

# 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 28<sup>th</sup> October 2024** at **6pm**.

A handwritten signature in blue ink, appearing to read 'D Pooley', written over the printed name.

David Pooley  
**Town Clerk**

22<sup>nd</sup> October 2024

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## **AGENDA**

**1. Apologies for absence**

**2. Declarations of Interest**

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

**3. Dispensations**

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

**4. Minutes from Meeting dated 23<sup>rd</sup> September 2024**

**Pages  
1 to 6**

(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](http://www.cornwall.gov.uk)

- i. **PA24/05702:** 15 Doulton Road St Austell Cornwall PL25 3JA. Change of roof design on existing extension (application PA20/05766) from pitched tiled roof to sedum flat roof. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SH0R5IFGH1P00>

- ii. **PA24/05849:** Land At Site Of Former Trethurgy Reservoir Mulberry Gardens St Austell Cornwall. Construction of 8 detached dwellings and associated works. **Parish: Treverbyn.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SH6OHQFGL7200>

- iii. **PA24/06087:** Old Manor House Dental Surgery 3 North Street St Austell Cornwall. Listed building consent for refurbishment of Surgery 4 to include the removal and replacement of floor coverings and sub floor, install of new ceiling grid, lighting, cabinetry and decoration throughout. Fitment of new detail chair, x-ray and suction. Installation of Air Conditioning and Mechanical Ventilation. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHQQKHFGGPP00>

- iv. **PA24/06921:** Land To The North Of Seaways Menear Road St Austell Cornwall. Application for discharge of a planning obligation in respect of decision notice PA15/11748 dated 04.07.13. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SJDUDWFG1Z500>

- v. **PA24/07131:** KFC Pentewan Road St Austell Cornwall. New entrance doors, redecoration of walls, fencing, window frames and cappings. New path and fencing. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SJR9P8FGHSJ00>

- vi. **PA24/07132:** KFC Pentewan Road St Austell Cornwall. New 'KFC' and 'Hello' internally illuminated Letters and Colonel Box Sign, new vinyl graphics, new banner frame sign, new signage to existing ground signs. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SJR9P9FGHSK00>

- vii. **PA24/07239:** Car Park Eliot Road St Austell Cornwall. Change of use of the site from Car Park (Sui Generis) to Vehicle Hire Branch (Sui Generis). The erection of a modular office building, wash bay and equipment store and the demolition of existing garage outbuilding without compliance with Condition 2 of decision notice PA23/07517 dated 08.01.2024 without compliance with

condition 2 of decision PA24/01701 dated 20.05.2024.  
**Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SK0LYHFGG8000>

- viii. **PA24/07477:** 139 Edgumbe Green St Austell Cornwall PL25 5EE. Works to Tree covered by a Tree Preservation Order (TPO) - Oak T1 - Removal of deadwood throughout crown. A crown reduction of 2.5-3m to the height of the tree and a 2m reduction to the lateral limbs on the east, south-east, south and southwest of the canopy of the tree. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SKJ4GJFGJVX00>

## **8. Premises Licence Applications**

None.

## **9. Planning Decisions**

**Pages  
7 to 10**

(Purpose: To note receipt of decisions by the Planning Authority. The decision notices, which explain the full reasons and conditions, are available for inspection in the same way as the planning applications). (Report enclosed).

## **10. Cornwall Council – Urgent Delegated Planning Decisions**

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

## **11. St Austell Town Centre Revitalisation Partnership**

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

## **12. Dates of Meetings**

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meeting: Monday 2<sup>nd</sup> December 2024 and Monday 6<sup>th</sup> January 2025).

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 23<sup>rd</sup> SEPTEMBER 2024 in The Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD at 6pm.**

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

**In attendance:** David Pooley (Town Clerk) and Steve Skinner (Operations Manager).

**P/24/75) Apologies for absence**

Apologies for absence were received from Councillors Stephens and Styles.

**P/24/76) Declarations of Interest**

Councillor Fox declared an interest in planning application PA24/06537 by virtue of knowing some directors of the Market House well.

Councillor Young declared an interest in the same application as he was considering joining the Market House CIC.

**P/24/77) Dispensations**

There were no dispensations granted.

**P/24/78) Minutes from the Meeting dated 3<sup>rd</sup> September 2024**

Councillor Preece advised that the word "concerned" on page 2 of the minutes should read "concern".

It was **RESOLVED** that, subject to the above amendment, the minutes of the meeting held on the 3<sup>rd</sup> September 2024 be approved and signed as a correct record.

