

## 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 20<sup>th</sup> May 2024** at **6pm**.



David Pooley  
**Town Clerk**

13<sup>th</sup> May 2024

Tel: 01726 829859  
E-mail: [david.pooley@staustell-tc.gov.uk](mailto:david.pooley@staustell-tc.gov.uk)  
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### **AGENDA**

- 1. Election of Chair**
- 2. Election of Vice-Chair**
- 3. Apologies for absence**
- 4. Declarations of Interest**

(Purpose: To receive declarations of disclosable pecuniary and other non-registerable interests in respect of items on the agenda).

- 5. Dispensations**

(Purpose: To receive requests for dispensations under the Code of Conduct).

- 6. Minutes from Meeting dated 8<sup>th</sup> April 2024**

**Pages  
1 to 6**

(Purpose: To agree that the minutes of the above meeting be signed as a correct record).

## 7. **Matters to Note**

A verbal update from the Town Clerk on the actions taken since the last meeting.

## 8. **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.*

## 9. **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](http://www.cornwall.gov.uk).

- i. **PA23/09532:** Land Off Menear Road North Of St Austell PL25 3TD. Construction of a temporary 17.51MWp Solar Photovoltaic (PV) and 5MW Battery Storage Farm comprising solar modules, battery cabinets, landscaping, access from the public highway and associated works. **Parish: Treverbyn.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S4L1T9FGGXT00>

- ii. **PA24/01003:** 16 Boscarne Crescent St Austell Cornwall PL25 4PW. Remove fence at side of property and replace with a block wall, which will be rendered and painted the same colour as the house. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S8HSGWFGN5800>

- iii. **PA24/01794:** 129 Retallick Meadows St Austell Cornwall PL25 3BZ. Construction of Garden Room/ Ancillary Accommodation. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9TUJDFGG3900>

- iv. **PA24/01844:** 35 Slades Road St Austell Cornwall PL25 4HA. Proposed demolition of rear kitchen, bathroom and bedroom to form new open plan kitchen, utility with 2 bedrooms over and a raised patio. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9VSGGFGHIB00>

- v. **PA24/01892:** 28 Pennor Drive St Austell Cornwall PL25 4UW. Extension & associated works. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9YVLBFGJKC00>

- vi. **PA24/02174:** Shoezone 20 Fore Street St Austell Cornwall. Subdivision of the existing larger Unit (Use Class E) to form two small independent shops (Use Class E) and the replacement of the shopfront window and doors. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SAG074FGFQO00>

- vii. **PA24/02362:** 4 Sandy Hill St Austell Cornwall PL25 3AS. Construction of two semi-detached dwellings, creation of new vehicular access, provision of vehicular parking, external garden amenity areas, and associated works. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SAR9SUFGFXD00>

- viii. **PA24/02431:** 16 Fore Street St Austell Cornwall PL25 5EP. Proposed internal alterations to the existing shop, the change of use of the first floor to form two apartments together with external alterations. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SAWWUBFGISB00>

- ix. **PA24/02498:** 12 Holiburn Eliot Gardens St Austell Cornwall. Sub-division of one duplex apartment to create two single-storey apartments. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SB07ZMFGKYY00>

- x. **PA24/02554:** Rear Of 16-18 Dobell Road St Austell Cornwall PL25 4NB. Technical Details Consent application for the proposed construction of a dwelling, following on from granting of Permission in Principle under (application PA23/06269). **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SB22NLFGM8F00>

- xi. **PA24/02591:** Land North Of 36 Eliot Road St Austell Cornwall PL25 4NN. Construction of dwelling house and associated works. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SB2DWCFGMHY00>

- xii. **PA24/02613:** Rear Of 8 Jubilee Meadow St Austell Cornwall PL25 3EX. Application for works to tree subject to Tree Preservation Order namely cut off a branch that overhangs garden on one Oak tree. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SB3M7MFGFKC00>

**10. Premises Licence Applications**

None.

**11. 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).

**12. Cornwall Council – Urgent Delegated Planning Decisions**

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

**13. Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - Masonic Temple, 25 South Street, St Austell, Cornwall, PL25 5BH**

**Pages  
11 to 12**

(Purpose: To note correspondence from Cornwall Council in respect of the above Planning Appeal).

