

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 19th August 2024** at **6pm**.

S. Sullivan

David Pooley
Town Clerk

13th August 2024

Tel: 01726 829859
E-mail: david.pooley@staustell-tc.gov.uk
Website: www.staustell-tc.gov.uk

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 15th July 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. **PA24/02129:** Memorial Water Trough Penwinnick Road St Austell Cornwall. Listed building consent for the removal of listed horse trough from 39 Penwinnick Road. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SACRKJFGLAX00>

- ii. **PA24/02613:** Rear Of 8 Jubilee Meadow St Austell Cornwall PL25 3EX. Application for works to tree subject to Tree Preservation Order namely a Crown reduction of oak of up to 2m (or nearest pruning point) in accord with British Standard 3998. **Ward: Bethel & Holmbush.**

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

- iii. **PA24/02807:** Land At Site Of Former Trethurgy Reservoir Mulberry Gardens St Austell Cornwall. Construction of 8 detached dwellings and the resiting of 2 dwellings that already have planning consent, and associated works. **Parish: Treverbyn.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SBH4CWFGGVV00>

- iv. **PA24/03935:** Land South West Of Sureflow Building Services Manfield Way St Austell Cornwall. Proposed three new industrial units with first floor office space on infill site. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SDMWBYFGN0T00>

- v. **PA24/04807:** Factory Unit Rear Of 75 Treverbyn Road St Austell Cornwall. Proposed new site access/egress to existing E(g)/B8 industrial/warehouse building and formation of new vehicular turning area. **Parish: Treverbyn.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SFC5WAFGFSI00>

- vi. **PA24/05243:** Truro Road Recreation Ground Truro Road St Austell Cornwall. Listed building consent for the Placement of Grade II listed memorial water trough on granite setts within Truro Road Recreation Park. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SG3SBSFGJ3100>

- vii. **PA24/05249:** 46 Daniels Lane St Austell Cornwall PL25 3HP. Single storey side and front extensions. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SG50R1FGJUY00>

- viii. **PA24/05305:** Unit 13/14 Teddington Business Park Daniels Lane St Austell. 'Demolition of existing E Use Class unit and erection of replacement E Use Class unit' without compliance of condition 5 of decision PA23/07762 dated 06/12/2023. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SGB1H5FGFZL00>

- ix. **PA24/05350:** Flat 1 75A Alexandra Road St Austell Cornwall. Works to Tree covered by a Tree Preservation Order (TPO) - Small Leaved Lime - 50% crown reduction, crown spread is currently 8m with a proposed reduction to 6m. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SGD7E3FGHKJ00>

- x. **PA24/05565:** Land South Of Poundland White River Place St Austell Cornwall. Erection of a freestanding Automated Telling Machine (ATM) and associated advertisements. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SGQ1ABFGIH600>

- xi. **PA24/05566:** Land South Of Poundland White River Place St Austell Cornwall. Advertisement Consent for 4no. internally illuminated fascia signs associated with the erection of a freestanding ATM. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SGQ1ACFGIH700>

- xii. **PA24/05571:** Trelowen 1 Blowing House Lane St Austell Cornwall PL25 5AT. Notification of works to a tree in a Conservation Area namely removal of the lowest limbs which are rubbing and sitting on the roof of the garages to Conifer T001. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SGQ1C2FGIHK00>

- xiii. **PA24/05893:** 34 Edgcumbe Green St Austell Cornwall PL25 5EF. Proposed front, rear and side extensions and internal alterations. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SH8J44FGMIC00>

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. Bus Working Group

**Pages
11 to 18**

(Purpose: To note the correspondence from Vicky Fraser, Service Director in response to the Town Council's letter regarding recent bus changes in St Austell). (Correspondence attached).

12. Old General Wolfe Building

**Pages
19 to 22**

(Purpose: To note the correspondence from Phil Mason, Strategic Director, Sustainable Growth and Development in response to the Town Council's letter regarding the unsatisfactory condition of the old General Wolfe building in St Austell Town Centre). (Correspondence attached).

13. National Planning Policy Framework (NPPF)

**Pages
23 to 28**

(Purpose: To consider the Government consultation paper on proposed changes to the NPPF and agree the key points to consider and a procedure for submitting a suitable response). (Cornwall Council briefing note attached).

Government Consultation Paper: [Proposed reforms to the National Planning Policy Framework and other changes to the planning system – GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)

14. St Austell Town Centre Revitalisation Partnership

(Purpose: To receive an update on the work of the St Austell Town Centre Revitalisation Partnership) and approve the following:

- Subject to positive public consultation to approve Option E as the preferred option for the Holy Trinity Church piazza project;
- Confirm the appointment of Mei Loci to contract manage the Holy Trinity Church piazza project;
- Authorise the Town Clerk, in consultation with the Mayor and Deputy Mayor, to open and accept the tenders received for the creation of the Holy Trinity church piazza.

15. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meeting: Monday 23rd September 2024 and Monday 28th October 2024).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 15th JULY 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown, Fox, Hamilton, Kimber, Lanxon, Preece, Stephens, Styles and Thompson.

Also present: Councillor Double.

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

P/24/41) Apologies for absence

Apologies for absence were received from Councillors Bull, Cohen, Gray and Young.

P/24/42) Declarations of Interest

Councillor Hamilton declared an interest in The Holy Trinity Church grounds improvement project as a member of the working group and President of the Royal British Legion.

Councillor Fox declared an interest in planning application PA24/04360 as an employee of Cornwall College.

