

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 25th September 2023** at **6pm**.

S. Fullman

David Pooley
Town Clerk

19th September 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 21st August 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. **PA23/04607:** 20 Edgcumbe Road St Austell Cornwall PL25 5DX. Single-storey rear extension. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RVTJG0FGGD300>

- ii. **PA23/04772:** Trevaunance 40 Trevarrick Road St Austell Cornwall. Installation of solar panels on flat roof garage. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RW2ZFZFGJUX00>

- iii. **PA23/05531:** 5 Trenance Place St Austell Cornwall PL25 5NS. Two storey flat roof, rear extension to a semi-detached property creating 1 new first floor bedroom and 1 new ground floor family/dining room. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RXD3H5FGKQ600>

- iv. **PA23/06098:** Land Southwest Of Avonwynn View St Austell Cornwall PL25 5NA. Construction of 5 dwellings with garages with new access road. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RYCWDFFGJY200>

- v. **PA23/06242:** 47 Chough Crescent St Austell Cornwall PL25 3AY. Second storey extension to rear & side of property over existing single storey extension & internal refurbishment works. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RYLUIXFGG5P00>

- vi. **PA23/06246:** 40 Growan Road St Austell Cornwall PL25 3JP. Works to trees subject to a tree preservation order (TPO) Reduction of hanging branches and reduce height by 2 to 3 meters on 2 trees and general tree maintenance to four boundary trees as location map. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RYMB84FGG6Q00>

- vii. **PA23/06319:** 65 Victoria Road St Austell Cornwall PL25 4QF. Change of use of ground floor hairdressing salon to form a flat. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RYPXTCFGIKJ00>

- viii. **PA23/06498:** Land Adj To 16 Sandy Hill St Austell Cornwall PL25 3AT. Outline application with all matters reserved: Construction of a dwellinghouse. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZ11TWFGI6C00>

- ix. **PA23/06553:** St Austell Churchyard St Austell. Works to trees under a tree preservation order (TPO) namely: T1: Light prune to clear 0.80m to nearest suitable growth points, remove 1.5m strip around the base of the tree. Prune to achieve 6m clearance above the road. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZ4G2HFGKGZ00>

- x. **PA23/06570:** 1B Cooperage House Brewery Drive St Austell Cornwall. Installation of a wheelchair platform lift to the front of Cooperage House. To include all ancillary works. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZ4OCZFGKJ800>

- xi. **PA23/06696:** 61 Laura Drive St Austell Cornwall PL25 3EQ. Two storey extension to existing dwelling. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZE37QFGI5N00>

- xii. **PA23/06702:** 3 Tremena Road St Austell Cornwall PL25 5QG. Work to Trees in a Conservation Area - namely T1 = Cypressus Macrocarpa Height reduction from 22m to 17m a reduction of 5m. L1 = Lime Tree. Height reduction from 20m to 16m a reduction of 4m. The sides being reduced by 2m and Light Crown thin/Deadwood removed. L2 = Lime Tree. Entwined with L1. Height reduction from 20m to 16m a reduction of 4m. The sides being reduced by 2m and Light Crown thin/Deadwood removed. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZF63VFGISZ00>

- xiii. **PA23/06813:** 8 Nancarrow Court St Austell Cornwall PL25 4RE. Single storey side extension and associated refurbishment works. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZKS VKFGML200>

- xiv. **PA23/06845:** 30 Holmbush Road St Austell Cornwall PL25 3LQ. Works to trees subject to a tree preservation order (TPO) Fell Common Beech tree to ground level. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZMKSKFGG2H00>

- xv. **PA23/06933:** Trelawney House Trinity Street St Austell Cornwall. Non material amendment in relation to Decision Notice PA23/01954 dated 08/06/2023 to on the East Elevation change fenestration to the block K Adult Education classroom cupboards change from clear to ceramic backed glazing to hide the Adult Education laptop storage cupboards. 2. North East Elevation: Reduced extent of work to existing rendered facade to the 1st floor, Re-using existing window penetrations to allow replacement of existing windows as shown, Amendments to the rainscreen, signage and incorporation of automatic sliding entrance door to ground floor, Omit of the glazed canopy. North West Elevation - Reduction in extent of building works and adaptations local to this elevation, its existing Gf brickwork faced walling, windows, DPC, lintels and their physical openings, Introduction of a new curtain walling screen, in place of 4no. new single window openings previously proposed, Retention of the mural. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZULP7FGKJ600>