**14. Highways Matters**

**Pages  
13 to 16**

(Purpose: To note the response received from Cornwall Council regarding potholes). (Correspondence attached).

**15. St Austell Town Centre Revitalisation Partnership**

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

**16. Dates of Meetings**

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: **Monday 10<sup>th</sup> June 2024 (new date)**, Monday 17<sup>th</sup> June 2024 and Monday 15<sup>th</sup> July 2024).



**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 8<sup>th</sup> APRIL 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.**

**Present:** Councillors Brown (Chair), Bull, Cohen, Fox, French, Gray, Hamilton, Kimber, Lanxon, Pearce, Preece and Thompson.

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

**P/23/131) Apologies for absence**

Apologies for absence were received from Councillors Stephens and Styles.

**P/23/132) Declarations of Interest**

None.

**P/23/133) Dispensations**

None.

*\*\*Councillors Cohen and Lanxon arrived during the next item\*\**

**P/23/134) Minutes from the Meeting dated 4<sup>th</sup> March 2024**

It was **RESOLVED** that the minutes of the meeting held on the 4<sup>th</sup> March 2024 be approved and signed as a correct record.

**P/23/135) Matters to note**

The Clerk advised that he had obtained the following information about the Section 106 funding due from the eco town:

- The number of properties currently occupied at the eco town is approximately 100 with a further 80 units in various stages of completion;
- 270 occupied properties will trigger the highways contribution
- The highways contribution is required to be used for improvements to the Tregonissey junction, Slades Road and the Scredda roundabout.

Councillor Fox expressed strong concern with regard to the state of the roads in St Austell. She advised that the roads are dangerous to both vehicular and pedestrian users and that the numerous potholes, disintegrating speed humps and faded road lines are a major issue and very unsatisfactory. Councillor Fox suggested that a strongly worded letter should be sent to Cornwall Council expressing the Town Council's severe concern about the state of the roads in St Austell and request a timeline of when road improvements in St Austell are likely to be carried out.

Members noted Councillor Rowse's press release dated 8<sup>th</sup> April 2024 expressing his dissatisfaction with the state of the roads in St Austell and that his concerns have been escalated to the Leader of Cornwall Council.

Councillor Kimber expressed a view that the speed humps are not disintegrating and that the Leader of Cornwall Council is taking the matter of deteriorating roads very seriously.

It was **RESOLVED** to send a strongly worded letter to Cornwall Council expressing the Town Council's deep satisfaction with regard to the state of the roads in St Austell and to request a timeline of when improvement works will be carried out.

*\*\*Councillor Kimber abstained from voting on this proposal\*\**

### **P/23/136) Public participation**

There were no members of the public present.

### **P/23/137) Planning Applications**

- i. **PA24/01315:** 24A Edgcumbe Road St Austell Cornwall PL25 5DX. Works to a tree with a Tree Preservation Order (TPO); to fell a Cypress tree and replace with an Oak Sapling.

It was **RESOLVED** to object to the felling of the cypress tree but not object to a reduction of its crown.

- ii. **PA24/01319:** 127 Edgcumbe Green St Austell Cornwall PL25 5EE. First floor extension, traditional build above ground floor extension built in 2009. Extension to be in keeping with the existing building. Rendered top half. Extension to add additional bedroom for expanding family.

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

- iii. **PA24/01351:** Barkers Green, Horse Whim Drive, Wheal Eliza Close St Austell Cornwall. Replacement of all existing windows and doors across Barkers Green (PL25 3XA), Horse Whim Drive (PL25 3XB) and Wheal Eliza Close (PL25 3XD).

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

Concern was expressed with regard an increase in thefts from letter boxes placed close to ground level and the Clerk **AGREED** to write to the Planning Officer outlining the Town Council's concerns.

- iv. **PA24/01562:** 18 Fore Street St Austell Cornwall PL25 5EP. Proposed subdivision of the existing shop (Use Class E) to form two smaller shops (Use Class E) and the replacement of the shopfront window.



