

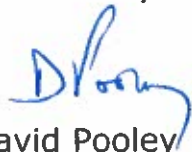
St Austell Town Council



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 23rd September 2024** at **6pm**.



David Pooley
Town Clerk

17th September 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 3rd September 2024

**Pages
1 to 4**

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

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. **PA24/04294:** Former Post Office High Cross Street St Austell Cornwall. Demolition of existing B8 warehouse and provide erection of 24 (C3) apartments over four floors with parking. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SECTOVFGG4L00>

- ii. **PA24/05438:** 11 Carlyon Road St Austell Cornwall PL25 4LE. Erection of an open fronted triple garage incorporating storage space within the roof. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SGIHBFFG1W400>

- iii. **PA24/05851:** Development Land At Carclaze Carclaze Road St Austell Cornwall. The construction of 2 detached dwellings and associated works. **Parish: Treverbyn.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SH6OIBFGL7600>

- iv. **PA24/05964:** 18 Graham Avenue St Austell Cornwall PL25 4LZ. Retention of cabin in the garden. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHFXQYFGHBD00>

- v. **PA24/06024:** 7 Eastbourne Close St Austell Cornwall PL25 4RN. Proposed two storey front and rear extensions. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHJN0BFGJT900>

- vi. **PA24/06059:** 4-8 Cross Lane St Austell Cornwall PL25 4AY. Proposed conversion of a former bank to form three self-contained flats for rental to ex-services persons. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHLHO9FGL4200>

- vii. **PA24/06117:** Shoezone 22 Fore Street St Austell Cornwall. Change of use from Class E to Nail salon, and consent to display of advertisement at a Non-illuminated Fascia Sign and an Internally-illuminated Hanging Sign. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHR9ZMFGH6D00>

- viii. **PA24/06118:** Shoezone 22 Fore Street St Austell Cornwall. Advertisiement consent for 1no. non-illuminated fascia sign and 1no. internally illuminated hanging sign. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHR9ZOF6E00>

- ix. **PA24/06464:** 33 Turnavean Road St Austell Cornwall PL25 5NX. Works to trees subject to a Tree Preservation Order (TPO), works include cutting and trimming a mature oak tree. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SIET76FGHC700>

- x. **PA24/06537:** Market House Market Hill St Austell Cornwall. Listed Building Consent for works to a building. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SIJ1Z1FGK5K00>

- xi. **PA24/06544:** 6 Acorn Drive St Austell Cornwall PL25 3GU. Works to trees subject to a Tree Preservation Order (TPO) 526 to fell tree and replace the tree with another beech tree. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SIKE2LFG1OU00>

- xii. **PA24/06552:** 11 Fore Street/2A Vicarage Hill St Austell Cornwall PL25 5PX. Converting first and second floor offices into 2 x two-bedroom flats. Converting the rear of the ground floor shop into a studio and retaining a smaller shop. Lower ground floor (previously used as a shop/store), convert this to a studio flat. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SIKOCFGL7S00>

- xiii. **PA24/06593:** 4 Blowing House Hill St Austell Cornwall PL25 5AH. Works to a tree in a Conservation Area for Ash (T1) - fell. Tree has outgrown its position between properties and has obvious signs of Ash dieback. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SIMOKOFGMLC00>

8. Premises Licence Applications

None.

9. Planning Decisions

**Pages
5 to 8**

(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. Banns Pharmacy Ltd

**Pages
9 to 12**

(Purpose: To consider writing a letter of support for Banns Pharmacy Ltd to operate a pharmacy in the Carclaze area of St Austell). (Correspondence attached).

12. St Austell Town Centre Revitalisation Partnership

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

13. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meeting: Monday 28th October 2024 and Monday 2nd December 2024).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on TUESDAY 3rd SEPTEMBER 2024 in The Stable Block, Pondhu House, Penwinnick Road, St Austell, Cornwall, PL25 5DP at 6pm.

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

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

P/24/65) Apologies for absence

Apologies for absence were received from Councillors Cohen, Gray, Double and Rowse.

P/24/66) Declarations of Interest

There were no declarations of interest.

P/24/67) Dispensations

There were no dispensations granted.

P/24/68) Minutes from the Meeting dated 19th August 2024

Councillor Kimber advised that he left the meeting on the 19th August 2024 after minute number P/24/63.

It was **RESOLVED** that subject to the above amendment, the minutes of the meeting held on the 19th August 2024 be approved and signed as a correct record.

P/24/69) Matters to note

The Clerk advised that he had nothing to add to the minutes.

P/24/70) Public participation

There were no members of the public present.

P/24/71) Bus Working Group

Members considered correspondence received from the Service Director for Environment and Connectivity at Cornwall Council in response to comments and recommendations made by the bus working group and the Chair circulated a suggested draft response.

It was **RESOLVED** that the draft response be approved and sent to the Director at Cornwall Council.

P/24/72) Old General Wolfe Building

Members considered correspondence received from Cornwall Council in response to representations made by the Town Council regarding the continued neglect of the old General Wolfe building.