- xvi. **PA23/07036:** 66 Victoria Road St Austell PL25 4QD. Sub division of 1 dwelling house to create 2 dwelling houses. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S03XRYFGISO00>

- xvii. **PA23/07108:** 7 Eastbourne Road St Austell Cornwall PL25 4SZ. Application for Non-Material Amendment to PA21/07134 for a Proposed extension to existing annexe to provide dwelling. Non compliance of Condition 2 in respect of decision PA20/09421 Dated 13/01/2021, namely 1) Minor revision to layout to allow a phased construction to provide an initial 1-bed dwelling. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S099GCFGMAM00>

- xviii. **PA23/07156:** 6 Jubilee Meadow St Austell Cornwall PL25 3EX. Works to an Ash tree subject to a TPO: Remove tree as it is suffering from ash die back. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S0B4DEFGFUB00>

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. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 30th October 2023 and Monday 4th December 2023).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 21st AUGUST 2023 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

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

The Committee held a 1 minute silence in memory of Councillor Deborah George who was a Member of the Town Centre Revitalisation Partnership

P/23/44) Apologies for absence

Apologies for absence were received from Councillors Double, Hamilton and Stephens.

P/23/45) Declarations of Interest

Councillor Julie Fox declared an interest in agenda item 7 (iii) by virtue of being an employee of Cornwall College. She advised that she lived at Dobell Road but not in close proximity to the applicants for agenda item 7 (vii).

P/23/46) Dispensations

None.

P/23/47) Minutes from the Meeting dated 17th July 2023

It was **RESOLVED** that the minutes of the meeting held on the 17th July 2023 be approved and signed as a correct record.

P/23/48) Matters to note

The Clerk advised that Planning Application Number: PA23/09639 has not yet been determined.

The Chair added that the Town Centre Revitalisation Partnership expressed concern at their last meeting with regard to the proposed closure of the St Austell Station Ticket Office and an objection from the Partnership has been lodged with GWR.

P/23/49) Public participation

There were no members of the public present.

P/23/50) Planning Applications

- i. **PA23/04075:** 7 Roslyn Close St Austell Cornwall PL25 3UN.
Extension of dropped kerb and associated works.

The Clerk advised that the application has been withdrawn as the proposed works can be carried out under permitted development rights.

- 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.

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

- 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.

The Clerk advised that no comments have been received from the Planning Officer, but concerns have been expressed from some Lewis Way residents about the potential for an increase in traffic and congestion in Lewis Way if it is not restricted to residents only. Further information has been requested by the Cornwall Council Lead Local Flood Authority regarding drainage and concerns have been expressed by the Police Architectural officer with regard to security and the provision of CCTV.

Members generally expressed their support for the proposal and the strong need for St Austell to have a modern and purpose built college to attract students into the town. A concern was expressed with regard to the proposed location of the restaurant which would not make the most of the views over the bay and the demolition of a building that has a long history in the town.

It was **RESOLVED** to support this application subject to a condition to ensure that there is no vehicular access through Lewis Way to or from the college (except for emergency vehicular access) and that the Planning Officer ensures that the concerns raised by the Police Liaison Officer are addressed.

*** Councillor Fox took no part in the discussions on the above application ***

- 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).

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

- 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.

It was **RESOLVED** to support this application and ask the Planning Officer to check that a bat survey is not required.

- 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.

It was **RESOLVED** to support this application and ask the Planning Officer to check that a bat survey is not required.

- 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.

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

P/23/51) Premises Licence Applications

None.

P/23/52) Planning Decisions

PA21/08915 – Aglets Way

The Clerk advised that following a five day protocol the Chair and Vice Chair agreed not to pursue this application to committee.

PA23/01424 – 32 Brockstone Road

Members noted that despite the Town Council's continued strong objection to the application and a request to pursue it to committee, it has been approved by Cornwall Council under delegated powers.

It was **RESOLVED** that:

- (i) The report and decisions be noted;
- (ii) Councillor Rowse be asked to provide an update to the Town Council meeting on 4th September on why the application was not pursued to Committee.

P/23/53) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/23/54) St Austell Town Centre Revitalisation Partnership

The Clerk advised that he had met with Jonathan Nicholls and Warren Thorne from Hayhurst Consultants and introduced them to the Old Vicarage Place landowner and his agent which had been very positive. The contract between the Town Council and the consultants has been drafted and is almost ready for signature.

The Town Centre Partnership has two voluntary sector vacancies and one democratic vacancy at the present time. The democratic vacancy will be discussed at the Council meeting on the 4th September.