It was **RESOLVED** to make no objection to this application subject to the Historic Planning Officer being happy with the materials proposed and the works being in line with the Shop Front Design Code.

- v. **PA24/01564:** 14 North Hill Park St Austell Cornwall PL25 4BJ. Works to trees in a conservation area (CA), works include cut down two self-sown sycamore trees.

Cornwall Council has issued a decision notice on this application not to proceed with a Tree Preservation Order and allow the works to proceed.

- vi. **PA24/01601:** 54 Phernyssick Road St Austell Cornwall PL25 3TU. Removal of existing conservatory and erection of single storey rear extension.

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

- vii. **PA24/01701:** 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 without compliance with Condition 2 of decision notice PA23/07517 dated 08/01/2024.

A proposal to make no objection to this application was lost 2 votes for, 7 votes against.

A proposal to make no objection to this application subject to the security lights being positioned in such a way that they do not adversely affect the neighbouring property was carried.

It was **RESOLVED** to make no objection to this application subject to the security lights being positioned in such a way that they do not adversely affect the neighbouring property.

### **P/23/138) Premises Licence Applications**

There were no applications to consider.

### **P/23/139) Planning Decisions**

The Clerk advised that PA24/01755 and PA24/01226 were determined by Cornwall Council, without consultation with the Town Council as both applications related to a non-material amendment technical detail.

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

### **P/23/140) Cornwall Council – Urgent Delegated Planning Decisions**

The Clerk advised that the Town Council had been belatedly advised that a planning appeal has been lodged with the planning inspectorate for Planning Application

Number: PA22/09153 – Land Between Aspen Drive and Boscoppa Road and the deadline for responding is 15<sup>th</sup> April 2024.

He added that upon investigation, neither the Town Council nor the Divisional Member were advised of the appeal, but the public objectors are believed to have been advised.

The Clerk advised that the Planning Application was refused by Cornwall Council's Planning Committee on the grounds of:

1. A lack of Section 106 affordable housing contribution
2. Harm to the natural and distinctive character of the area

The appeal papers indicate that the applicant has now agreed a Section 106 contribution, but the character of the area objection does not appear to have been addressed. The Clerk advised that the Inspector has access to all of the documents, including the Town Council's objection, but suggested that the Town Council should write to the Inspector reinforcing its objection.

During discussion, Members raised the following:

- The land is designated in the local plan as green open space;
- Disappointment that the Town Council was not notified of the appeal, particularly as the appeal statements were submitted in the autumn of 2023;
- A property at Killyvarder Way in close proximity to the site that has recently been sold at auction and described as having "significant mining issues";
- The need to thoroughly review the 8 documents submitted by the appellant and respond accordingly;
- The need to request an extension of time due to the Town Council and Divisional Member not receiving a timely notice of the appeal;
- The shortage of open space in St Austell;
- The need to stress that grade 3a land is not unworkable and according to the NPPF should be protected;
- A leat that runs past 162 Killyvarder Way that regularly floods their garden and requires Charlestown Harbour to deal with the resulting issues.

It was **RESOLVED** that the Clerk should:

1. Write to Cornwall Council to ask for an extension of time due to the Town Council and Divisional Member not receiving a timely notice of the appeal and request an explanation as to why notification was not received.
2. Prepare a response to be submitted to the Planning Inspector in consultation the Chair and Vice-Chair of the Committee;

### **P/23/141) Call for Sites**

The Clerk advised that Cornwall Council has launched a "call for sites" campaign which is an initiative to collect information about land that might be available that could be used to build houses, employment space, community facilities or help nature recover.

Anybody can nominate land but for a site to be considered it must:

1. Have an area of at least 0.25 hectares or be capable of accommodating 5 plus dwellings or 500 plus sqm of employment floorspace.
2. The land must be located within or next to an existing settlement or in a sustainable location.
3. The land must not be within a designated Special Areas of Conservation (SAC), Special Protected Areas (SPA), Sites of Special Scientific Interest (SSSI) or Flood Zone 3b. The land should not already have planning permission for residential led development.