P/24/43) Dispensations

None.

P/24/44) Minutes from the Meeting dated 17th June 2024

It was **RESOLVED** that the minutes of the meeting held on the 17th June 2024 be approved and signed as a correct record.

P/24/45) Matters to note

Arising from a question from the Chair, the Clerk advised that a letter has been sent to the Chief Executive of Cornwall Council expressing the Town Council's concern with regard to the state of the General Wolfe building but, to date, no response has been received.

Arising from a further question from the Chair, it was agreed that deadlines permitting, the 20-mph speed limit consultation due to be published by Cornwall Council in August should be considered by the Planning and Regeneration Committee.

The Chair referred to a speech by the Chancellor, Rachel Reeves, about reforming the National Planning Policy Framework (NPPF) and an imminent consultation paper on a new growth focused approach to the planning system. He expressed a view that this reform could be significant for the Town Council.

P/24/46) Public participation

The Chair agreed that to assist the two members of the public present, agenda item 11 should be considered next and that they could speak at this time.

P/24/47) St Austell Town Centre Revitalisation Partnership

The Clerk advised that a Working Group has been formed to oversee the design and delivery of a piazza and associated landscaping on the north side of the Holy Trinity Church. The design work is nearing completion, funded by Community Capacity Fund monies and the delivery, funded by Town Vitality Funds, is required to be completed by the end of March. It is hoped that additional funding can be found in due course to complete other landscaping works to the south of the church in due course.

The Clerk advised that two options have been drawn up as tabled at the meeting.

Option A, which sees the wall to the left of the war memorial (as you look at it from the road) being lowered to ground level and the war memorial area extended to increase the area to stand and lay wreaths. A new piazza area would be created with associated landscaping, seating and planting. There would be level access to the vestry door and bollards installed to protect the new area. This is the preferred option of the consultants.

Option B sees the war memorial as existing with new planting and trees. A new piazza area would be created with associated landscaping, seating and planting. There would be level access to the vestry door. This is the preferred option of the Royal British Legion.

The Clerk added that the timescales for completion of the project are tight and ideally, he is looking for a steer from Councillors, ahead of a public consultation on a preferred option. He added that the Town Centre Revitalisation Partnership has been consulted and of those who have responded, 2 partner members prefer Option A and 1 partner member prefers Option B.

Councillor Hamilton advised that he is a member of the Working Group and advised that he had consulted the RBL which has expressed the following concerns with Option A:

- The removal of the wall around the war memorial will take away an area for the wreaths to be laid;
- The removal of the wall around the war memorial will make the area non symmetrical;
- The removal of the wall could result in water running into the memorial and causing damage.

Councillor Hamilton advised that he had asked Mei Loci to consider an iteration of Option A which sees the retention of the wall and keeps the rest of the design as Option A.

Mr Ron Young, Chair of the RBL (St Austell Branch) and Mrs Sandy French from the RBL expressed their support for Councillor Hamilton's comments.

Arising from a question, the Clerk advised that the church representative on the working group prefers Option A.

During discussion, Members raised the following:

- The need to find a mutually agreeable solution;
- The need for a third option to be worked up as suggested by Councillor Hamilton and the RBL

It was **RESOLVED** that on balance Option A is preferred to Option B but a refinement of Option A as outlined by Councillor Hamilton might be a better solution and that the consultant should be asked to work this option up.

It was **FURTHER RESOLVED** that once a further option has been received, a Working Group comprising of the following members should be formed to consider the three options and approve a way forward.

- The Chair of the Town Council's Planning & Regeneration Committee
- All Members of the Church Piazza Working Group
- The Chair of the St Austell Town Centre Revitalisation Partnership
- Councillor Anne Double, Cornwall Councillor for Gover
- Chair of the Royal British Legion (St Austell Branch)

Other Projects

Poundland Banners

The Clerk advised that the design work for the new Poundland banners is ongoing, and it is hoped that some designs will be available for the public to consider during August. An exhibition of photographs will also be included during this consultation process.

Student/Key Worker Accommodation

Mr Vowels from Cornwall Council has been appointed to take this work forward.

Gateway Project

This project involves design works for improvements to Duke Street and the potential to up-light the viaduct.

Traffic flows around Holy Trinity Church

The Clerk advised that Cornwall Council has indicated that they would like the Town Council to lead on this piece of work. Further discussions are due to take place to agree a way forward.

During discussion, Members expressed their continued concern with regard to the state of the General Wolfe building and its unsuitability for housing as proposed by Cornwall Council. Members expressed a view that Cornwall Council should consider other options, as a matter of urgency, for its future use.

Councillor Brown added that the St Austell Town Centre Revitalisation Partnership expressed similar views and also felt that the building is a blight on the town centre and the delays in determining its future are unacceptable.

Informal Town Council Meeting – 9th July 2024
Review of Town Centre Revitalisation Projects

The Clerk tabled a summary of the items discussed at the informal meeting on the 9th July.

It was **RESOLVED** to note the priorities identified by the members present at the informal meeting and that the future projects identified be considered in more detail in due course.

P/24/48) Planning Applications

- i. **PA24/00706:** North Hill Park Nursing Home 7 North Hill Park St Austell Cornwall. Extension and conversion of owner's accommodation to create seven additional ensuite bedrooms, a rehabilitation therapy room, rehabilitation kitchen, additional communal sitting room and two areas of external amenity space for use as gardens, formation of an elevated corridor to connect to the existing first floor main corridor, staircase and lift. Two storey extension to main building for a new administration office at ground floor and a replacement bedroom at first floor level.