Matthew Vowels and Mike Hawes are trying to take the High Cross Street student accommodation project forward and the High Street Task Force are now due to visit St Austell in September. The Regeneration Officer is applying for CIL funding for improvements to the Holy Trinity Churchyard and assistance is being sought from Jon Mitchell at Cornwall Council.

Arising from a question, the Clerk advised that he cannot provide a timescale for the consultants to provide a presentation to the Town Council or Town Centre Revitalisation Partnership as the project plan is being revised to bring some feasibility work forward identified at their recent site visit. He added that the consultants are due to return from annual leave this week and that he would contact them to ascertain some timescales including when they hope to be able to introduce themselves to the Town Council and the Partnership.

Councillor Brown advised that the Partnership had discussed at length the recently released housing numbers report which showed an increase in temporary accommodation placements in St Austell. The business representatives particularly expressed their concern although acknowledged that temporary accommodation placements did not always correspond with ASB. Concern was expressed about the large number of gatherings in the town centre, which the public, on the whole, find intimidating, particularly if the people involved are drinking.

It was **RESOLVED** that the Clerk should ask Cornwall Council for a report showing:

1. the numbers of people placed by Cornwall Council in temporary/emergency accommodation analysed by town for the last 3 years, and
2. the numbers with complex needs in supported accommodation analysed by town for the last 3 years.

P/23/55) Cornwall Council Highways Schemes

The Clerk advised that he had chased the Community Link Officer for a meeting between the Town Council, Cornwall Councillors and the Highways Officers to discuss the final year of the Community Network Panel highways schemes.

P/23/56) Local Plan (at the request of Councillor Brown)

Councillor Brown advised that he had asked a question of Cornwall Council at the Town Centre Revitalisation Partnership about the timescales for a review of the local plan and the written reply from Mr Ellis indicated that due to national planning uncertainties this will not be looked at until after the general election. Cornwall Council has set themselves a production timetable of 2 years from the commencement of work to the submission of the revised plan.

During general discussion, Members stressed the importance of local input into developing plans and highlighted the success of the St Austell Town Framework and the Parish Councils' involvement in the process.

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

P/23/57) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 25th September 2023 and Monday 30th October 2023.

The meeting closed at 7.36pm.

ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
25th SEPTEMBER 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

PA23/03680

APPROVED

Applicant: Mr David Allinson

Location: Buckler Cottage Bucklers Lane St Austell PL25 3JL

Proposal: Retrospective planning for detached garage conversion to annex.

Town Council Response: No Objection.

PA23/05052

APPROVED

Applicant: Mr C Hamilton

Location: 24 Trevone Crescent St Austell Cornwall PL25 5ED

Proposal: 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.

Town Council Response: No Objection.

PA23/04561

APPROVED

Applicant: Mr Sharratt

Location: 35 Agar Road St Austell Cornwall PL25 3AE

Proposal: Loft conversion and associated works

Town Council Response: No Objection.

PA22/09639

REFUSED

Applicant: Mrs And Mr V And A Taylor And Hughes

Location: 48 Morcom Close St Austell Cornwall PL25 3UG

Proposal: New dwelling and associated works on residential infill land.

Town Council Response: Objection.

PA23/03121

APPROVED

Applicant: Mr R Dumbleton

Location: 91 Chapel Field St Austell Cornwall PL25 3EN

Proposal: Change of use of annexe to a single dwellinghouse

Town Council Response: No Objection.

PA23/04566**APPROVED****Applicant:** Mr & Mrs Adam Kellow**Location:** 28 Pennor Drive St Austell Cornwall PL25 4UW**Proposal:** Proposed Ground Floor Utility and First Floor Bedroom/Ensuite Extension**Town Council Response: No Objection.****PA23/04967****APPROVED****Applicant:** Mr Michael Robins**Location:** 9 Church Street St Austell Cornwall PL25 4AT**Proposal:** Retrospective planning permission for replacement windows and doors at 9 Church Street, as part of the Historic Environment Plan**Town Council Response: Support.****PA23/05236****APPROVED****Applicant:** Mark Amis**Location:** B & Q Plc Pentewan Road St Austell Cornwall PL25 5BU**Proposal:** 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)**Town Council Response: No Objection.****PA23/04695****REFUSED****Applicant:** Mr T Barbery**Location:** Land Adj To 47 Pennor Drive St Austell Cornwall PL25 4UW**Proposal:** The proposed erection of a double storey dwelling, the formation of a new vehicular access and ancillary works**Town Council Response: Objection.**

