

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 May 2025** at **6pm**.



David Pooley
Town Clerk

13th May 2025

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AGENDA

- 1. Election of Chair**
- 2. Election of Vice-Chair**
- 3. Apologies for absence**
- 4. Declarations of Interest**

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

- 5. Dispensations**

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

6. Minutes from Meeting dated 14th April 2025

Pages
1 to 6

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

7. Matters to Note

A verbal update from the Town Clerk on the actions taken since the last meeting.

8. 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.

9. 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. **PA24/08129:** 106 Eastbourne Road St Austell Cornwall PL25 4SS. Outline application for a single dwelling to provide 1/2 bed property to rear garden space with access and layout (all other matters reserved). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SLUT54FGJLL00>

- ii. **PA24/09629:** 1 Church Street St Austell Cornwall PL25 4AW. Installation of new disabled access ramp to main entrance. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SOP29VFGK100>

- iii. **PA24/09630:** 1 Church Street St Austell Cornwall PL25 4AW. Listed Building Consent for installation of new disabled access ramp to main entrance. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SOP29WFGLK200>

- iv. **PA25/01531:** 1 Clinton Drive St Austell Cornwall PL25 5JT. Demolition of existing attached utility room and garage and erection of two storey side extension, front porch and changes to windows on rear fenestration. **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SSA551FGHH300>

- v. **PA25/02460:** 3 Market Hill St Austell Cornwall PL25 5QA. Proposed conversion of flat and shop into two residential units (conversion of flat). **Ward: Central & Gover.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STRUCQFGLWK00>

- vi. **PA25/02519:** 26 Fairfield Close St Austell Cornwall PL25 3HE. Proposed single storey extension remodelling and associated work. **Ward: Bethel & Holmbush.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STU60FFGFTZ00>

- vii. **PA25/02537:** 30 Tregorrick View St Austell Cornwall PL25 4EE. Works to trees subject to a Tree Preservation Order (TPO), works include 2x Small Leaved Lime full canopy reduction from 18m down to 14m plus crown lift to provide sufficient clearance over highway and to provide peace of mind to surrounding properties. **Ward: Poltair & Mount Charles.**

Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STUF4MFGG0X00>

- viii. **PA25/02976:** 37 Brockstone Road St Austell Cornwall PL25 3DP. Ground floor rear extensions. **Ward: Bethel & Holmbush.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SUT1JTFGMLG00>
- ix. **PA25/03031:** Land North East Of 37 Slades Road Agar Road St Austell Cornwall. Proposed new dwelling plus associated works. **Ward: Poltair & Mount Charles.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SUUYWAFGG9D00>
- x. **PA25/03107:** 19 Trevone Crescent St Austell Cornwall PL25 5ED. Works to Tree(s) subject to a preservation order (TPO) Crown reduction to 1 evergreen oak. **Ward: Central & Gover.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SV5RJ0FGN1H00>
- xi. **PA25/03263:** 1 Church Street St Austell Cornwall PL25 4AW. Replacement of the external ATM. **Ward: Central & Gover.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SVH49AFGMVQ00>
- xii. **PA25/03264:** 1 Church Street St Austell Cornwall PL25 4AW. Listed building consent for replacement of the external ATM. **Ward: Central & Gover.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SVH49BFGMVR00>
- xiii. **PA25/03265:** 1 Church Street St Austell Cornwall PL25 4AW. Advertisement consent for new ATM collar. **Ward: Central & Gover.**
- Link: <https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SVH49HFGMVV00>

10. Premises Licence Applications

None.

11. 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).

12. Cornwall Council – Urgent Delegated Planning Decisions

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

13. Buses

(Purpose: To receive an update on the bus routes in St Austell from Councillor Brown).

14. Planning Training

**Pages
11 to
12**

(Purpose: To invite members to attend planning training).

15. St Austell Town Centre Revitalisation Partnership

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

16. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 16th June 2025 and Monday 21st July 2025).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 14th APRIL 2025 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

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

P/24/155) Apologies for absence

Apologies for absence were received from Councillors Bull and Double.

P/24/156) Declarations of Interest

None.

P/24/157) Dispensations

None.

P/24/158) Minutes from the Meeting dated 3rd March 2025

It was **RESOLVED** that the minutes of the meeting held on Monday 3rd March 2025 be approved and signed as a correct record.