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

- ii. **PA24/04107:** The Queens Head Inn 2 North Street St Austell Cornwall. Listed building consent for new signage.

It was **RESOLVED** to make no objection to this application subject to the Historic Environment Officer being satisfied with the design and materials proposed.

- iii. **PA24/04220:** The Queens Head Inn 2 North Street St Austell Cornwall. Advertisement consent for replacement and new external signage including 1no. hanging sign and various fascia signage (some with illumination).

It was **RESOLVED** to make no objection to this application subject to the Historic Environment Officer being satisfied with the design and materials proposed.

- iv. **PA24/04325:** 78 Porthpean Road St Austell Cornwall PL25 4PN. Double garage to rear of property.

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

- v. **PA24/04360:** St Austell Rifle and Pistol Club Trevarthian Road St Austell Cornwall. Proposed replacement clubhouse and stadium and replacement 3G artificial turf pitch.

It was **RESOLVED** to support this application subject to the highways officer being satisfied with the access and egress proposals.

- vi. **PA24/04708:** 9 Truro Road St Austell Cornwall PL25 5JE. Change of Use from Dental Surgery to Mixed Use (Dental Surgery with Consultant's Accommodation).

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

Councillor Double left the meeting

- vii. **PA24/04721:** 1 North Hill Park St Austell Cornwall PL25 4BJ. Notification of works to Trees in a Conservation Area namely remove Bay trees, Spruce, Holly and Cypress.

It was **RESOLVED** to object to this application due to the lack of good reason to support the felling of the trees. The Committee agreed that it would only support the felling of the trees if the Tree Officer advises that it is absolutely necessary. The Committee agreed to support the pruning of the trees under the guidance of the Tree Officer.

- viii. **PA24/04795:** Land At Boscundle Holmbush Road St Austell PL25 3RQ. 'Reserved matters application for appearance and landscaping following outline approval PA15/06128 for construction of B2/B8 units with detailed access' without compliance of condition 1 of decision PA20/09314 dated 08/01/2021.

It was **RESOLVED** to make no objection to this application subject to the building being constructed as per the revised plans and the Environment Agency and Cornwall Council being satisfied that any drainage issues are resolved. It was further suggested that funding could be obtained from the developer to assist with the drainage in the area.

Councillor Kimber left the meeting

P/24/49) Premises Licence Applications

None.

P/24/50) Planning Decisions

PA23/06966 – 50 Phernyssick Road, St Austell

The Clerk advised that under a 5 day protocol, the Chair and Vice-Chair agreed to maintain the Town Council's objection, but Cornwall Council overruled the Town Council's stance and approved the application.

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

P/24/51) Cornwall Council – Urgent Delegated Planning Decisions

PA23/06498 - Land Adj 16 Sandy Hill

The Clerk advised that under a 5 day protocol the Chair and Vice-Chair agreed to disagree on this occasion and suggested that the designs could be improved.

P/24/52) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 19th August 2024 and Monday 23rd September 2024.

The meeting closed at 7.34pm.

**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
19th AUGUST 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

PA24/02362

APPROVED

Applicant: Mr Terry Lowe

Location: 4 Sandy Hill St Austell Cornwall PL25 3AS

Proposal: Construction of two semi-detached dwellings, creation of new vehicular access, provision of vehicular parking, external garden amenity areas, and associated works

Town Council Response: Objection.

PA24/03517

WITHDRAWN

Applicant: Mr Giubega

Location: 5 Lostwood Road St Austell Cornwall PL25 4JN

Proposal: Formation of vehicular access and parking space

Town Council Response: Support.

PA24/00706

APPROVED

Applicant: Mr D L Smith

Location: North Hill Park Nursing Home 7 North Hill Park St Austell

Proposal: Extension and conversion of owner's accommodation to create seven additional ensuite bedrooms, a rehabilitation therapy room, rehabilitation kitchen, additional communal sitting room and two areas of external amenity space for use as gardens, formation of an elevated corridor to connect to the existing first floor main corridor, staircase and lift. Two storey extension to main building for a new administration office at ground floor and a replacement bedroom at first floor level.

Town Council Response: Support.

PA23/06098

APPROVED

Applicant: CA Design Colin Anstis

Location: Land Southwest Of Avonwynn View St Austell PL25 5NA

Proposal: Construction of 5 dwellings with garages with new access road

Town Council Response: No Objection.

PA24/03957

APPROVED

Applicant: Mr I Studley

Location: 35 Gannet Drive St Austell Cornwall PL25 3BE

Proposal: Proposed residential garage, repositioning of vehicular access and associated works.

Town Council Response: No Objection.

PA24/03782

APPROVED

Applicant: Mr & Mrs M Knowles

Location: 4 Gribben Close St Austell Cornwall PL25 4EA

Proposal: Proposed kitchen/lounge extension and associated works.

Town Council Response: No Objection.

PA24/03910

APPROVED

Applicant: Mrs Kara Lawman

Location: Hill House Farm St Austell Cornwall PL25 5AG

Proposal: Proposed annexe/ancillary accommodation

Town Council Response: No Objection.

PA24/01844

APPROVED

Applicant: Mr Geoff Coombe

Location: 35 Slades Road St Austell Cornwall PL25 4HA

Proposal: Proposed demolition of rear kitchen, bathroom and bedroom to form new open plan kitchen, utility with 2 bedrooms over and a raised patio

Town Council Response: No Objection.

