornwall PL25 4NE**Proposal:** Creation of a dropped kerb at the front of the property and parking area.**Town Council Response: Support.****PA23/01112****APPROVED****Applicant:** Miss Julie Rickard**Location:** 15 Mountstephen Close St Austell Cornwall PL25 5DZ**Proposal:** Extension of garage to convert to self-contained unit.**Town Council Response: No Objection.****PA23/01101****WITHDRAWN****Applicant:** Mr & Mrs Terry Retallick**Location:** Land East Of 9 Trevone Crescent Trevone Crescent St Austell Cornwall PL25 5ED**Proposal:** Application for Outline Planning Permission with all matters reserved for the construction of a dwelling.**Town Council Response: Objection.****PA23/02358****APPROVED****Applicant:** Mr And Ms Bentley And Toll**Location:** 47 Roslyn Close St Austell Cornwall PL25 3UN**Proposal:** Proposed residential extension plus associated works.**Town Council Response: No Objection.****PA23/02238****APPROVED****Applicant:** Ms Runa Begum Ali**Location:** 14 Dobell Road St Austell Cornwall PL25 4NB**Proposal:** Proposed detached double Garage to existing dwelling**Town Council Response: No Objection.**

PA23/02679

APPROVED

Applicant: Mr And Mrs B Borman

Location: 26 Edgcumbe Green St Austell Cornwall PL25 5EF

Proposal: Proposed replacement garage, extension, remodelling and associated works

Town Council Response: No Objection.