

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 10th June 2024** at **6pm**.

S. Fullman

pp David Pooley
Town Clerk

4th June 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 20th May 2024

(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. **PA21/12707:** Land At Pentewan Road St Austell Cornwall PL25 5BY. Hybrid planning application consisting of full planning permission for the erection of 80 dwellings (Use Class C3) and outline planning permission for 2,000 sqm of commercial, business and service space (Use Class E), provision of part of new link road, public open space, drainage and associated infrastructure. **Parish: Pentewan Valley.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R4IWN4FGK4T00>

- ii. **PA24/01315:** 24A Edgcumbe Road St Austell Cornwall PL25 5DX. Works to a tree with a Tree Preservation Order (TPO); Crown reduction of Cypress tree. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S90B3EFGK3400>

- iii. **PA24/02202:** Vospers 42 - 44 East Hill St Austell Cornwall. Advertisement Consent for Vospers Motor House. The signage is illuminated. Illumination will be controlled by a day night sensor and a timer. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SAJPV3FGI4800>

- iv. **PA24/02590:** Land Adjacent To 48 Eliot Road St Austell Cornwall. Construction of dwelling house and associated works. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SB2DW3FGMHW00>

- v. **PA24/02649:** 11 Pondhu Crescent St Austell Cornwall PL25 5DT. External fire escape onto new roof above conservatory. Increase conservatory depth by 1.05m. Replace flat roof with a pitched slate roof and dormer window to outbuilding (part retrospective). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SBAY4HFGK1K00>

- vi. **PA24/02759:** 29 Jubilee Meadow St Austell Cornwall PL25 3EX. Application for works to Tree subject to Tree Preservation order namely removal of branches to the main stem up to back of the Crown to one Oak Tree. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SBF6VQFGFFP00>

- vii. **PA24/03201:** 12 Hillside Road St Austell Cornwall PL25 4DW. Proposed kitchen extension with utility and WC. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SC71ODFGJ8F00>

- viii. **PA24/03256:** The Barns Higher Trehiddle Farm St Austell Cornwall PL25 5DA. Application for modification/discharge of a S106 planning obligation. **Parish: Pentewan Valley.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SCCGDFFG1Z500>

- ix. **PA24/03408:** Jubilee Open Space St Austell Cornwall. Works to trees in a Tree Preservation area - T2 Oak - Crown thin by approximately 30%. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SCJYY3FG1Z500>

- x. **PA24/03444:** 11 Holiburn Eliot Gardens St Austell PL25 4GN. Sub-division of 1 duplex apartment to create 2 single storey apartments. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SCPHUIFGKOR00>

- xi. **PA24/03725:** National Grid Electricity Distribution Menacuddle Sw And Aux Primary Grid Substation Mount Stamper Road Scredda St Austell. Prior notification of proposed development by telecommunications code system operators for the installation of a new mast with antennas and dishes, cable gantry and support poles, equipment cabin, a/c units, emergency backup generator, meter cabinet, security fencing and ancillary development thereto. **Parish: Treverbyn.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SD8E2VFGFHY00>

- xii. **PA24/03727:** 6 Orchard Grove St Austell Cornwall PL25 5TW. Works to trees subject to a Tree Preservation Order (TPO): (H1) Coppiced Hazel Stool - fell the tree to ground level and apply eco-plugs to prevent any re-growth. (S1) Coppiced Sycamore Stool - re-coppice leaving all the stems remaining stood to a height of 0.5-1M from the ground. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SD9BG0FGG2600>

- xiii. **PA24/03782:** 4 Gribben Close St Austell Cornwall PL25 4EA. Proposed kitchen/lounge extension and associated works. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SDEVFSFGH9Z00>

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 Town Centre Revitalisation Partnership). (Verbal update).

12. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 17th June 2024 and Monday 15th July 2024).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 20th MAY 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown, Bull, Cohen, Fox, Gray, Hamilton, Kimber, Lanxon, Preece, Styles, Thompson and Young.

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

P/24/01) Election of Chair

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

It was **RESOLVED** that Councillor Brown be elected Chair of the Planning and Regeneration Committee for the 2024-25 civic year.

P/24/02) Election of Vice-Chair

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

It was **RESOLVED** that Councillor Bull be elected Vice-Chair of the Planning and Regeneration Committee for the 2024-25 civic year.