Councillor Lanxon arrived during the next item

P/24/159) Matters to note

The Clerk advised that the Menear Road, Solar Farm planning application is due to be considered by Cornwall Council's Strategic Planning Committee on Thursday 17th April 2025.

During discussion, Members expressed a view that the Town Council should support Treverbyn and Carlyon Parish Councils and speak against the application at that meeting. Councillor Kimber volunteered to attend the meeting.

It was **RESOLVED** that Councillor Kimber should be registered to attend the Strategic Planning Committee Meeting on Thursday 17th April 2025 and speak against Planning Application Number: PA23/09532 (Land off Menear Road, North of St Austell).

The Clerk advised that the application for funding for a Pump Track at The Meadows is progressing through Cornwall Council's approval processes and has received a favourable response from the approvals team so far.

The Clerk advised that the meeting with the neighbouring Parish Councils to discuss the "call for sites" consultation was well received and suggested that this could be a model for future consultation.

Councillor Brown thanked the Members who were able to attend the meetings.

Councillor Thompson expressed concern with regard to the closure of the A391 during May and the severe congestion it will create on the surrounding roads. He advised that the public are generally not aware what "clearway" means and expressed concern that Clifden Road has not been included in the clearway. He advised that the social club has not been approached for its car park to be available for displaced resident parking and that Carclaze School children have not been given additional protection to help them cross what will be an extremely busy road. Councillor Thompson urged all Councillors to make their thoughts known to Cornwall Council.

P/24/160) Public participation

There were no members of the public present.

P/24/161) Planning Applications

- i. **PA24/09728:** Highfield Avenue Open Space East Highfield Avenue St Austell Cornwall. Installation of new air quality monitoring station. **Ward: Central & Gover.** **PA25/00402:** 45 Trevarthian Road St Austell Cornwall PL25 4BT. Proposed loft conversion and alterations.

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

- ii. **PA25/00402:** 45 Trevarthian Road St Austell Cornwall PL25 4BT. Proposed loft conversion and alterations.

Members expressed concern with regard to potential overlooking issues and felt that the proposed garage should be separate from the boundary wall.

It was **RESOLVED** to make no objection to this application subject to the proposed garage being separate from the boundary wall and the Planning Officer being satisfied that there are no overlooking issues.

- iii. **PA25/01471:** The Home Farm Trust Limited Trelowen 1 Blowing House Lane St Austell. Works to Trees within a Conservation Area (TCA) - Site - Sever ivy on larger tree specimens to allow it to die off. G001 - remove and replant with a suitable hedgerow species. T001 - Ash - remove.

The Clerk advised that the Planning Officer has approved this application.

- iv. **PA25/01485:** Land North Of 92 Bodmin Road St Austell Cornwall PL25 5AG. New self-build and custom build dwelling with associated works.

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

- v. **PA25/01527:** 10 Church Street St Austell Cornwall PL25 4AS. Replacement of 8 existing timber windows with Heritage style UPVC windows.

Members expressed mixed views with regard to the use of UPVC windows on a heritage building.

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

- vi. **PA25/01531:** 1 Clinton Drive St Austell Cornwall PL25 5JT. Demolition of existing attached utility room and garage and erection of two storey side extension, front porch and changes to windows on rear fenestration.

Members expressed concern that the proposal is out of keeping with the street scene and there would be a potential for over-shadowing on the neighbouring properties.

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

- Not in keeping with the street scene
- Mass and density of the proposal
- The potential for over-shadowing

- vii. **PA25/01629:** 41 Slades Road St Austell Cornwall PL25 4HA. Loft conversion to create an extra bedroom space.

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

- viii. **PA25/01951:** 1 Bownder Vean St Austell Cornwall PL25 3DB. Proposed single storey side extension to 1 Bownder Vean. They require the property to have more space for their children and to have space for the applicant to work from home when needed.

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

- ix. **PA25/02216:** 1 North Hill Park St Austell Cornwall PL25 4BJ. Construction of a two storey extension, alteration and improvements, formation of annex and removal of small extensions, roof lantern and chimneys.