PA24/04721

Decided not to make a TPO (TCA apps)

Applicant: Mr Neil Common

Location: 1 North Hill Park St Austell Cornwall PL25 4BJ

Proposal: Notification of works to Trees in a Conservation Area namely remove Bay trees, Spruce, Holly and Cypress

Town Council Response: Objection.

PA24/03018

APPROVED

Applicant: Mr M Williams

Location: 7 Morcom Close St Austell Cornwall PL25 3UF

Proposal: Proposed amendment to approved loft conversion

Town Council Response: No Objection.

PA24/02759

APPROVED

Applicant: Mr Daniel Cocks

Location: 29 Jubilee Meadow St Austell Cornwall PL25 3EX

Proposal: Application for works to Tree subject to Tree Preservation order namely the removal of epicormic/small diameter growth (with a typical diameter of 50-70mm) up to the height of approximately 6m where the epicormic growth reduces due to the tree's natural canopy break.

Town Council Response: No Objection.

PA24/02174

APPROVED

Applicant: Mr Van Quang Nguyen

Location: Shoezone 20 Fore Street St Austell PL25 5EP

Proposal: 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.

Town Council Response: No Objection.

PA24/04325

APPROVED

Applicant: Mr G Varker

Location: 78 Porthpean Road St Austell Cornwall PL25 4PN

Proposal: Double garage to rear of property.

Town Council Response: No Objection.

St Austell Town Council



Vicky Fraser
Service Director – Connectivity and Environment

17th July 2024

Dear Ms Fraser

Bus/Timetable Changes – St Austell area

The Town Council has discussed recent changes introduced to bus timetables and services affecting the St Austell area at a series of meetings earlier this month and produced the attached report with a number of suggestions for improvement.

It would be appreciated if you would please review this document and comment on and/or respond to the requests and recommendations made by Councillors.

I look forward to hearing from you in due course.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Pooley', is written over a horizontal line.

David Pooley
Town Clerk

Enc

CC: Councillors Pears, Double and Rowse

St Austell Bus Working Group

Notes of a meeting held on Friday 31 May 2024 at St Austell Town Council Offices, Pondhu House

Attendance: Cllr Malcolm Brown, Cllr Mark Gray, Bill McCardle (Regen Officer/note taker)

Apologies: Cllr Oliver Kimber

Malcolm opened the meeting by explaining why the Working Group had been formed: to review and comment on recent changes to bus timetable in St Austell

Malcolm and Mark commented that many timetable changes appeared to be operating well and meeting the needs of local people especially the Fowey, Mevagissey, Heligan and Newquay routes.

It was the role of local councillors to report the concerns of local people where timetable changes are having an adverse effect or unintended consequences and it was felt this looked to be the case with services to Truro, Bodmin and Bethel/Boscoppa.

All agreed that passenger numbers could be affected by price increases and service changes which seemed to be the case with subsidies going down and fares rising to accommodate the change.

Suggestions to improve the timetable and passenger numbers

1. Reinstate bus service (27) through Bethel and Boscoppa
2. Remove the three hour afternoon gap in (30) bus service Bethel and Boscoppa
3. Bodmin service (26) to cover Tregonissey Road/Boscoppa Road on alternate hours
4. St Austell Town Centre connections should be reviewed with both bus company's connecting times to Truro at South Street and the Bus Station as they appear to conflict and could result in passengers missing their connections
5. Increase availability of printed timetables eg. Issue to St Austell Library
6. Ensure all bus stops have the latest version of the timetable
7. Could train and ferry times be added to the bus timetable to create a single unified transport timetable
8. Produce a smaller version (A5) of the large A4 timetable
9. Consider producing timetables specific to key locations eg. St Austell buses nos. A1,A2,21-30 only
10. Ensure the online timetable is the latest version as there are examples of old versions on the website which causes confusion

The meeting closed at 4pm.

St Austell Bus Working Group

St Austell Town Council has from time to time over the years taken an interest in issues affecting bus services in St Austell especially when operators have ceased to run services or there have been significant changes in timetables and indications of concern by bus users.

At the Council meeting on 15th May 2024, it was resolved that a Bus Working Group should be set up comprising Councillors Brown, Gray and Kimber to review the bus timetable changes affecting St Austell and report any specific areas of concern to the Town Council meeting in July.

Councillors Brown and Gray met with Mr McCardle on the 31st May (Councillor Kimber was unable to attend). Various issues were discussed. The following general conclusions were made.

1. Many timetable changes appeared to be operating well and meeting the needs of local people especially the Fowey, Mevagissey, Heligan and Newquay routes.
2. It was the role of local Councillors to report the concerns of local people where timetable changes are having an adverse effect or unintended consequences and it was felt this looked to be the case with services to Truro, Bodmin and Bethel/Boscoppa.
3. All agreed that passenger numbers would be affected by price increases and service changes, which seemed to be the case with subsidies going down and fares rising to accommodate the changes.

The following suggestions to improve the timetable and passenger numbers were agreed:

1. Reinstate bus service 27 through Bethel and Boscoppa

Most buses from Truro now complete their journeys at the Bus Station although there are some exceptions early mornings and early evenings primarily to deal with demand from students. However, during the daytime previously both the 27 and 30 served Bethel and Boscoppa once an hour which meant there was a service every half hour. So the services available have been halved which is significant and serious.