During discussion the following points were raised:

- Concern with the process that Cornwall Council has adopted so far with regard to community engagement for refreshing the Local Plan;
- Cornwall Council can demonstrate that it has a 6.5 year land supply;
- The small number of affordable homes developed in Cornwall against the target set;
- The lack of infrastructure to service the approved developments in the town;
- The lack of suitable sites in the Parish of St Austell;
- The shortage of open space in St Austell;
- The need to identify potential brownfield sites for industry.

It was **RESOLVED** not to respond to the "Call for Sites" request at this stage.

### **P/23/142) St Austell Town Centre Revitalisation Partnership**

The Town Clerk advised that £9,750 had been received from the Community Capacity Fund to support the design of improvements for the closed church yard surrounding the Holy Trinity Church. The Regeneration Officer will be co-ordinating a working group to oversee the design work and it would be helpful to have a representative from the Town Council on this group.

It was **RESOLVED** that Councillor Hamilton should sit on the Holy Trinity Church Working Group.

£40,000 has been awarded by Cornwall Council from the Town Vitality Fund to undertake feasibility work with regards to Highways and accommodation for key workers/students. Both of these projects were identified in the Masterplan.

It is still hoped to get further funds from the Town Vitality fund to finance the replacement of the banners on the Poundland building and the capital works required for the Holy Trinity Church ground improvements.

Arising from the above discussion, it was suggested that an informal meeting be arranged to discuss the projects identified within the town centre masterplan and the High Street Task Force report.

The Clerk provided an update on the rooftop garden project and advised that structural testing would be undertaken shortly to inform the final design.

It was **RESOLVED** that an informal meeting should be arranged to discuss the various projects and the recommendations within the High Street Task Force report.

**P/23/143) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 20<sup>th</sup> May 2024 and Monday 17<sup>th</sup> June 2024.

The meeting closed at 19:48pm.

**ST AUSTELL TOWN COUNCIL**

**PLANNING AND REGENERATION COMMITTEE**

**20<sup>th</sup> MAY 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.

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**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

**PA24/01564** **Decided not to make a TPO (TCA apps)**

**Applicant:** James Earl

**Location:** 14 North Hill Park St Austell Cornwall PL25 4BJ

**Proposal:** Works to trees in a conservation area (CA), works include cut down two self-sown sycamore trees.

**Town Council Response: -**

**PA24/01311**

**APPROVED**

**Applicant:** Mrs J Stevens

**Location:** 7 Hillside St Austell Cornwall PL25 3LR

**Proposal:** Proposed single storey lean-to extension

**Town Council Response: No Objection.**

**PA24/01601**

**APPROVED**

**Applicant:** Mr & Mrs Knight

**Location:** 54 Phernyssick Road St Austell Cornwall PL25 3TU

**Proposal:** Removal of existing conservatory and erection of single storey rear extension

**Town Council Response: No Objection.**

**PA24/01319**

**APPROVED**

**Applicant:** Mr Liam Collins

**Location:** 127 Edgumbe Green St Austell Cornwall PL25 5EE

**Proposal:** First floor extension, traditional build above ground floor extension built in 2009. Extension to be in keeping with the existing building. Rendered top half. Extension to add additional bedroom for expanding family.

**Town Council Response: No Objection.**

**PA24/01562**

**APPROVED**

**Applicant:** Mrs P Pollano

**Location:** 18 Fore Street St Austell Cornwall PL25 5EP

**Proposal:** Proposed subdivision of the existing shop (Use Class E) to form two smaller shops (Use Class E) and the replacement of the shopfront window

**Town Council Response: No Objection.**

**PA24/01351**

**APPROVED**

**Applicant:** Mr Mark Moorhouse

**Location:** Barkers Green Horse Whim Drive Wheal Eliza Close St Austell Cornwall

**Proposal:** Replacement of all existing windows and doors across Barkers Green (PL25 3XA), Horse Whim Drive (PL25 3XB) and Wheal Eliza Close (PL25 3XD)

**Town Council Response: Support.**

**PA24/00264**

**WITHDRAWN**

**Applicant:** Mr Terry Lowe

**Location:** Land South Of 4 Sandy Hill Sandy Hill St Austell Cornwall

**Proposal:** Submission of details to discharge Condition numbers 3, 6 and 9 in respect of Decision Notice PA20/10868 dated 02/02/21

