

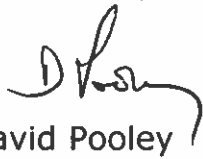
St Austell Town Council



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 8th January 2024** at **6pm**.



David Pooley
Town Clerk

2nd January 2024

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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 4th December 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 invite members of the public to speak 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 or longer at the discretion of the Chair.

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. **PA23/01370/PREAPP:** Former Carclaze Community Infant School Carclaze Road St Austell Cornwall PL25 3AG. Pre application advice to keep the remaining facade and create 8 open market residential flats. On the top playground it is intended to provide 4 further residential flats that we propose to be affordable. Each of the flats will have access to one allocated parking space per property and there will be additional visitors spaces also. **Parish: Treverbyn.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S4SF99FG0IS00>

- ii. **PA23/06966:** Land Adjacent To 50 Phernyssick Road St Austell Cornwall PL25 3TU. Proposed new dwelling and associated works. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RZWDJHFGLQT00>

- iii. **PA23/08004:** Air Quality Monitoring Station Highfield Avenue Open Space East Highfield Avenue St Austell. Installation of new air quality monitoring station. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S1YOMRFGMLN00>

- iv. **PA23/09170:** Gwethnoc Parc 24 Truro Road St Austell Cornwall. Re-model and creation of new bedrooms. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S42588FGM2G00>

- v. **PA23/09281:** Land At Higher Trewhiddle Truro Road St Austell PL25 5FQ. Outline planning permission with all matters reserved for development of up to 150 residential dwellings and retail and community use. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S468IEFGH9Y00>

- vi. **PA23/09590:** 2 Menear Road St Austell Cornwall PL25 3DE. Extension and alteration of existing dwelling and associated works. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S4N1ZKFGID100>

- vii. **PA23/09674:** Western House, Eliot Gardens, St Austell, Cornwall. Conversion of redundant plant room/store cupboard into studio apartment. **Ward: Poltair & Mount Charles**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S4VP4UFGFHI00>

- viii. **PA23/09709:** 68 College Green St Austell Cornwall PL25 5EX. Application for tree works in a Conservation Area (CA): Coppice of an Ash tree and dismantle of 3 Ash trees. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S4W8MSFGFWS00>

- ix. **PA23/09908:** 12 Gover Road St Austell Cornwall PL25 5ND. Works to Trees covered by a Tree Preservation Order (TPO) - G1 Group of Ash trees - Repollard/pollard to 7m in height. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S579SZFGN1M00>

- x. **PA23/10260:** 12 North Hill Park, St Austell, Cornwall, PL25 4BJ. Works to a tree in a Conservation Area for Red Beech (*Nothofagus fusca*) – fell. Tree has a reduced canopy and visible dieback in crown due to damage to exposed roots in garden. Replant with *Nothofagus fusca* sapling once works have been carried out. **Ward: Poltair & Mount Charles**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=S5YFLRFGKNO00>

8. Premises Licence Applications

None.

9. Planning Decisions

**Pages
7 to 9**

(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 Town Centre Revitalisation Partnership). (Verbal update).

12. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 5th February 2024 and Monday 4th March 2024).

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

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

Also present: Councillor: Double, Kimber and Preece.

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

P/23/85) Apologies for absence

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

P/23/86) Declarations of Interest

Councillor Fox declared an interest in agenda item 8 (i) by virtue of being an employee of Cornwall College.

P/23/87) Dispensations

None.

P/23/88) Minutes from the Meeting dated 30th October 2023

It was **RESOLVED** that the minutes of the meeting held on the 30th October 2023 be approved and signed as a correct record.

P/23/89) Matters to note

The Clerk advised that further to minute number P/23/78, an expression of interest had been submitted to Cornwall Council requesting feasibility funding for a pedestrian crossing between Cornwall College and Poltair School. Councillor Fox has reviewed the previous feasibility study for a crossing in the area and her comments have been sent to Cornwall Council for consideration.

Councillor Double advised that according to the developer, all highways funding from the West Carclaze development has been spent and no further monies are due.

Concern was expressed with regard to this statement and the Town Clerk **AGREED** to follow this up with the Community Link Officer.

Members also asked what the situation is regarding the highways improvement schemes at Eliot Road and Prince Charles Park as both schemes had signage put out indicating that works were due to commence but all signage has now been taken away and no works started.

The Clerk **AGREED** to follow this up with the Community Link Officer/Highways Officers.

P/23/90) Public participation

None.

