

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 Stable Block, Pondhu House, Penwinnick Road, St Austell, Cornwall, PL25 5DP** on **Tuesday 3rd September 2024** at **6pm**.



David Pooley
Town Clerk

28th 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 19th August 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. Bus Working Group

**Pages
7 to 14**

(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).

8. Old General Wolfe Building

**Pages
15 to 18**

(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).

9. National Planning Policy Framework (NPPF)

**Pages
19 to 24**

(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)

Draft NPPF with tracked changes: [National Planning Policy Framework: draft text for consultation \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/consultations/national-planning-policy-framework-draft-text-for-consultation)

10. 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 19th AUGUST 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

Also present: Councillor Double

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

The Chair advised that in order to assist the members of the public present, agenda item 7 (v) would be considered first. He also suggested that due to the length of the agenda and the possibility of having to defer items, agenda item 14 would be discussed after agenda item 10.

P/24/53) Apologies for absence

Apologies for absence were received from Councillors Bull, Rowse, Stephens and Styles.

Councillor Double advised that she needed to leave the meeting at 7.30pm.

P/24/54) Declarations of Interest

None.

P/24/55) Dispensations

None.

P/24/56) Minutes from the Meeting dated 15th July 2024

Councillor Brown asked that the following amendments be made:

Last paragraph on page 1 of the minutes should read:

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 **and should be discussed when more information is known and recommendations made in a Town Council response.**

Page 2, minute number: P/24/47

Delete "in due course" at the end of the first paragraph.

It was **RESOLVED** that subject to the above amendments, the minutes of the meeting held on the 15th July 2024 be approved and signed as a correct record.

P/24/57) Matters to note

The Clerk advised that the 20mph speed consultation is expected to run from 21st August 2024 to 11th September 2024 and due to the time constraints, it will be considered by the full Council on Monday 2nd September 2024.

Arising from a question, the Clerk advised that he would update the Committee on progress with the Holy Trinity Church piazza and Poundland banner later on the agenda.

P/24/58) Public participation

There were three members of the public present, one of whom advised that he wished to speak in favour of planning application number: PA24/04807.

P/24/59) Planning Applications

(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.

The applicant advised that he is aware of Treverbyn Parish Council's objection and explained the road safety measures to separate the HGV access from the residents' access, the ecological appraisal for the new Cornish stone hedge and drainage mitigation plans.

During discussion Members raised the following:

- Working hours and noise restrictions
- HGV movements
- Visibility splays

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being satisfied that the new access proposed is an improvement.

- 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.

It was **RESOLVED** to make no objection to this application subject to the Historic Environment Planning Officer and Council for British Archaeology being satisfied with the proposal.

- 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.

It was **RESOLVED** to make no objection to this application subject to the work being carried out in accordance with the Tree Officer's recommendations.

- 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.

Cornwall Council advised that this application had been withdrawn.

- 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.

Members expressed concern with regard to the known flooding issues on the site, the Environment Agency objection and potential land contamination.

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

- An inadequate Flood Risk Assessment for the site which is located within an area at risk of flooding;
- Potential land contamination.

- 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.

Cornwall Council advised that this application had been withdrawn.

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

During discussion, Members noted the neighbour's concerns with regard to the ownership of the boundary wall and the potential loss of light into his property.

Despite concerns with regard to the boundary wall, it was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied that there is no significant impact on the loss of light or amenities of the neighbouring property.

Councillor Kimber declared an interest by virtue of knowing the applicant for the next item through a business connection and left the meeting

- 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.

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

Councillor Kimber returned to the meeting

Councillor Young left the meeting

- 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.

It was **RESOLVED** to make no objection to this application subject to the works being carried out in accordance with the Tree Officer's recommendations.

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

During discussion, Members expressed concern with regard to the size and security of the freestanding ATM.

A proposal to make no objection to this application was carried 5 votes for, 4 votes against with the casting vote from the Chairman.

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

- 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.

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

- 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.

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

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

During discussion, Members expressed mixed views with regard to the application but on balance Members felt that the plot will accommodate the proposal outlined with little detriment to the neighbouring properties.

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

Councillor Double left the meeting

P/24/60) Premises Licence Applications

None.