**P/24/79) Matters to note**

The Clerk advised that further to minute P/24/71 a letter regarding bus services was sent to Cornwall Council's Director as requested and a response received which has been circulated to all Members.

The Clerk further advised that a letter had been sent to Cornwall Council regarding the General Wolfe building and the response to the Government consultation paper on proposed changes to the National Planning Policy Framework (NPPF) has been submitted to the relevant Government department.

Members thanked the Clerk for the comprehensive response drafted to the NPPF consultation paper.

Councillor Brown referred to the recent exhibition for the Penwinnick Road site held by Treveth and advised that the Town Council was not formally being consulted at this stage. A further consultation event is expected before Christmas.

Members generally felt that the consultative approach being adopted was very positive although there were concerns regarding elements of the scheme.

### **P/24/80) Public participation**

There were no members of the public present.

### **P/24/81) Planning Applications**

- 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.

Members noted the anti-social behaviour issues in this area and the comments of the Police service.

It was **RESOLVED** to support this application subject to the advice of the Police being followed and to ask that consideration be given to providing some visitor parking.

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

It was **RESOLVED** to make no objection to this application subject to restrictions on the type of windows permitted to avoid over-looking and South West Water being satisfied with the drainage proposals.

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

Members noted the previous planning approvals but expressed concern at the density of development proposed on this very narrow site and the risk of flooding.

It was **RESOLVED** to object to this application on the grounds that there would be unacceptable over-looking and over development.

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

Members noted the public objections and the large size of the cabin which had been erected.

A proposal to have no objection subject to the cabin not having full residential status was lost with 5 votes for, 5 votes against and the Chair applying his casting vote against the proposition.

A proposition to object to the application and ask Cornwall Council to take enforcement action was approved by 6 votes to 4.

It was **RESOLVED** to object to the application and ask Cornwall Council to take enforcement action.

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

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

- 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.

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

- 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.

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

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

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

- 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.

It was noted that there was no arboricultural report and the dimensions of the proposed works were not clear.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer determining the extent of the works.

*\*\*\* Councillors Fox and Young reiterated their interests in the next application and took no part in the debate or voting on the item \*\*\**

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

Members noted the challenges of the Market House in terms of accessibility and maintenance.

It was **RESOLVED** to support the application and seek clarification of the nature and extent of external works.

- 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.

Members expressed concern at the lack of information with this application and felt that pruning was preferable to felling the tree.

It was **RESOLVED** to object to the proposal to fell the tree and ask the Tree Officer to investigate what works, if any, are necessary.

- 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.

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

- 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.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being satisfied with the proposals.

### **P/24/82) Premises Licence Applications**

There were no licence applications.

### **P/24/83) Planning Decisions**

Members noted the planning decisions report.

### **P/24/84) Cornwall Council – Urgent Delegated Planning Decisions**

There were no urgent delegated decisions to report.

### **P/24/85) Banns Pharmacy Ltd**

The Clerk referred to correspondence received requesting a letter of support for the creation of a pharmacy in the Carclaze area of St Austell. Members discussed the shortage of pharmacies and the need for local provision.

It was **RESOLVED** that the Clerk should draft a letter of support for the creation of a pharmacy in the Carclaze area.

### **P/24/86) St Austell Town Centre Revitalisation Partnership**

The Clerk advised that the next meeting of the Town Centre Revitalisation Partnership would take place on Friday, 4<sup>th</sup> October 2024.



He provided an update on the various projects in the pipeline including:

Rooftop Garden – a meeting is due shortly with consultants to discuss pre-planning application advice and the finalisation of the feasibility and design report which will not now include detailed structural testing data but will still be a very worthwhile report.

Holy Trinity Church Piazza – progressing well and tender documents being drafted. Extra funding for up-lighting being sought. Works expected to commence in January.

Aylmer Square banners – further designs received. Work on exhibition to start shortly.

High Cross Street Student/Key Worker accommodation – feasibility work progressing.

Gateways Project – design work for improvements to Duke Street public realm is progressing. The up-lighting of the viaduct is proving not to be viable and to offer poor value for money. The saving on this element of the project may possibly be redirected to other projects.

The Chair thanked officers for the progress.

#### **P/24/87) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 28<sup>th</sup> October 2024 and Monday 2<sup>nd</sup> December 2024.

The meeting closed at 7.52pm.



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

**28<sup>th</sup> OCTOBER 2024**

**LOCAL PLANNING AUTHORITY DECISIONS**

**1. PURPOSE OF REPORT**

To note decisions of the Local Planning Authority notified since the last meeting.