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

P/24/162) Premises Licence Applications

None

P/24/163) Planning Decisions

The Clerk advised that due to concerns from the Heritage Officer, St John's Methodist Church has withdrawn its application for an access walkway and ramp from Priory Car Park. It is expected to submit a scaled back application in due course that will hopefully meet the approval of the Heritage Officer.

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

P/24/164) Cornwall Council – Urgent Delegated Planning Decisions

PA25/00646 - Pentreva Bungalow, The Blantyre Centre - 5 day local council protocol

The Clerk advised that in line with 5-day protocol procedures, he had, in consultation with the Chair and Vice-Chair of the Committee agreed with the Planning Officer's recommendation for approval of the application but have

requested that the Highways Officer be asked to consider imposing a “no right turn” at the exit from the site due to health and safety concerns.

P/24/165) Local Plan

The Clerk advised that the Town Council’s response to the “Call for Sites” consultation has been submitted and acknowledged by Cornwall Council. No further update has been received.

Councillor Brown referred to a recent meeting of the Cornwall Council Growth Board and expressed concern with regard to the lack of detail surrounding the decisions made at the meeting. Councillor Brown highlighted the following that had emerged from the meeting:

- Further iterations of the call for sites could be undertaken;
- Core Stakeholders will be updated on developments.

Councillor Brown also suggested that the Town Council should write to Cornwall Council and CALC to request that all interested parties are consulted before alternative strategies are placed before the Growth Board and that it would be helpful if CALC could arrange for a Planning Officer to speak regularly to local Councils.

Arising from a question, the Town Clerk confirmed that the Town Council submitted comments on the Interim Policy Position Statement.

A view was expressed that the public are generally unaware of the importance of the local plan and that this should be addressed. Members agreed that the meetings with the neighbouring Parish Councils on the Call for Sites consultation was very useful.

P/24/166) St Austell Town Centre Revitalisation Partnership

Poundland Banners

The banners are still on target to be erected at the end of April with work being carried out early in the morning/late evening to minimise disruption to shop keepers and shoppers.

Church Piazza

The permissions are in place and the work is due to commence at the end of April and Cornwall Council’s archaeology unit have been engaged to oversee the digging works. It is hoped that the project will be completed in time for the Fun Day on the 14th August 2025.

High Cross Street

The work carried out to date indicates that student accommodation on the High Cross Street site is not viable. A final piece of work is being undertaken to see if other forms of housing could be accommodated on the site.

Highways

A final report has been received from Cornwall Council's Highways Officer which indicates a lack of appetite for the reversal of traffic through Fore Street. The Clerk advised that he would bring the report to a meeting of the Town Council in due course for consideration.

General Wolfe

The latest information received is that Historic England has indicated that it would strongly object to a proposal to demolish the building. It is anticipated that discussions with Cornwall Council will re-commence after the Elections.

P/24/167) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 19th May 2025 and Monday 16th June 2025.

Before closing the meeting, the Chair took the opportunity to thank the Deputy Chair and the Committee. He advised that the Planning and Regeneration Committee is a very busy committee and thanked everyone for their hard work over the last year. He added his thanks to the Town Clerk and Deputy Town Clerk for their assistance with the meetings and to the Finance and Administrative Assistant for administering the committee paperwork.

The Clerk added his gratitude to Councillors Fox and Styles for their contributions to the Committee as they are due to step down as Councillors at the May elections.

The meeting closed at 7.16pm.

**ST AUSTELL TOWN COUNCIL
PLANNING AND REGENERATION COMMITTEE
19th MAY 2025
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

PA25/00141

APPROVED

Applicant: Mr K Johns

Location: Salema Bownder Vean St Austell Cornwall PL25 3DB

Proposal: Proposed extension and alterations

Town Council Response: No Objection.

PA25/01629

APPROVED

Applicant: Mrs Jeanette Bate

Location: 41 Slades Road St Austell Cornwall PL25 4HA

Proposal: Loft conversion to create an extra bedroom space

Town Council Response: No Objection.

PA24/09728

APPROVED

Applicant: Rob Jones

Location: Highfield Avenue Open Space East Highfield Avenue St Austell Cornwall

Proposal: Installation of new air quality monitoring station

Town Council Response: No Objection.