2. Remove two hour afternoon gap in the 30 bus service to Bethel and Boscoppa

The bus otherwise used for the 30 service does school runs mid afternoon which is important, however the removal of the 27 service means there is now an unreasonably long gap between services to and from Bethel and Boscoppa so on school days there is no bus from Phernyssick Road, for example, to the bus station between 14:06 and 16:16.

3. Bodmin Service (26) to cover Tregonissey Road/Boscoppa Road on alternative hours.

The 26 serves Bethel and Boscoppa in the evenings and on Sundays but weekdays all services go from the bus station along Tregonissey Road past the college. A change to the route could be made so that during the days alternative buses could go along Tregonissey Road or Boscoppa Road. That would give Bethel and Boscoppa an additional service every two hours while also giving Tregonissey Road a two hourly service

4. St Austell Town Centre connections should be reviewed with both bus companies connection times to Truro at South Street and the Bus Station as they appear to conflict and could result in passengers missing their connections.

The regular hourly bus services to Truro on two different routes are welcomed and it is appreciated that the T1 restores a direct service to the Royal Cornwall Hospital and Cornwall College which was lost some years ago. However, the connections from Bethel and Boscoppa are dreadful. As an example, the First 30 bus of the day from Bethel and Boscoppa reaches South Street at 9:33 and the Bus Station at 9:35. Frustratingly this narrowly misses a T1 bus to Truro which leaves the Bus Station at 9:27 and South Street at 9:30 which means passengers have to wait almost an hour for the next one. Fairly modest adjustments to the timetable could correct this.

5. Increase availability of printed timetables eg: issue to St Austell Library

When a new timetable is introduced, supplies are available on buses for a few days. They are replenished for a time, but then cease to be available. There are also supplies at the Railway Station which seem to run out quickly but are replaced from time to time. These are probably particularly useful for holiday visitors. The Town Council would be willing to hold a stock at the library and it is suggested that Cornwall Council plans to have supplies available when the new White River Place offices open next year. It is acknowledged that many people use the online timetable but the printed timetables remain important for many people and increase awareness of the overall timetables.

6. Ensure all bus stops have the latest version of the timetable

At bus stops which serve more than one service, times are now generally shown in an integrated timetable for all routes. This is easier to follow than was the case when different timetables were shown for each route and this change is welcomed.

Generally, the information at bus stops is good but there are stops where no timetable information is shown or the information is out of date. It should be straightforward to correct this.

7. Could train and ferry times be added to the bus timetable to create a single unified transport timetable?

St Austell Town Council welcomes the fact that there has been a single bus timetable for the whole of Cornwall for some time. At times historically, there were separate timetables for individual companies which was less useful. However, also historically Cornwall Council produces a public transport timetable showing trains and ferries as well as buses. We would like consideration to be given to reintroducing that.

8. Produce a smaller version (A5) of the large A4 timetable could versions with smaller size papers be introduced as well as the A4 timetable? Some bus users might find a smaller document easier to carry.

9. Consider producing timetables specific to key locations eg St Austell buses number A1, A2, 2 and 30 only.

We would like this considered as an addition to the Cornwall wide timetable to cater for demand from people who only want times for a particular part of Cornwall.

10. Ensure online timetable is the latest version as there are examples of old versions on the website which causes confusion.

The bus tracker apps are very useful as are the online timetables which show all stops, more than in the printed timetable, however, we are not sure the online timetables are all up to date.

RECOMMENDATIONS

1. The report from the Bus Working Group ie approved subject to any changes the Council wishes to make;
2. The report be sent to:
 - First Kernow
 - Go Cornwall Bus
 - Cornwall Council
 - Councillor Pears, Portfolio Holder, Cornwall Council
 - The Member of Parliament

Seeking comment and support.

3. Responses be considered by the Bus Working Group who will produce a further report for Council.

Councillor Malcolm Brown, Chair of Bus Working Group

From: Emily Keverne <Emily.Keverne@cornwall.gov.uk> on behalf of Vicky Fraser <Vicky.Fraser@cornwall.gov.uk>
Sent: 30 July 2024 16:21
To: Sara Gwilliams
Subject: RE: Bus/Timetable Changes - St Austell Area

Follow Up Flag: Follow up
Flag Status: Flagged

Information Classification: CONTROLLED

Sent on behalf of Vicky Fraser

Dear Mr Pooley

Thank you for your letter and taking the time to consider these issues and feedback.

I have addressed each of your points in turn below;