P/23/91) Carlyon Road Masterplan Briefing Michael Hawes – Mei loci

Michael Hawes provided an overview of work that he is undertaking for Cornwall Council to produce a vision for the Carlyon Road site adjacent to the St Austell Library. He explained that a Steering Group has been set up which includes representatives from the Town Council to help shape the masterplanning. He confirmed that the library is included in the study, but only to identify which services could benefit from being located closer to it eg: leisure centre. There are no plans to re-locate the library.

Mr Hawes advised that the various stakeholders currently occupying the properties in Carlyon Road are co-operating with the review of the buildings and facilities on the site and have individually expressed their ideal space and operational needs. Mr Hawes emphasised sustainability, including the potential for a heat network, for being carbon neutral and for consolidating buildings. The retention of the trees on the site is a priority as many of them have been assessed as high value. Mr Hawes advised that access to and from the site is being explored as well as paths that could link the site to nearby residential areas.

Mr Hawes advised that the potential to create a health and wellbeing hub with a new leisure centre, a centralised medical centre, an improved care home and facilities for Mount Charles Band and Young People Cornwall are all being explored and that two plans will be produced for Cornwall Council, one with minimum change and one with maximum change. Mei Loci has a target for the end of December for the first stage of the planning.

Mr Hawes stressed that at the present time, no capital funding has been identified for the masterplan once it has been produced.

Members praised Cornwall Council and Mei Loci for the manner in which the visioning was being undertaken and stressed the importance of this site to St Austell.

A variety of views/issues were discussed:

- The need to understand and manage expectations that there is currently no capital funding for the plans once produced;
- Whether or not each stakeholder could find their own funding;
- The potential for the leisure centre to be re-built with a 50m pool;
- The disruptive nature of geothermal drilling;
- The potential for housing to be on the site to assist with funding;
- The need to ensure that there is adequate parking for any major changes.

It was **RESOLVED** to strongly welcome the development of a masterplan for the Carlyon Road site, to thank Cornwall Council for their commitment to this exercise and to request further reports and consultation as work progresses.

P/23/92) Planning Applications

- i. **PA23/05798:** Cornwall College John Keay House Tregonissey Road St Austell. Construction of 1No football and basketball play zone at St Austell Campus, including polymeric surface, fencing, retention/adjustment of existing LED floodlighting, and ancillary equipment.

David Atkinson-Beaumont explained that the College wished to create a multi-sports area approximately half the size of a football pitch (7 a side) which could be used by the College and community groups.

In response to questions Mr Atkinson-Beaumont advised that the pitch would be located in a manner acceptable to Southwest Water and the hours of operation of floodlights would be controlled.

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

- ii. **PA23/07517:** Car Park Eliot Road St Austell Cornwall. Change of use of the site from Sui generis - car park to Sui generis - vehicle hire branch. The erection of a modular office building, wash bay and equipment store and the demolition of existing garage outbuilding.

Members generally welcomed the creation of employment opportunities on this site but raised concerns that the proposal had no green credentials attached to it and felt that as a minimum EV charging points should be installed. Members also felt strongly that any wildlife identified in or around the site should be protected and that any near neighbours should not be adversely impacted by the development.

It was **RESOLVED** to support this application subject to:

1. The installation of EV charging points;
2. Suitable surveys obtained to ensure that any identified wildlife is protected;
3. The Planning Officer being satisfied that the neighbouring properties would not be adversely impacted by this business.

- iii. **PA23/07518:** Car Park Eliot Road St Austell Cornwall. Advertisement consent for 3 x Facia Sign, 1 x T-Pole Sign and 1 x Banner Sign.

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

- iv. **PA23/08702:** 35 High Cross Street St Austell Cornwall PL25 4AN. Non-material amendment to PA22/10841 for internal layout changes to 35-37 High Cross Street.

It was noted that this application has already been determined.

- v. **PA23/08742:** 20 Trevarrick Road St Austell Cornwall PL25 5JN.
Proposed side extension and construction of detached garage.

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

- vi. **PA23/08813:** Cornwall Council Tregarne Hostel North Street St Austell. Revised design to the previous planning approval - change of external window to a glazed fire exit door.

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

- vii. **PA23/08932:** 29 Jubilee Meadow St Austell Cornwall PL25 3EX.
Works to trees subject to a TPO - trimming of Oak tree.

It was **RESOLVED** to object to the extent of the works proposed but to accept reasonable works if supported by the Tree Officer.

P/23/93) Premises Licence Applications

1. Premises Name and Address: The Club, High Cross Street, St Austell, Cornwall, PL25 4AN. Application Type: Variation. Licensable Activities: Extend hours.

