

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 21st August 2023** at **6pm**.

S. Pooley

David Pooley
Town Clerk

15th August 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 17th July 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. 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. **PA23/04075:** 7 Roslyn Close St Austell Cornwall PL25 3UN. Extension of dropped kerb and associated works. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RUT1KTFGH5700>

- ii. **PA23/04967:** 9 Church Street St Austell Cornwall PL25 4AT. Retrospective planning permission for replacement windows and doors at 9 Church Street, as part of the Historic Environment Plan. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RWC255FGHVE00>

- iii. **PA23/05158:** Cornwall College John Keay House Tregonissey Road St Austell. Demolition of existing college buildings and construction of new buildings for educational use, associated alterations and improvements to existing car parking and landscaping and associated infrastructure. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RWNSHKFGHYW00>

- iv. **PA23/05236:** B & Q Plc Pentewan Road St Austell Cornwall. Application for retrospective Consent for the Display of Advertisements, namely the siting of 1 internally illuminated static sign, and 9 non-illuminated signs (7 fascia signs and 2 panel signs to existing posts). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RWW6ZZFGKBE00>

- v. **PA23/05857:** Flat Above 12A And 12B Fore Street St Austell Cornwall PL25 5EN. Listed Building consent for external gutter replacements and general roof level repairs to the flat above 12a and 12b Fore Street, St Austell. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RXXP8HFG0CQ00>

- vi. **PA23/05957:** Flat Above 12A And 12B Fore Street St Austell Cornwall PL25 5EN. External gutter replacements and general roof level repairs to the flat above 12a and 12b Fore Street, St Austell. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RY3FN1FG0CQ00>

- vii. **PA23/06269:** Rear Of 14 And 16 Dobell Road St Austell Cornwall PL25 4NB. Permission in principle for proposed construction of a single dwelling. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RYO0Y3FG1Z500>

8. Premises Licence Applications

None.

9. 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).

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. Local Plan (at the request of Councillor Brown)

(Purpose: To update the Committee on the latest position with regard to the updating of the Cornwall Council Local Plan).

14. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 25th September 2023 and Monday 30th October 2023).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 17th JULY 2023 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

Also present: Councillor Double.

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

P/23/30) Apologies for absence

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

Councillor French advised that he needed to leave the meeting at 7.30pm.

P/23/31) Declarations of Interest

Councillor Hamilton declared an interest in planning application PA23/05052 by virtue of being the landowner.

Councillor Fox advised that since the last meeting it has come to light that she knows the owners of the property which is the subject of planning application number PA23/01424 and has agreed with the Clerk that if the application is discussed at a future date, she will not take part in those discussions.

P/23/32) Dispensations

None.

P/23/33) Minutes from the Meeting dated 19th June 2023

The Chair drew Members' attention to the revised minutes which reflected the amendment requested at the Town Council meeting on the 10th July 2023.

It was **RESOLVED** that the minutes of the meeting held on the 19th June 2023 be approved and signed as a correct record.

P/23/34) Matters to note

The Clerk advised that he had received a 5 day protocol in respect of PA21/08915 (9 and 10 Aglets Way) which he would raise later on the agenda.

The Clerk also advised that further to minute number P/23/28 a response has been received from Cornwall Council to advise that they are pausing the review of Town and Parish Council transport strategies whilst consideration is given to the Council's transport priorities.

The Clerk confirmed that he has received correspondence from Kate Kennally in response to the Planning and Regeneration Committee's A391 safety concerns and agreed to circulate the correspondence to all Councillors.

Councillor Brown asked about enforcement in relation to Planning Application Number: PA22/09639. The Clerk confirmed that the application has not yet been determined but that he had requested an update from the Planning Officer.

P/23/35) Public participation

There were no members of the public present.

P/23/36) Planning Applications

- i. **PA23/03204:** 16 Cromwell Road St Austell Cornwall PL25 4PS. Change of use of garage/workshop store to annexe/garage/workshop/store.

It was **RESOLVED** to make no objection to this application subject to the annex being used in conjunction with the host building.

- ii. **PA23/03680:** Buckler Cottage Bucklers Lane St Austell Cornwall. Retrospective planning for detached garage conversion to annex.

Members generally supported the proposal although concern was expressed with regard to insulation and asked that Cornwall Council's Building Control Team is consulted if the application is approved.

It was **RESOLVED** to make no objection to this application subject to the annex being used in conjunction with the host building.

- iii. **PA23/04000:** Masonic Temple 25 South Street St Austell Cornwall. Technical details application following grant of Permission in Principle PA22/10165 dated 06.02.2023 for the construction of four dwelling units.