- 1- Service 27 was primarily operated by First Kernow as a commercial service and not under contract to or subsidised by Cornwall Council. It was their commercial decision to withdraw the service from Boscoppa and Bethel. Go Cornwall Bus topped and tailed at the beginning and end of the day through our subsidised network but followed the route set out by First Kernow. As a commercial operator, First has to ensure any services they operate are financially viable; the changes they made to Service 27 in April were due to it not being commercially viable in its pre-April format and to try and make it more financially sustainable in its new Service T2 guise. First Kernow did share usage figures from Bethel and Boscoppa with us and they were extremely minimal and indicated that Service 30 would be sufficient to meet that need.
- 2- This has been rectified from September onwards.
- 3- The Service 26 only has a four-minute turnaround at either end so Go Cornwall Bus wouldn't be able to add these areas in to the route with the current timetable and resource. The daytime operation is commercial so we can raise this with Go Cornwall when we are reviewing the network for April 2025 but there would be additional costs incurred that fare income may not cover but this would be their commercial decision to make.
- 4- Whilst we work collaboratively with all operators to create and offer as many onward connections as possible, with the available resource it is not possible to connect every bus service and there has to be some acceptance of waiting times. We do constantly review our network and where tweaks are possible to improve connections within existing resource these will be made. If you would like to offer any specific examples we can consider these and feedback.
- 5- Timetables are distributed by operators and if a library, such as St Austell Library requests them we can of course ask an operator to deliver there though the priority for distribution is bus stations and Visitor/ Tourist Information. There is a significant cost attached to the production of these books which has to be considered. Annually we print a minimum of 40k for the county. First have kindly agreed to drop a small number in to the Library.
- 6- All roadside information should be updated alongside a network change and takes roughly 4 weeks to complete across the county- this is a big job and is undertaken by operators. However, I do acknowledge and am aware of some issues with the April rollout and we are working on this being rectified with the operators through regular meetings.
- 7- In the Autumn we aim to launch our Transport for Cornwall App which will be the one stop shop for bus and train travel in the county. We will be working to increase the information available on the app to other transport such as Beryl Bikes. Including these services in the book is more challenging as the book is printed

twice a year to coincide with our bus network changes and other transport options, such as rail and ferry may not align with these dates, therefore we could be including inaccurate information. We will be able to consider other options such as Ferry in the future with the App though it should be noted that no Ferry companies in Cornwall have demonstrated an interest in being included in recent years.

- 8- The timetable book will continue in its current A4 format as this is most cost effective but also the most useful for people wishing to make longer journeys across the county and don't want to carry multiple books with them. This is based on feedback. There is no "perfect version" that will suit all but we are confident that the current format, for the time being at least, is best.
- 9- This is not being considered at this time but I have noted your suggestion.
- 10- Without knowing which website you are referring to, online information on sites such as Go Cornwall Bus, First Kernow, Traveline and Transport for Cornwall are all updated at the time of a network change, this is a statutory requirement on an operator. These are the outlets that we and operators can control, any other websites that are out of date would be outside of our and operators control I'm afraid.

I trust that this information is of use and thank you again for getting in touch.

Kind regards

Vicky Fraser

Service Director for Environment and Connectivity
Environment and Connectivity
Sustainable Growth and Development

Cornwall Council

vicky.fraser@cornwall.gov.uk

Please let us know if you need any particular assistance from us, such as facilities to help with mobility, vision or hearing, or information in a different format.

Please consider the environment. Do you really need to print this email?

From: Sara Gwilliams <Sara.Gwilliams@staustell-tc.gov.uk>
Sent: Wednesday, July 17, 2024 12:56 PM
To: Vicky Fraser <Vicky.Fraser@cornwall.gov.uk>
Subject: Bus/Timetable Changes - St Austell Area

CAUTION: This is an **EXTERNAL** email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

Sara Gwilliams

Deputy Town Clerk

St Austell Town Council

Tel: 01726 829855

Email: sara.gwilliams@staustell-tc.gov.uk

The Stable Block, Pondhu House, Penwinnick Road, St Austell, PL25 5DP



St Austell Town Council



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

12th June 2024

Dear Kate

General Wolfe Building – St Austell

I hope you are well and apologise for bothering you in relation to this matter.

Town Councillors at their Planning and Regeneration Committee this week expressed concern about the lack of progress with the refurbishment of the General Wolfe building which Corserv Facilities purchased in early 2020 for the purpose of housing homeless families. I understand that there are legal complexities involving the Government grant funding that has been received to refurbish the building, but we are now at least 2-3 years without a resolution which is totally unsatisfactory.

The building is on the edge of the St Austell town centre and has remained empty since its purchase and despite being boarded up has deteriorated badly, has been the subject of numerous break-ins (as recently as last week) and is the subject of regular anti-social behaviour. It is a blight on the town centre and in the middle of the conservation area. Part of the building is Listed which means that Cornwall Council is neglecting its duty to maintain an historic building in its ownership.

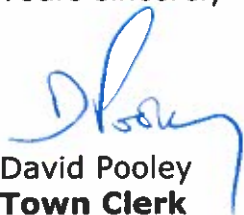
The Town Council, St Austell BID and the Police are regularly having calls on staff time to make the building or surrounding area safe and the property is raised monthly at the Safer St Austell meeting as an ASB hotspot. I understand from the Town Centre Security Guards that the inside of the building is in a terrible state due to vandalism, squatters and water damage and if it is not dealt with shortly, it will become an emergency health and safety matter.

In order to speed up this very protracted refurbishment, I would respectfully ask that you put pressure on the part of Cornwall Council, or the Cornwall Council owned company who is responsible for improving this building to resolve the legal issues within the next few weeks to enable the refurbishment to be completed and house people in need by the end of the year.

Continued ...

I look forward to hearing from you.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Pooley', with a long horizontal stroke extending to the right.

David Pooley
Town Clerk

CC: Councillor Anne Double



Mr D Pooley – Town Clerk
St Austell Town Council
The Stable Block, Pondhu House,
Penwinncik Road,
St Austell
PL25 5DP

Your ref:

My ref: CC/STA/GW/Jul24

Date: 30 July 2024

Dear David,

Re: General Wolfe Building, St Austell

Thank you for your letter dated 12 June 2024 addressed to the Cornwall Council Chief Executive, Kate Kennally in relation to the above property. Kate has asked me to respond to you.