**Town Council Response: Not consulted.**

**PA23/08543**

**APPROVED**

**Applicant:** Mr Chris Knight

**Location:** 12 Mount Charles Road St Austell Cornwall PL25 3LD

**Proposal:** Timber annexe in rear garden

**Town Council Response: No Objection.**







St Austell Town Council  
Town Clerk - St Austell Town Council  
The Stable Block  
Pondhu House  
St Austell  
Cornwall  
PL25 5DP

Your ref:  
My ref: PA23/04000  
Date: 24 April 2024

Dear Sir/Madam,

**Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009**

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	<b>APP/D0840/W/24/3336469</b>
Cornwall Council ref:	<b>PA23/04000</b>
Appeal start date:	<b>17 April 2024</b>
Proposal:	<b>Technical details application following grant of Permission in Principle PA22/10165 dated 06.02.2023 for the construction of four dwelling units.</b>
Location:	<b>Masonic Temple, 25 South Street, St Austell, Cornwall, PL25 5BH</b>
Appellant:	<b>Mr Paul Stephens</b>
Cornwall Council decision:	<b>REFUSED</b>

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

**If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.**

**If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Jasmine Rogers, Room 3P Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by 22 May 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reasons for refusing permission for this development are as follows:

- 1 The development due to its scale, design and materials fails to conserve or enhance the character or historic interest of this part of the conservation area or the adjacent non designated heritage assets of the Masonic Hall and numbers 19-21 South Street. It is therefore contrary to Policies 2 (1), 12 1 (a and b) and 24 of the Cornwall Local Plan 2016, Policies C1 (7) and TC4 (3) of the Climate Emergency Development Plan Document 2023 and the guidance within the National Planning Policy Framework 2023 with particular regard to paragraphs 130 (a-d), 194, 195, 197, 199, 202 and 203.
- 2 The development by reason of its siting, scale and design would cause harm to the amenities of the neighbouring cottages at numbers 19 and 21 South Street by reason of massing on the boundary causing an overbearing impact, loss of light and loss of privacy. The identified harm is sufficient to spoil the enjoyment of these properties and cannot be adequately mitigated by condition. It would therefore conflict with Policy 12 (2 a and b) of the Cornwall Local Plan 2016 and the guidance within the National Planning Policy Framework with particular regard to paragraph 130 (f).

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully,

**Tazmin Burr**

**Development Technical Officer (Appeals)**

**Development Management Service**

Tel: 01872 322222

Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)

## St Austell Town Council



Ms K Kennally  
Chief Executive  
Cornwall Council  
New County Hall  
Treyew Road  
TRURO  
Cornwall TR1 3AY

10<sup>th</sup> April 2024

Dear Kate

### **St Austell – Highways Maintenance**

Members of the Town Council's Planning and Regeneration Committee on Monday evening expressed strong concern about the state of the roads in St Austell and went as far as suggesting that the sheer number of potholes, disintegrating speed humps and faded white lines in and around the town have left some roads in a dangerous condition.

On the same day as the Council meeting Councillor Rowse published a critical press release expressing his concern about the state of the roads in St Austell highlighting the number of potholes and the volume of complaints that he is receiving about them.

In August 2023, Cornwall Council advised that they had received an additional £9m from the Government to repair potholes and Members have asked what proportion of this funding has been or is likely to be spent in St Austell. They have also asked for an urgent update on when the long overdue road repairs are likely to be carried out and a timeline of the future planned maintenance for the roads in St Austell.

I look forward to hearing from you.