The Committee re-iterated their concern with regard to access to the site but noted that Cornwall Council has granted permission in principle and that the assumption is that the occupants of the flats will not have a car and no vehicular access will be required.

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

- iv. **PA23/04047:** Land North East Of 19 Bucklers Lane Bucklers Lane St Austell Cornwall. Proposed application to build one number 2 bed bungalow and one number 1 bed bungalow.

During discussion, Members expressed concern with regard to the mining history in the area and the potential for overbearing and overlooking issues on the bungalow behind the proposal.

A proposal to object to the application was lost 3 votes for, 4 votes against. A proposal to make no objection to the application was carried 4 votes for, 3 votes against.

It was **RESOLVED** to make no objection to this application subject to a satisfactory mining survey.

- v. **PA23/04561:** 35 Agar Road St Austell Cornwall PL25 3AE. Loft conversion and associated works.

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

- vi. **PA23/04566:** 28 Pennor Drive St Austell Cornwall PL25 4UW. Proposed ground floor utility and first floor bedroom/ensuite extension.

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

- vii. **PA23/04695:** 47 Pennor Drive St Austell Cornwall PL25 4UW. The proposed erection of a double storey dwelling, the formation of a new vehicular access and ancillary works.

Members felt that the proposal would be overdevelopment of the site and would create overbearing and overlooking issues. Concerns with regard to the character of the street scene and the poor access arrangements. A view was also expressed that there would be insufficient amenity space for the new dwelling.

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

Over development
Over shadowing
Overbearing
Overlooking
Poor access
Out of keeping with the street scene
Lack of amenity space for the new dwelling

Councillor Hamilton reiterated his interest and left the meeting

- viii. **PA23/05052:** 24 Trevone Crescent St Austell Cornwall PL25 5ED. Works to trees subject to a tree preservation order TPO Fell 1 coppice sweet chestnut stool due to basal decay and dieback and replant with 2 birch and/or rowan.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being satisfied with the proposals and that 2 suitable species of tree are planted in its place.

Councillor Hamilton returned to the meeting

P/23/37) Premises Licence Applications

None.

P/23/38) Planning Decisions

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

P/23/39) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that a 5 day protocol had been received in respect of Planning Application Number: PA21/08915 (9 and 10 Aglets Way) with a recommendation from the Planning Officer for approval.

Members expressed their dissatisfaction with the situation but felt that little further improvements could be made.

A proposal to following the advice of the Planning Officer was not seconded.

A proposal to agree to disagree was carried 5 votes for, 2 votes against.

It was **RESOLVED** to “agree to disagree” with the Planning Officer and not pursue the matter any further.

P/23/40) St Austell Town Centre Revitalisation Partnership

The Town Clerk reiterated the update provided at the Town Council on the 10th July 2023 with regard to the tender process. He added that Mr McCardle has been working on a GWR grant for improvements to the station and that he is now looking into potential funding streams for improvements to the church grounds. The Clerk advised that he is still talking to Cornwall Council about the potential for student accommodation at High Cross Street, but unfortunately little progress has been made to date.

Councillor Brown advised that he was one of the three panel members who had evaluated the tenders and agreed on a preferred contractor. He further advised that the Torchlight Carnival was discussed at the last meeting where it became apparent that due to a lack of committee members to organise the carnival and a suitable venue for the start and finish it would probably not continue. Councillor Brown further advised that Mark Ellis provided an update on the General Wolfe building, and the Town Centre Regeneration Partnership agreed that they would be happy to be the consultative body for the project. Councillor Double advised that she fully supported the Town Centre Regeneration Partnership being involved with the General Wolfe Plans and that she was pressing to ensure that the Town Council is fully consulted on the plans for Penwinnick Road.

The Clerk advised that Mark Ellis had provided a response with regard to future work on the local plan and that he would update the partnership at their next meeting.

P/23/41) Cornwall Council Highways Schemes

The Clerk advised that he had requested a meeting with Cornwall Councillors, key officers and Town Councillors to discuss the final year of Community Network Panel highways schemes.

Arising from a question, the Clerk confirmed that Treverbyn Parish Council had added their support to the letter to Kate Kennally concerning the safety of the A391.

P/23/42) Great Western Railway (GWR) consultation on changes to ticket offices

Councillor Brown advised that he had asked for the GWR Ticket Office consultation to be considered by the Planning and Regeneration Committee and outlined the ticket office statistics in St Austell which demonstrates that St Austell has a higher percentage of ticket office users compared to other towns.