We acknowledge that this site has been significantly more challenging and problematic to progress than was originally anticipated when Corserv Facilities Limited purchased it in 2020. Its current poor and deteriorating condition creates understandable concerns for local residents and stakeholders.

We are continuing to explore all possibilities to bring this building back into use. We are actively working up proposals and will consider all viable options.

Yours sincerely
Dhywgh hwi yn hwir

Phil Mason
Strategic Director
Sustainable Growth and Development
Tel: 01872 322505
Email: phil.mason@cornwall.gov.uk

Briefing Note: Proposed changes to the NPPF

A revised National Planning Policy Framework was published on 30th July 2024. It is subject to consultation until 24th September 2024.

[Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)

The changes were accompanied by an explanatory document and set of consultation questions. Further updates on the purposes of the changes and also some additional messages about the Planning and Infrastructure Bill were provided by the Deputy Prime Minister in a speech on the same day.

[Deputy Prime Minister on changes to national planning policy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/speeches/deputy-prime-minister-on-changes-to-national-planning-policy)

What are the main proposed changes to the NPPF – what does it all mean?

- Reversing changes made the NPPF in December 2023 – particularly around reducing the need for demonstrating 5 year housing supply
- The standard method for assessing housing need becomes mandatory and ensuring that authorities can only plan for a lower number where they can demonstrate hard constraints and that they have exhausted all other options to accommodate it.
- A presumption in favour of brownfield land and uplift of density in urban areas.
- Amend the operation of the presumption in favour of sustainable development by clarifying the circumstances in which it will apply and preventing poor quality development as a result of its use.
- Reduce specific controls over the types and tenures of affordable housing to be provided to allow authorities to deliver more social housing types and not setting mandatory proportions of tenures such as affordable purchase or First Homes etc
- Supporting more diverse housebuilding – through requiring allocation of small sites and considering phasing of sites
- Supporting economic growth in key sectors, specifically gigafactories, labs, data centre, digital economies and freight and logistics.
- Support onshore wind and renewables
- Rapid creation of clear, ambitious local plans for high quality housebuilding and economic growth.
- Expanding the Nationally Strategic Infrastructure Projects regime to include renewable energy proposals where they would be 100mw for wind and 150mw for solar.
- The Infrastructure Levy will not be brought forward, but expectations of developer contributions will be further refined in the NPPF and guidance.
- Supporting the reuse of brownfield land and densification, but recognition that there is not enough of this to meet housing needs without use of greenfield land

- Proposals to increase some planning fees, including for householder applications, so that local planning authorities are properly resourced to support a sustained increase in development and improve performance.

Planning objectives for the revised NPPF

The Government's revised objectives for the NPPF and planning system are stated to include:

- Building new homes, creating jobs, and delivering new and improved infrastructure;
- taking a brownfield first approach;
- boosting affordable housing;
- bringing home ownership into reach, especially for young first-time buyers;
- extracting more public value from development, including through infrastructure, amenity, and transport benefits and, where necessary, through use of strengthened compulsory purchase powers;
- demanding universal local plan coverage from all local planning authorities;
- promoting a more strategic approach to planning, by strengthening cross-boundary collaboration, ahead of legislation to introduce mandatory mechanisms for strategic planning;
- supporting the development needed for a modern economy, and support Government's modern industrial strategy; and
- unlocking new sources of clean energy, to deliver clean energy by 2030.

Proposed changes by subject

This section does not cover all of the changes made, just those thought to have particular significance to Cornwall.

Housing:

The increase of new homes is a key driver of change in the new NPPF. This includes:

- The increase of the housing requirement for some areas under the revised standard methodology
- A specific requirement to provide for social rent delivery but no specific target to meet. Specific targets for First Homes and affordable housing ownership will be removed from the NPPF and areas will be expected to set out tenure requirements and proportions in their local plan.
- Plans and decisions will need to deliver sites with a mix of tenures, which can include a mixture of ownership and rental tenures, including rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.

- Specific support given to encouraging development where affordable housing is the majority, including rural schemes.
- Supporting community led housing schemes.
- Potentially making a mandatory requirement for plans to allocate at least 10% of the housing requirement on small sites.

Revising the Standard Methodology for housing:

The standard method to assess housing needs will be mandatory and not a starting point.

Authorities will be expected to make all efforts to allocate land in line with their housing need as per the standard method. Authorities would be able to justify a lower housing requirement than the figure the method sets on the basis of local constraints on land and delivery, such as existing National Park, protected habitats and flood risk areas, but would (as now) have to evidence and justify their approach through local plan consultation and examination. All local planning authorities will need to demonstrate they have taken all possible steps before a lower housing requirement will be considered. Further guidance will be set out in Planning Practice Guidance.

Authorities will be required to identify opportunities for maximising the efficient use of land, especially in areas well served by transport and other infrastructure.

The methodology will replace existing elements, including the current cap applied to growth and underestimations of population and household growth that arises from using 2014 projections. The new method is proposed to help to deliver the Government's housing delivery target of 1.5 million homes by:

- **Using a baseline set at a percentage of existing housing stock levels**, designed to provide a stable baseline that drives a level of delivery proportionate to the existing size of settlements;
- **topping up this baseline by focusing on those areas that are facing the greatest affordability pressures**, using a **stronger affordability multiplier** to increase this baseline in proportion to price pressures; and
- **removing caps and additions** so that the approach is driven by an objective assessment of need.