PA24/04294

APPROVED

Applicant: Mr Thomas Vorhand

Location: Former Post Office High Cross Street St Austell PL25 4AB

Proposal: Demolition of existing B8 warehouse and provide erection of 24 (C3) apartments over four floors with parking

Town Council Response: Support.

PA24/02590

REFUSED

Applicant: Rhino Construction Ltd

Location: Land Adjacent To 48 Eliot Road St Austell PL25 4NN

Proposal: Construction of dwellinghouse and associated works

Town Council Response: Objection.

PA25/00646

APPROVED

Applicant: Cornwall Council

Location: Pentreva Bungalow The Blantyre Centre Truro Road St Austell Cornwall PL25 5HJ

Proposal: Outline Planning Permission with some matters reserved (appearance, landscaping, layout, scale) for a proposed development of up to 77 extra care apartments (C3) and associated works.

Town Council Response: Support.

Sara Gwilliams

From: Nic Phillips · nic.phillips@cornwall.gov.uk on behalf of positiveplanning
<positiveplanning@cornwall.gov.uk>
Sent: 07 May 2025 14:03
Cc: Stephen Foster; Lee Dunkley; CornwallALC Enquiries; positiveplanning
Subject: Your council's invitation to Planning Essentials training for Local Councils - June/July 2025

Follow Up Flag: Follow up
Flag Status: Flagged

Information Classification: CONTROLLED

Local Council Planning Essentials Training – 12 and 19 June, 10 July 2025

Dear Clerks

Following the recent elections, Cornwall Council are offering planning essentials training for local councils. This training is being offered as online Microsoft Teams events over 3 dates as set out below:

Thursday 12 June (16.00-17.00)

National, Local and Neighbourhood Planning Policy with Robert Lacey, Planning Policy Manager

Thursday 19 June (16.00-17.30)

Development Management with Davina Pritchard and Chantal McLennan, Development Management Group Leaders

Getting Involved with Gavin Smith, Development Management Group Leader

Thursday 10 July (16.00-17.30)

Enforcement and Compliance with Jon Drew and Alan Mason, Planning Enforcement Group Leaders

Appeals – Chantal McLennan, Development Management Group Leader

Invitations and the joining links for these sessions are set out below. **Clerks, please cascade to your local councillors – these sessions are suitable for brand new local councillors as well as a useful refresher for returning members and clerks – no need to book, just use the link to join.** Email positiveplanning@cornwall.gov.uk if you have any questions.

Thursday 12 June (16.00-17.00) - National, Local and Neighbourhood Planning Policy

Microsoft Teams [Need help?](#)

[Join the meeting now](#) Meeting ID: 372 737 454 618 Passcode: vP3p4Hf6

Dial in by phone [+44 20 7660 8305](tel:+442076608305), [793335591](tel:+4420793335591) United Kingdom, City of London [Find a local number](#) Phone conference ID: 793 335 591#

Thursday 19 June (16.00-17.30) - Development Management and Getting Involved

Microsoft Teams [Need help?](#)

[Join the meeting now](#) Meeting ID: 390 944 374 891 Passcode: a8hf2fX9

Dial in by phone [+44 20 7660 8305 249554092#](tel:+442076608305249554092) United Kingdom, City of London [Find a local number](#) Phone conference ID: 249 554 092#

Thursday 10 July (16.00-17.30) - Enforcement and Compliance, and Appeals

Microsoft Teams [Need help?](#)

[Join the meeting now](#) Meeting ID: 385 082 575 434 Passcode: a4YA6dr7

Dial in by phone [+44 20 7660 8305 305110802#](tel:+442076608305305110802) United Kingdom, City of London [Find a local number](#) Phone conference ID: 305 110 802#

We will make all the presentations from these sessions available on our planning training webpage at: [Local Council Planning Training - Cornwall Council](#).

If you have any questions, please contact us at positiveplanning@cornwall.gov.uk

Kind regards

Nic Phillips (she/her) | Senior Development Officer (Specialist)

Cornwall Council | Planning and Housing Service

Tel: 01872 322222 (and say my name) Mobile:

www.cornwall.gov.uk 'Onen hag oll'

Please note that I work part-time. My normal working days are Tuesdays, Wednesdays, Thursdays.

To keep up-to-date with changes in Planning, please check [Planning and Building Control - Cornwall Council](#) and [What's new in planning - Cornwall Council](#)

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