The Clerk read a statement from Councillor Young who expressed concern with regard to the difficulties elderly people might face who are not au fait with computer systems and the difficulties for wheelchair users who cannot reach the ticket machines. Councillor Young also stressed that in general people prefer face to face contact and expressed concern at the potential job losses if the ticket offices are closed. Councillor Double advised that the MP's survey had received a few hundred responses so far but they had not yet analysed the responses.

During discussion a view was expressed that the ticket App is very good and overall, the public would probably not find the changes too onerous.

It was **RESOLVED** that the Council should advise that St Austell railway station ticket office should **not** be closed primarily for the following accessibility reasons:

1. The elderly who are not au fait with computer systems prefer to visit the station in person and have face to face contact.
2. People with disabilities often also prefer to visit a station in person. Those in wheelchairs struggle to reach the machines, those with sight impairment struggle to read the machines and those with learning difficulties struggle to understand the machines.
3. In general, many people prefer face to face contact and this not only provides reassurance in the purchase of tickets, but also is an integral part of the community in such a rural area where public transport is vital and limited.
4. This service also provides local employment, and although GWR has promised that no jobs will be lost, there is a very high risk that high levels of automation will lead to a reduction of staff due to a perceived lack of need. This would eventually mean that the lack of staff would ultimately lead to the inability to provide essential disability assistance.

Members were concerned at the potential safety issues for vulnerable individuals at a remote station if staffing levels were to decrease.

P/23/43) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 21st August 2023 and Monday 25th September 2023.

The meeting closed at 7.40pm.

ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
21st AUGUST 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

PA22/11219

APPROVED

Applicant: Mr Ian Carter

Location: 5 Courtlands Crescent St Austell Cornwall PL25 3HL

Proposal: Demolition of existing two-storey dwelling and construction of two new detached dwellings.

Town Council Response: No Objection.

PA23/03706

APPROVED

Applicant: Ben Smith

Location: Cornwall Council Tregarne Hostel North Street St Austell Cornwall PL25 5QE

Proposal: Installation of external access ramps and change of external louvred door to glazed fire door

Town Council Response: No Objection.

PA23/03545

APPROVED

Applicant: Mr Baily

Location: 4 St Piran's Close St Austell Cornwall PL25 3TF

Proposal: First floor balcony

Town Council Response: No Objection.

PA21/08915

APPROVED

Applicant: Wainhomes (South West) Limited

Location: 9 And 10 Aglets Way St Austell Cornwall PL25 4GA

Proposal: Retrospective permission for the construction of decking.

Town Council Response: Objection.

PA23/00013

APPROVED

Applicant: Property Group SW

Location: 18 - 20 Woodland Road St Austell Cornwall PL25 4QY

Proposal: External Extension to form 5 extra rooms for an existing successful House of Multiple Occupation.

Town Council Response: No Objection.

PA23/04575

APPROVED

Applicant: Mr J Riley

Location: 19 Grove Road St Austell Cornwall PL25 5NP

Proposal: Front extension to provide a porch/shower room.

Town Council Response: No Objection.

PA23/05766

Granted (CAADs, PIPs and LUs only)

Applicant: Cornwall Council Home Solutions

Location: 7 Roslyn Close St Austell Cornwall PL25 3UN

Proposal: Application for Certificate of Lawful Development for a Proposed use namely to alter an existing dropped kerb by extending the dropped kerb to provide access to an existing hard standing area to facilitate off-road vehicle-wheelchair transfers

Town Council Response: -

PA23/04075

WITHDRAWN

Applicant: C/O Agent

Location: 7 Roslyn Close St Austell Cornwall PL25 3UN

Proposal: Extension of dropped kerb and associated works

Town Council Response: -

PA23/03204

APPROVED

Applicant: Mr Kevin Saunders

Location: 16 Cromwell Road St Austell Cornwall PL25 4PS

Proposal: Change of use of garage/workshop store to annexe/garage/workshop/store

Town Council Response: No Objection.

PA23/02837

APPROVED

Applicant: Ms Shereen Crago

Location: 23 Margaret Avenue St Austell Cornwall PL25 4SH

Proposal: Detached single storey one bedroom annexe in the rear garden, widen drive entrance and form two car spaces, rear extension to bungalow

Town Council Response: No Objection.

PA23/01424

APPROVED

Applicant: Mr & Mrs C Maunder

Location: Land North Of 32 Brockstone Road Brockstone Road St Austell Cornwall PL25 3DW

Proposal: Creation of new access, proposed dwelling and associated works

Town Council Response: Objection.