P/24/03) Apologies for absence

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

The Clerk advised that Councillor French had telephoned that afternoon to tender his resignation from the Planning and Regeneration Committee.

P/24/04) Declarations of Interest

Councillor Styles declared an interest in planning application number (vii) by virtue of knowing the applicant.

Councillor Fox advised that with regard to planning application number (x), she did not know the applicant and the proposal would not affect her property.

The Clerk confirmed that she did not have an interest to declare.

Councillor Brown asked that a note of thanks be sent to Councillors French and Pearce who have both stepped down from the Committee and took the opportunity to welcome the Mayor, Councillor Julian Young to the Committee.

P/24/05) Dispensations

None.

P/24/06) Minutes from the Meeting dated 8th April 2024

The Chair advised that on page 2 of the minutes, third paragraph, **satisfaction** should read **dis-satisfaction** and on page 3 **position** should read **positioned**.

It was **RESOLVED** that subject to the above amendments, the minutes of the meeting held on the 8th April 2024 be approved and signed as a correct record.

P/24/07) Matters to note

Arising from a question, the Clerk advised that Councillor Rowse received an e-mail from Cornwall Council on the 13th March 2024 notifying him of the Aspen Drive planning appeal. On the same day, Cornwall Council sent the Town Council an e-mail advising of the appeal, but the e-mail cannot be traced by the Town Council's officers or IT consultant.

The Clerk confirmed that a suitable date for an informal meeting to review the High Street Task Force Report will be discussed with the new Mayor shortly and Members will be advised accordingly. He added that the Town Centre Revitalisation Partnership has also expressed a wish to discuss the report and that it might be appropriate to have a joint meeting.

P/24/08) Public participation

There were no members of the public present.

P/24/09) Planning Applications

- 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.

The Clerk advised that the Planning Officer has indicated that there will be visual and landscape impacts to people within the town and would like to hear the views of the Town Council.

During discussion, Councillors raised the following issues:

- The need for a survey to be satisfied that the proposal would not exacerbate the flooding issues already seen in the area;
- Concern at the loss of grade 3 agricultural land;
- The affect on the nearby heritage site;
- The visual impact on the surrounding area;
- The need for more green energy;
- The lack of objections arising from the public exhibitions;
- The temporary nature of the proposal

A proposal to object to the application was not seconded.

A proposal to support the application was seconded.

It was **RESOLVED** to support this application (5 votes for, 4 votes against), subject to acceptable flood mitigation plans and a programme of archaeological evaluation trenching as recommended by the Historic Environment Planning Team.

- 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.

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

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

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

- 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.

During discussion, concerns were expressed with regard to potential overlooking issues and the lack of consultation with South West Water.

It was **RESOLVED** to make no objection to this application subject to South West Water being consulted on the application, an adequate sewerage system and any overlooking issues to the neighbouring property being resolved.

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

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

- 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.

It was **RESOLVED** to make no objection to this application subject to the Heritage Officer's comments being taken into consideration.

Councillor Styles reiterated his interest and left the meeting

- 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.

The Clerk advised that the Planning Officer has expressed concern with regard to overbearingness and overshadowing of the property and garden that adjoins the southern boundary.

During discussion, Members felt that the proposal is very cramped and would have a detrimental impact on the property to the southern boundary.

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

Overbearing on the neighbouring property adjoining the southern boundary
Overshadowing of the neighbouring property adjoining the southern boundary
Density and massing.

Councillor Styles returned to the meeting

- 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.

It was **RESOLVED** to support this application subject to the Historic Environment Planning Officer being satisfied with the proposal.

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

It was **RESOLVED** to make no objection to this application subject to the proposal being acceptable to the affordable housing team.

Councillor Young left the meeting

- 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).

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

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

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

Overdevelopment of the site
Overbearing
Overlooking
Density and massing
Out of character with the street scene

- 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.

Noting the advice of the Tree Officer, it was **RESOLVED** to object to this application.

P/24/10) Premises Licence Applications

None.