The Clerk added that he had also received correspondence from Mark Ellis, Strategic Planning Manager at Cornwall Council, to advise that the building was purchased by Corserv Facilities Limited a few years ago with the intention of refurbishing the existing residential apartments for homeless persons and that after a series of feasibility studies for alternative uses, Corserv Facilities Ltd is now in the process of re-starting their original project to refurbish the apartments for homeless accommodation.

During discussion, Members expressed strong concern that Corserv Facilities Ltd is planning to turn the building into homeless accommodation, particularly as Cornwall Council has recently acknowledged that St Austell already has a large number of complex needs accommodation close to the town centre and that they are actively trying to reduce placements in the town centre. A view was also expressed that there could be extreme public concern if another building in the town centre is turned into homeless accommodation. Members advised that they are receiving regular complaints about anti-social behaviour around the Market House steps and church grounds and expressed concerned that more placements of people with chaotic lifestyles could exacerbate this. Members asked that Cornwall Council be reminded that they have promised in recent years to reduce the number of temporary accommodation placements in St Austell and that this extra accommodation would increase numbers significantly.

Strong views were also expressed about why a listed building in the ownership of Corserv Facilities Ltd had been allowed to deteriorate to such an extent that it is regularly broken into and has had squatters, vandalism and severe flooding. It has also been a huge drain on Police and town centre security resource.

Members felt strongly that as the building is in a gateway to the town centre it should be refurbished to a high standard and an appropriate use found that is in keeping with its listed building status and prominent position. A view was also expressed that it could be demolished to make way for public realm/highway improvement works or refurbished for community use. The Clerk added that the adjacent Globe Yard is on the market which could be purchased to assist with any redevelopment of the site.

A proposal to ask Cornwall Council to acquire Globe Yard and demolish the General Wolfe building on health and safety grounds to make way for a public realm area was lost 5 votes for, 6 votes against with the casting vote from the Chairman.

Councillor Fox asked that it be recorded that she voted against this proposal

A proposal to ask Cornwall Council to acquire Globe Yard and re-develop the building into quality town apartments was lost 2 votes for, 7 votes against.

A suggestion to write to Cornwall Council to advise that the Town Council is strongly against homeless accommodation on the site and that a community use for the building should be explored was agreed as a suitable way forward.

It was **RESOLVED** to write to Cornwall Council to advise that the Town Council is strongly against homeless accommodation on this site and that alternative uses, other than housing, should be explored with a view to making the site an attractive gateway to St Austell town centre and in keeping with its listed building status.

P/24/73) National Planning Policy Framework (NPPF)

The Committee considered a Government consultation paper and a Cornwall Council briefing note relating to proposed changes to the National Planning Policy Framework.

The Clerk advised that he had reviewed the consultation and felt that the following proposed changes should be noted:

- Cornwall's housing target will increase by 68% from 2,707 to 4,545 homes per annum if the proposed formula for housing need is adopted;
- There will be a greater emphasis on social housing;
- Greater density permitted;
- Encouragement of windfarms and solar power;
- Taking a brownfield approach first but the protection of food production land will be lessened;
- A new approach to developer contributions;
- An increase in planning fees so that local authorities can support a sustained increase in development.

During discussion, Members broadly welcomed the affordable housing changes, provision for green spaces, green energy and making it easier for smaller building companies and the public to build properties. Members acknowledged the chronic shortage of affordable and social housing and the need to do something urgently to address this. Members noted that the consultation is silent on second homes.

Members however expressed concern with regard to the impact of the potential increase in housing numbers for Cornwall, the lessening of protection of good quality farm land and the proposal to make it easier to build in the countryside.

Members welcomed the proposal for more public value from development to address infrastructure needs, highlighting the need for more investment in medical services and water/sewerage in particular, and also supported the proposed strengthening of compulsory purchase powers.

A view was expressed that different models of building should be supported (eg modular housing, community land trusts and co-operative housing) and the Government should consider tighter restrictions on Right to Buy and Housing Associations selling social housing on the open market.

It was **RESOLVED** that the Town Clerk should respond to the Government on their draft consultation document, in consultation with the Chair and Vice Chair of the Committee, based on the discussion and points raised.

P/24/74) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 23rd September 2024 and Monday 28th October 2024.

The meeting closed at 7.41pm.

**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
23rd SEPTEMBER 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

PA24/04220

APPROVED

Applicant: Mr Craig Daniels

Location: The Queens Head Inn 2 North Street St Austell PL25 5QD

Proposal: Advertisement consent for replacement and new external signage including 1no. hanging sign and various fascia signage (some with illumination)

Town Council Response: No Objection.

PA24/04107

APPROVED

Applicant: Mr Craig Daniels

Location: The Queens Head Inn 2 North Street St Austell PL25 5QD

Proposal: Listed building consent for new signage

Town Council Response: No Objection.

PA24/02613

APPROVED

Applicant: Mrs Hayley Brown

Location: Rear Of 8 Jubilee Meadow St Austell PL25 3EX

Proposal: 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.

Town Council Response: No Objection.