P/24/61) Planning Decisions

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

P/24/62) Cornwall Council – Urgent Delegated Planning Decisions

PA24/02590 – 5 Day Protocol - Land Adjacent To 48 Eliot Road

The Clerk advised that a 5 day protocol has been received from the Planning Officer who is mindful to approve Planning Application Number: PA24/02590. He added that the views of Councillor Pears, the Ward Member are not known.

During discussion, the Committee felt strongly that the Town Council should maintain its objection and ask that the application be referred to Cornwall Council's Central Sub Planning Committee for determination.

It was **RESOLVED** to maintain the objection to this application for the following reasons:

- Overdevelopment
- Over shadowing
- Over bearing
- Over looking
- Inappropriate density
- Out of keeping with the street scene

P/24/63) St Austell Town Centre Revitalisation Partnership

Church Piazza

The Clerk advised that further to minute number **P/24/24** the Church Piazza Working Group had met with Mei Loci and considered a further design (Option E tabled at the meeting) which retains the wall around the cenotaph and that this option had been approved unanimously by the Working Group. He added that this agreement within the Working Group had negated the need for a further Working Group to meet, as suggested at the last Planning and Regeneration Committee meeting.

Councillor Hamilton advised that he is a member of the Working Group and expressed his pleasure that a design had been agreed. He added that a discussion is ongoing with regard to the surface of the piazza which will be resolved through the final design process.

The Deputy Clerk advised that the consultation on the design at the Fun Day on the 15th August had been positive with only a few concerns about whether Market Hill will remain as a fully functioning road access to residential areas to the north of the church. She advised that a further public consultation will be held when the final design is worked up in more detail and during the planning permission process.

Members expressed their continued support for the project and welcomed the further public consultation proposed.

It was **RESOLVED** to:

1. Approve Option E as the preferred option for the Holy Trinity Church piazza project;

2. Confirm the appointment of Mei Loci to contract manage the Holy Trinity Church piazza project;
3. 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.

Traffic flows around the Holy Trinity Church

The Clerk advised that he is awaiting contact from Cornwall Council's Highways Officers.

Poundland Banner

The Clerk circulated a draft design of the banner which featured iconic photographs of St Austell (eg: Market House, Viaduct, Holy Trinity Church) within hexagonal shapes on a background of blue and white/grey. He explained that a condition of the grant funding for the banner replacement is to hold a public exhibition of photographs for the public to choose which photographs are placed onto the banner. He added that at the request of the Chair of the Town Centre Revitalisation Partnership, a second design is being worked up for consideration.

During discussion, mixed views were expressed with the following suggestions:

- Support for the hexagonal shapes containing the pictures;
- A toning down of the colours on the hexagonal shapes;
- Deletion of the hexagonal shapes and consider another option for framing the pictures;
- The opportunity to showcase the art works across the town;
- A St Pirans theme;
- The potential to reflect the town's mining heritage

Members expressed a view that whatever designs are produced they would be subjective and not to everyone's taste but welcomed a further design to consider in due course. It was noted that the views of the Town Centre Revitalisation Partnership are not yet known.

It was **RESOLVED** to:

- Welcome the design work so far;
- Support the drafting of a second design for consideration;
- Await input from the Town Centre Revitalisation Partnership.

It was **RESOLVED** to adjourn the meeting to a future date to be determined by the Town Clerk to consider the remaining items.

P/24/64) Dates of Meetings

It was noted that the dates of the next programmed meetings of the Planning and Regeneration Committee are Monday 23rd September 2024 and Monday 28th October 2024. The meeting closed at 8.10pm.

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'.

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 is 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

Sara Gwilliams

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/Timetetable 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.

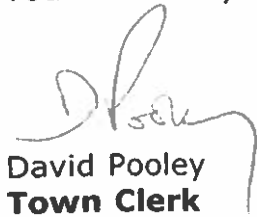
The Town Council, St Austell BID and the Police are regularly having calls on staff time to make the building or surrounding area safe and the property is raised monthly at the Safer St Austell meeting as an ASB hotspot. I understand from the Town Centre Security Guards that the inside of the building 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 black ink, appearing to read 'D Pooley', written over a thin horizontal line.

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
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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.