In other words: the calculation will start with how many houses exist in a plan area at the moment. It will then aim to increase that level every year by 0.8%. The calculation will increase further still in areas which where house prices are more than four times higher than earnings, i.e. to account for unaffordability.

Cornwall's housing requirement will increase by 60% under the current proposals for the revised housing methodology. **This will increase the annual requirement for Cornwall from 2,707 to 4,545 homes.**

It is not clear what the immediate impact of this proposal is because there are no clear transitional arrangements set out in the consultation. The standard methodology and the housing figure generated is currently only a proposal for consultation. However, the implications are that as the current local plan would not meet the new requirement by some margin it would not be compliant with the NPPF and that the presumption in favour of sustainable development might apply one month after the new NPPF is brought into force (thought to be December 2024).

There are some residual protections for Neighbourhood Plans that appear to apply where they have allocated sites to meet their housing need and they are less than 5 years old. The final implications of this are being considered.

Whilst there is additional text proposed to the NPPF requiring applications under the presumption to adhere to policies for the location and design of development (as set out in chapters 9 and 12 of the NPPF) and for securing affordable homes in to prevent poor quality, unsustainable development, it still means that the housing supply policies of the Local plan would be rendered out of date.

Future of plan-making – proposed measures:

To ensure complete coverage of up-to-date plans as soon as possible Government has re-affirmed its commitment to supporting local planning authorities to get plans in place. This might include targeted support for those required to rework plans at pace, or more tailored support to meet the individual circumstances of different places. This may include identification of priority groupings of authorities to support (particularly where housing need is high).

There are no specific instructions to plan makers other than to proceed quickly. The changes set out in the Levelling Up and Regeneration Act are confirmed to proceed, but in Summer or Autumn 2025. All current system plans that are not subject to the transitional arrangements set out in the NPPF (i.e. plans that are already in production under the 2004 Act system) will need to be submitted for examination under that system no later than December 2026.

Dealing with planning applications:

A set of National Development Management Policies is confirmed (although no content set out) and the NPPF will also be retained as a plan-making document.

There is the potential to allow authorities to increase planning fees, particularly where the current fee does not cover the cost to the local planning authority of processing and determining these applications. Changes to fees would need to support improved delivery and quicker decisions – any additional fees will come with more monitoring and holding poor performance to account. Potential (unspecified) Government intervention possible where performance remains poor.

Supporting green energy:

Changes are proposed to the threshold for renewables to be dealt with as a Nationally Significant Infrastructure Project – this would increase from 50mw to 100mw for turbines and 150mw for Solar installations. This is likely to increase the number of proposals over 50mw as this artificial threshold had been driving a number of <50mw schemes in Cornwall.

Policy will be amended to increase support for renewables schemes and their allied benefits to protecting habitat.

Infrastructure:

Proposals for an Infrastructure Levy have been dropped with a different focus on developer contributions to be detailed later.

The Nationally Significant Infrastructure Project process will be reformed to help deliver significant economic drivers alongside the NPPF. Particular support will be given specifically to gigafactories, labs, data centre, digital economies and freight and logistics.

Making electricity grid connections, simpler and faster to build the clean energy sources needed to meet zero carbon energy generation by 2030.

Further emphasis is to be placed on the importance of community infrastructure, including post 16 education facilities to ensure that skills are raised.

Amendments will be made to ensure that transport planning is led by 'decide and provide' (referred to as vision led in the NPPF) as used by Cornwall Council rather than a 'predict and provide' model. Further guidance will be issued on this measure.

Brings water infrastructure projects into NSIP regime - such as those projects designed to be used intermittently but provide significant peak water supplies during droughts, reservoirs etc.

Design:

References to achieving beauty in the NPPF will be replaced by 'well designed development' to reduce subjectivity over the use of the word beauty.

Rather than district-wide design coding, a focus will be placed on the preparation of localised design codes, masterplans and guides for areas of most change and most potential – including regeneration sites, areas of intensification, urban extensions and the development of large new communities

Further announcements will cover:

On the same day as the NPPF the Deputy Prime Minister also set out commentary on the following future proposals that impact planning and housing:

Planning and Infrastructure Bill

The Planning and Infrastructure Bill will be introduced later in the first session, which will:

- modernise planning committees by “introducing a national scheme of delegation that focuses their efforts on the applications that really matter, and place more trust in skilled professional planners to do the rest” and “avoid a potential development being reviewed multiple times even where it’s been included in the local plan”.
- further reform compulsory purchase compensation rules to ensure that what is paid to landowners is fair but not excessive;
- streamline the delivery process for critical infrastructure; and
- provide any necessary legal underpinning to allow development to fund nature recovery where currently both are stalled.

New Towns

Formal measures to allow the creation of a new generation of new towns to follow. This will include a commission to identify potential sites for 10,000 new homes per settlement.

National Development Management Policies to be introduced **alongside a new NPPF** to bring into force the new plan-making system in the [Levelling-up and Regeneration Act](#). The timetable for this is anticipated to be summer – Autumn 2025, but consultation could be early 2025.

Spatial Development Strategies (mandatory Strategic Planning) to cover the whole of England will be introduced through further legislation. In advance of these strategies being put into place the duty to cooperate between authorities will remain.

A “**long term plan for housing**”, which will include an “*affordable housing revolution*” including right to buy reforms, and funding proposals in the next spending review.

Responding to the consultation:

The whole set of NPPF revisions and the revised standard methodology are subject to consultation until 24th September 2024. A set of suggested responses will be prepared for circulation and comments.