PA24/05571

Decided not to make a TPO (TCA apps)

Applicant: Mrs Nicola Collins

Location: Trelowen 1 Blowing House Lane St Austell PL25 5AT

Proposal: 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

Town Council Response: No Objection.

PA24/05243

WITHDRAWN

Applicant: Miss Emma Rodgers

Location: Truro Road Recreation Ground Truro Road St Austell

Proposal: Listed building consent for the Placement of Grade II listed memorial water trough on granite setts within Truro Road Recreation Park

Town Council Response: -

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PA24/05249

APPROVED

Applicant: Mr Neil White

Location: 46 Daniels Lane St Austell Cornwall PL25 3HP

Proposal: Single storey side and front extensions

Town Council Response: No Objection.

PA24/05350

APPROVED

Applicant: Mr Mike Howard

Location: Flat 1 75A Alexandra Road St Austell PL25 4QW

Proposal: Works to Tree covered by a Tree Preservation Order (TPO)
- Small Leaved Lime – crown reduction of 2m to be carried out in accordance with BS3998 and comply with best practice.

Town Council Response: No Objection.

PA24/05565

APPROVED

Applicant: Miss Elisabeth Pywell

Location: Land South Of Poundland White River Place St Austell Cornwall PL25 5AZ

Proposal: Erection of a freestanding Automated Telling Machine (ATM) and associated advertisements.

Town Council Response: No Objection.

PA24/05566

APPROVED

Applicant: Miss Elisabeth Pywell

Location: Land South Of Poundland White River Place St Austell Cornwall PL25 5AZ

Proposal: Advertisement Consent for 4no. internally illuminated fascia signs associated with the erection of a freestanding ATM

Town Council Response: No Objection.

Sara Gwilliams

From: Sarbjit Singh <sarbjitpharmacy@yahoo.co.uk>
Sent: 10 September 2024 12:43
To: David Pooley
Subject: New pharmacy in st Austell

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir,

Hope you are well. I got your details counsellor Mrs Double.

My name is Sarbjit Singh, I am director of Banns Pharmacy Ltd. We own five pharmacies in Cornwall, in Bugle, St Dennis, St Stephens, Roche and St Day.

Mr Double kindly supported us when we proposed to open a pharmacy in Bugle.

We were made aware by the residents of st Austell repeatedly that there is big need of more pharmacies in the st Austell town which I am certain you might be aware of too. Recently one of the boots pharmacies has closed as well which made the situation worse.

Patients at the moment are forced to travel to the pharmacies out side the town to the village pharmacies to get their medicines as the pharmacies in the town can't simply meet the demand and there are always queues in the existing pharmacies due to this substantial workload due to increase in number of patients and boots closure.

To fill this gap and to meet the demands of growing population we are proposing to open a new pharmacy in the town, preferably towards the carclaze side as there is no pharmacy this side of st Austell to space out from the other pharmacies in the town. This side of the town had always been deprived from the pharmacy services and people had to go to central town pharmacies or travel outside the town to obtain their medicines .This new pharmacy imitative would enable people to walk to the pharmacy and get their medicines , flu and Covid jabs and over the counter medicines and valuable pharmacist advice.

We already have overwhelming support from residents of at Austell .

We want to request yourself as well please if you could kindly extend your support for this cause and provide us letters of support please .

If you want more information on this matter or want to meet up to discuss we can do so too.

Treverbyn parish and counsellor are in support of this application too and have provided us with their support letters as well.

Your help will get us one step closer to bring pharmacy benefits of to the residents of the town and make their lives better.

Thank you

Best Regards
Sarbjit singh
Director
Banns pharmacy ltd
79 fore street
At Dennis

PL26.8AB

Phone - 0755-2200118

Parish Office
Rockhill Business Park
Higher Bugle
St Austell
Cornwall PL26 8RA.
Tel: 01726 851001
Email: treverbyncouncil@gmail.com

21-08-2024.

Potential application by Banns Pharmacy Ltd.

To whom it may concern.

Following recent discussions with the applicant and councillors Treverbyn Parish Council give their support to Banns Pharmacy Ltd application to open a pharmacy in the area of Tregonissey.

Whilst appreciative of the valued work of the local medical practitioners we recognise that an additional service would be of major benefit to the whole community. Consideration needs to be given to the vast amount of development within the curtilage of Treverbyn Parish, notably 47 proposed properties PA21/12757 Gilbert & Goode at Treverbyn road, St Austell, plus in excess of 90 properties PA16/11319 Jon Wood at Kernow Vean and the West Carclaze Garden Village of up to 2000 properties which originally intended to have a Community Hub that would house Doctor's surgery and a pharmacy (sadly that intentions seem only to be a pipe dream).

The undoubted success of Banns Pharmacy outlets in the China Clay area, in particular the newest at Rockhill Business Park, Higher Bugle highlights the need and mutual co-operation with the local community.

To have an additional compatible, more readily available service within the confines of our area would be a valuable asset and supportive to the needs of our Parish.

Mrs A Roberts (Chairman)

D. Stevens (Clerk).