**2. LEGAL AND RISK MANAGEMENT ISSUES**

None directly.

**3. EQUALITIES ISSUES**

The Council endeavours to highlight to Cornwall Council any equalities issues arising from consideration of the planning applications.

**4. RESOURCE ISSUES**

None outside of existing budgets.

**5. ENVIRONMENTAL CONSIDERATIONS**

The Town Council considers environmental issues when considering planning applications but is constrained by local and national planning policy.

**6. RECOMMENDATIONS**

It is recommended that Councillors note the decisions made.

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**Decisions Made**

Councillors are asked to note the receipt of the following decisions by the Planning Authority (the decision notices which explain the full reasons and conditions are available for inspection in the same way as planning applications):

DAVID POOLEY - TOWN CLERK

**PA24/05305**

**APPROVED**

**Applicant:** Glen House Estates Ltd

**Location:** Unit 13/14 Teddington Business Park Daniels Lane St Austell PL25 3HG

**Proposal:** '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.

**Town Council Response: No Objection.**

**PA24/06593**

**Decided not to make a TPO (TCA apps)**

**Applicant:** Mr Lawrence

**Location:** 4 Blowing House Hill St Austell Cornwall PL25 5AH

**Proposal:** 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.

**Town Council Response: No Objection.**

**PA24/05893**

**APPROVED**

**Applicant:** Mr and Mrs Palmer

**Location:** 34 Edgumbe Green St Austell Cornwall PL25 5EF

**Proposal:** Proposed front, rear and side extensions and internal alterations.

**Town Council Response: No Objection.**

**PA24/05964**

**APPROVED**

**Applicant:** Mrs Julie Parry

**Location:** 18 Graham Avenue St Austell Cornwall PL25 4LZ

**Proposal:** Retention of cabin in the garden

**Town Council Response: Objection.**

**PA24/06024**

**APPROVED**

**Applicant:** Mr Samuel Mear

**Location:** 7 Eastbourne Close St Austell Cornwall PL25 4RN

**Proposal:** Proposed two storey front and rear extensions.

**Town Council Response: No Objection.**

**PA24/04708**

**APPROVED**

**Applicant:** Florence Phillips

**Location:** 9 Truro Road St Austell Cornwall PL25 5JE

**Proposal:** Change of Use from Dental Surgery to Mixed Use (Dental Surgery with Consultant's Accommodation)

**Town Council Response: Support.**

**PA24/06464**

**APPROVED**

**Applicant:** Conneely

**Location:** 33 Turnavean Road St Austell Cornwall PL25 5NX

**Proposal:** Works to trees subject to a Tree Preservation Order (TPO), works include cutting and trimming a mature oak tree

**Town Council Response: No Objection.**

**PA24/06117**

**APPROVED**

**Applicant:** Mr Van Quang Nguyen

**Location:** Shoezone 22 Fore Street St Austell PL25 5EP

**Proposal:** Change of use from Class E to Nail salon, and consent to display of advertisement at a Nonilluminated Fascia Sign and an Internally-illuminated Hanging Sign.

**Town Council Response: Support.**

**PA24/06118**

**APPROVED**

**Applicant:** Mr Van Quang Nguyen

**Location:** Shoezone 22 Fore Street St Austell PL25 5EP

**Proposal:** Advertisement consent for 1no. non-illuminated fascia sign and 1no. internally illuminated hanging sign

**Town Council Response: Support.**

**PA24/05438**

**APPROVED**

**Applicant:** Mr Christopher Leopold

**Location:** 11 Carlyon Road St Austell Cornwall PL25 4LE

**Proposal:** Erection of an open fronted triple garage incorporating storage space within the roof

**Town Council Response: No Objection.**

**PA24/06059**

**APPROVED**

**Applicant:** Mr James Nicholson

**Location:** 4-8 Cross Lane St Austell Cornwall PL25 4AY

**Proposal:** Proposed conversion of a former bank to form three self-contained flats

**Town Council Response: No Objection.**

**PA24/06537**

**APPROVED**

**Applicant:** Mr Chris Netherton

**Location:** Market House Market Hill St Austell PL25 5QB

**Proposal:** Listed Building Consent for internal works to the building.

**Town Council Response: Support.**

**PA24/00367**

**REFUSED**

**Applicant:** Mr Andrew Philmore

**Location:** Land North Of 4 Trevarrick Road Trevarrick Road St Austell Cornwall PL25 5JN

**Proposal:** Erection of a dwelling

**Town Council Response: Objection.**