P/24/11) Planning Decisions

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

P/24/12) Cornwall Council – Urgent Delegated Planning Decisions

PA23/06966 – 50 Phernyssick Road, St Austell

The Town Clerk advised that the applicant has amended the dormers to significantly remove the overlooking impacts on Claybourne Close by setting in the windows with window cheeks and has asked if the Town Council will agree to disagree with his recommendation for approval.

During discussion, Members felt that the modest changes did not adequately address the concerns and **RESOLVED** to maintain their objection.

The Clerk **AGREED** to advise Councillor Pears, the Cornwall Councillor for the Poltair and Mount Charles Ward that this decision was unanimous.

P/24/13) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 – Masonic Temple, 25 South Street, St Austell, Cornwall, PL25 5BH

The Clerk explained the history of this application and the Town Council's reasons for objection to the "in principle" application and subsequent no objection to the technical planning application. In the light of concerns from the Historic Planning Officer, the planning application was refused, and the applicant has now gone to appeal.

During discussion, Members felt that the Town Council should support Cornwall Council's reasons for refusal and advise the Planning Inspectorate and Cornwall Council accordingly.

It was **RESOLVED** to write to the Planning Inspectorate and Cornwall Council supporting Cornwall Council's reasons for refusal.

P/24/14) Highways Matters

Members reviewed the correspondence received from the Chief Executive of Cornwall Council and a discussion took place with regard to the location of a number of large potholes, the need for a proper road maintenance programme and the very protracted repairs at Bodmin Road which resulted in a very lengthy road closure. During discussion, Members agreed to individually report potholes to Cornwall Council using the on-line reporting system and advise the Finance and Administrative Assistant at the same time for monitoring purposes.

It was **RESOLVED** that all Councillors would individually report potholes to Cornwall Council using the on-line reporting system and advise the Finance and Administrative Assistant at the same time for monitoring purposes.

P/24/15) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that the Regeneration Officer is progressing work on the design of the Holy Trinity Church grounds and Poundland banner projects and bids have been submitted for design works for refurbishing Duke Street and a feasibility study to up-light the viaduct. He added that he is chasing Cornwall Council's Highways Officers to start work on reviewing the traffic flows around the town centre and that there have been some delays with the roof top garden project.

During discussion, Members expressed their disappointment that the General Wolfe refurbishment has not started and the effect it is having on the aesthetics of the town centre. It was suggested that as a short term measure to improve the area, the building could be painted. Members also stressed the importance of having a sound understanding of the structural position of the proposed roof top garden.

P/24/16) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 10th June 2024 and Monday 17th June 2024.

Arising from a question, the Deputy Clerk advised that an additional meeting has been scheduled for the 10th June 2024 to accommodate the volume of planning applications coming through to the Town Council for consideration. It is anticipated that the meeting scheduled for the 17th June 2024 will also be required.

The meeting closed at 7.58pm.

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

10th JUNE 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

PA24/01701

APPROVED

Applicant: Mr Chris Dutton

Location: Car Park Eliot Road St Austell Cornwall PL25 4NL

Proposal: Change of use of the site from Car Park (Sui Generis) to Vehicle Hire Branch (Sui Generis). 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

Town Council Response: No Objection.

PA24/02431

APPROVED

Applicant: Palau Properties Ltd

Location: 16 Fore Street St Austell Cornwall PL25 5EP

Proposal: Proposed internal alterations to the existing shop, the change of use of the first floor to form two apartments together with external alterations

Town Council Response: Support.

PA24/01794

APPROVED

Applicant: Mr & Mrs S Cannon

Location: 129 Retallick Meadows St Austell Cornwall PL25 3BZ

Proposal: Construction of Garden Room/Ancillary Accommodation

Town Council Response: No Objection.

PA24/01003

APPROVED

Applicant: Miss Victoria Newman

Location: 16 Boscarne Crescent St Austell Cornwall PL25 4PW

Proposal: Remove fence at side of property and replace with a block wall, which will be rendered and painted the same colour as the house.

Town Council Response: No Objection.

PA24/02280

APPROVED

Applicant: Mr Alan Sampson

Location: Land South Of 67 Ledrah Road Ledrah Road St Austell
Cornwall PL25 5HG

Proposal: Outline application with all matters reserved for the
subdivision of existing residential curtilage to create plot for detached
dwelling with shared access from Ledrah Road.

Town Council Response: No Objection.