The Deputy Town Clerk advised that the extension of hours requested related to:

Monday – 2.30am close	(currently 2am)
Friday – 3am close	(currently 2am)
Saturday – 3am close	(currently 2am)

During discussion the following issues were raised:

- The noise nuisance currently endured by neighbours living close to The Club;
- The precedent an extension could set to other licenced premises;
- The lack of control of people once outside of the premises;
- The disturbances witnessed outside of the club when it closes;
- Whether or not the Police have objected to the application;
- Whether or not a ½ hour or 1 hour extension will cause issues.

Members expressed a wish to object to the application and the Clerk advised that objections have to be evidence based and had to be relevant to at least one of four licensing objectives:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

It was **RESOLVED** to:

1. Seek the views of the Police;

2. Object to the application on the grounds to be determined by the Town Clerk based upon Members comments.

Councillors Hamilton and Lanxon voted against this proposal

P/23/94) Planning Decisions

It was **RESOLVED** to note the report of planning decisions made.

P/23/95) Cornwall Council – Urgent Delegated Planning Decisions

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

P/23/96) St Austell Town Centre Revitalisation Partnership

The Clerk advised that the Town Centre Revitalisation Partnership was due to meet on the 5th December 2023 and that earlier today a number of Partnership members had undertaken a site visit at Old Vicarage Place despite the inclement weather. Generally, there was a good level of satisfaction with the Consultant's early work and the Stage 1 report relating to access arrangements, research and initial surveys.

In response to a question the Clerk advised that Stage 2 of the contract would include more survey work and testing of reinforcement bars and concrete to better assess load bearing capabilities for different parts of the site.

The Clerk advised that he and the Chair were due to meet with Cornwall Council officers after the Partnership meeting to discuss a second phase of Town Vitality Fund monies and the rules relating to this.

The Clerk advised that an application for funding has been submitted to the Community Levelling Up Fund to commission landscape design work for a piazza at the Holy Trinity Church. A response was awaited. He also advised that Cormac had undertaken to repair the paths around the church.

P/23/97) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 8th January 2024 and Monday 5th February 2024.

The meeting closed at 19.50pm.

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

8th JANUARY 2024

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

PA23/08702

APPROVED

Applicant: Herron Gall Real Estates

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

Proposal: Non-material amendment to PA22/10841 for internal layout changes to 35-37 High Cross Street

Town Council Response: Determined without a Town Council response.

PA23/07584

APPROVED

Applicant: Mr Chris Grigg

Location: Land West Of 15 Fairfield Close St Austell PL25 3HE

Proposal: Proposed end of terraced 3 bedroom dwelling with parking for one car, and bedroom extension over garage to No 15 Fairfield Close with non-compliance with Condition 2 of PA20/00236 dated 09/06/2020 without compliance of condition 2 in relation to decision notice PA21/12222 dated 08/03/2022

Town Council Response: No Objection.

PA23/08742

APPROVED

Applicant: Mr & Mrs C Monahan

Location: 20 Trevarrick Road St Austell Cornwall PL25 5JN

Proposal: Proposed side extension and construction of detached garage.

Town Council Response: No Objection.

PA23/07762

APPROVED

Applicant: Glen House Estates Ltd

Location: Land At Former Teddingtons Controls Site Daniels Lane St Austell Cornwall PL25 3HG

Proposal: Demolition of existing E Use Class unit and erection of replacement E Use Class unit

Town Council Response: Support.

PA23/05531**APPROVED****Applicant:** Mr Paul Hampton**Location:** 5 Trenance Place St Austell Cornwall PL25 5NS**Proposal:** 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**Town Council Response: No Objection.****PA23/05158****APPROVED****Applicant:** Department For Education**Location:** Cornwall College John Keay House Tregonissey Road St Austell Cornwall PL25 4DJ**Proposal:** 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**Town Council Response: Support.****PA23/05798****APPROVED****Applicant:** Mr Bob Harris**Location:** Cornwall College John Keay House Tregonissey Road St Austell Cornwall PL25 4DJ**Proposal:** Construction of 1No football and basketball play zone at St Austell Campus, including polymeric surface, fencing, retention/adjustment of existing LED floodlighting, and ancillary equipment**Town Council Response: Support.****PA23/08932****APPROVED****Applicant:** Mr Daniel Cocks**Location:** 29 Jubilee Meadow St Austell Cornwall PL25 3EX**Proposal:** Works to trees subject to a TPO - trimming of Oak tree**Town Council Response: Object.**