Yours sincerely

David Pooley  
**Town Clerk**

CC: Councillor Jordan Rowse

**From:** Kate Kennally <kate.kennally@cornwall.gov.uk>  
**Sent:** 25 April 2024 11:36  
**To:** David Pooley  
**Cc:** Cllr Jordan Rowse  
**Subject:** St Austell - Highways Maintenance  
**Attachments:** Scanned from a Xerox Multifunction Printer.pdf

Information Classification: CONTROLLED

Dear David

Thank you for your letter regarding the road condition in St. Austell. The recent wet weather has led to an increase in potholes on the roads, an unfortunate situation that is not unique to your town. Nationally the situation is the same where funding is not enough to sustain or to protect road condition, especially in light of the severe weather conditions. We are speaking to the Department for Transport (Dft) regarding their long-term funding strategies and welcome any new forms of investment, such as the recent HS2 Network North reallocation of funding from them to support this vital asset.

Recognising the deteriorating condition of our own road network here in Cornwall, the Council has made a positive decision to invest in this area together with the existing Dft funding and hopes to slow down the deterioration process. As part of our efforts to address the issue not only are we exploring the latest technology in pothole treatment, we are introducing further minor patching gangs to support the existing teams to address those defects that are slightly larger areas of deterioration, that are just too big for conventional pothole treatment but smaller than a full resurfacing scheme.

Hopefully this will prevent return visits and in addition, we are also looking at best practice from across the country and seeking innovative cost-effective repair solutions. We have requested input from our front-line managers to identify the top roads in need of treatment within their areas, St. Austell being one, and we are prepared to adjust priorities as necessary to address the highest priorities throughout 2024/25.

Last year, countywide more than 34,000 potholes were filled which included 592 situated within in the St Austell area. In recent weeks the number of potholes has increased exacerbated by the poor weather. Despite the numbers Cormac remain in tolerance to their response times and are currently repairing over 500 defects a day the majority are potholes.

The following roads were treated within your area:

- Lobbs Shop to Trenarren
- Clifden Road
- Polkyth Road
- Gled Dale Crescent
- Polgooth to London Apprentice
- Chapel Fields

We have three roads in your area on our provisional programme for 2024/25 at present:

- A391 North East Distributor Road
- C0672 Kings Avenue and High Cross Street
- Trenowah Road Jnt Brockstone Road to Dereristrict

Should you be aware of any roads in your town that you believe are not on this list that require treatment then please let us know your priorities via your Highway Manager at [enquires@cornwallhighways.co.uk](mailto:enquires@cornwallhighways.co.uk) and they can be fed into our management system to be addressed as and when finances allow. To report individual safety defects to us to be repaired, they should be reported, here, via our online reporting tool. [Potholes - Cornwall Council](#)

Yours sincerely

Kate Kennally (she/her) (pronounced 'Kate Kenalee')  
Chief Executive / Pennweythresek  
Cornwall Council / Konsel Kernow  
Tel / Pell: ☎ 01872 322222 *ask for Kate Kennally*  
[You can now call me directly on Teams](#)  
[kate.kennally@cornwall.gov.uk](mailto:kate.kennally@cornwall.gov.uk)

The Exchange, 4th Floor, New County Hall, Treyew Road, Truro, TR1 3AY  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

#### Our Values

• *We are kind and compassionate* • *We trust each other and we are trustworthy* • *We are honest and we act with integrity* • *We are collaborative and work openly with residents, partners and colleagues* • *We treat everyone fairly and with respect.*

'Onen hag oll'

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**From:** David Pooley <[David.Pooley@staustell-tc.gov.uk](mailto:David.Pooley@staustell-tc.gov.uk)>  
**Sent:** Friday, April 12, 2024 10:42:57 AM  
**To:** Kate Kennally <[kate.kennally@cornwall.gov.uk](mailto:kate.kennally@cornwall.gov.uk)>  
**Cc:** Cllr Jordan Rowse <[cllr.jordan.rowse@cornwall.gov.uk](mailto:cllr.jordan.rowse@cornwall.gov.uk)>  
**Subject:** St Austell - Highways Maintenance

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Dear Kate

Please find attached a letter which my Council has asked me to send to you regarding the state of the roads in and around St Austell.

I look forward to hearing from you.

Kind regards.

David Pooley

**Sara Gwilliams**  
Deputy Town Clerk  
St Austell Town Council  
Tel: 01726 829855  
Email: [sara.gwilliams@staustell-tc.gov.uk](mailto:sara.gwilliams@staustell-tc.gov.uk)

