

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 7th FEBRUARY 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

Present: Councillors: Bull (Chair), Cohen, Fox, French, Hamilton, Lanxon, McDonagh, Pearce, Stephens, Styles and Thompson.

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

P/21/91) Apologies for absence

Apologies for absence were received from Councillors Brown and Pears.

P/21/92) Declarations of Interest

There were no declarations of interest.

P/21/93) Dispensations

None.

P/21/94) Minutes from the Meeting dated 6th December 2021

It was **RESOLVED** that the minutes of the meeting held on the 6th December 2021 be approved and signed as a correct record.

P/21/95) Matters to Note

The Clerk advised that further to minute P/21/85 the applicant for Vons Coffee House had amended the licensing application to reflect the views of the Committee.

P/21/96) Public participation

The Chair advised that she would invite members of the public to speak when each application was considered.

P/21/97) Planning Applications

- i. **PA21/06593:** 37 Boscoppa Road St Austell Cornwall PL25 3DS. Erection of extension to building.

The Clerk outlined the Council's views when considering applications on this site previously and advised that he had received two letters from neighbours who wished their statements read out to the Committee.

The Chair invited the applicant to speak. Mr Bate explained his intention to demolish a sub-standard extension and enlarge his property to accommodate his growing family. He assured the Committee that he had

no intention to create a second dwelling on the site or to access the site from Beacon Close after the construction stage.

The Clerk read correspondence from Mr Hancock and Mr and Mrs Jenkins. Members felt that planning conditions should be imposed to ensure that the property would remain as a single dwelling and that permanent access off Beacon Close is not permitted.

It was **RESOLVED** to make no objection subject to conditions to ensure that the extension could only be used as an integral part of the host dwelling and no access be permitted off Beacon Close after the construction phase.

- ii. **PA21/06742:** Former Post Office High Cross Street St Austell Cornwall. Demolition of existing B8 warehouse to provide erection of 24 (C3) apartments over four floors with parking. (Revised Plans).

The Clerk explained that the applicants had improved the design significantly to reflect the criticisms of Historic England and Cornwall Council's Historic Environment team but that officers still had some concerns.

Mr Davis representing the applicant addressed some of the criticisms and explained the calculation of the affordable housing contribution for the scheme. He emphasised the benefits of this town centre development and the positive impact it would have on anti-social behaviour in the area.

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

- iii. **PA21/11592:** 32 Brookside St Austell Cornwall PL25 4HL. Proposal to demolish existing garage and replace with 2 storey extension with integral garage to ground floor and bedroom on first floor.

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

- iv. **PA21/11834:** 18 Bownder Vean St Austell Cornwall PL25 3DB. Proposed conversion of garage to form a bathroom and store.

It was **RESOLVED** to make no objection to this application and it was suggested that a condition should be applied to ensure that the conversion can only be used in conjunction with the host building.

- v. **PA21/11897:** Bradford Building Supplies Manfield Way St Austell PL25 3HQ. Revised traffic management.

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

- vi. **PA21/12461:** Land Fronting 47 Aylmer Square St Austell PL25 5LJ. Construction of 1 Artwork (relocation of a specific installation approved as per PA20/05311).

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

- vii. **PA21/12469:** 5 Church Street St Austell PL25 4AT. Advertisement consent for x 1 folded ACM fascia sign with digital print to face.

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

- viii. **PA21/12497:** 7 Gewans Meadow St Austell Cornwall PL25 4SB. Proposed single storey rear extension and raised decking area.

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

- ix. **PA21/12707:** Land At Pentewan Road St Austell Cornwall PL25 5BY. Hybrid planning application consisting of full planning permission for the erection of 86 dwellings (Use Class C3) and outline planning permission for 2,000 sqm of commercial, business and service space (Use Class E), provision of part of new link road, public open space, drainage and associated infrastructure.

Members discussed the importance of the link road and improved cycling and pedestrian routes and noted that this site had been identified in the Cornwall Council Land Allocation DPD as a mixed use site.

During the debate, Councillor Bull asked for assurance that the numbers of houses being delivered in St Austell against the Cornwall Council targets is being recorded and asked for an update on the numbers delivered.

It was **RESOLVED** to support the application subject to Cornwall Council securing the completion of the link road to the appropriate standard and ensuring that there are adequate pedestrian crossings, good cycle routes and safeguards for Sawles Road. It was also suggested that the pedestrian crossings at the A391/B3273 junction should be reviewed and improved when the link road is completed.

- x. **PA21/12757:** Land West Of Evergreen Cottages Treverbyn Road St Austell Cornwall. Residential development of 48 affordable dwellings, the formation of an access from Treverbyn Road and other associated works (including demolition of existing buildings).

Members discussed the importance of affordable housing but had strong reservations about the location, the access off the busy Treverbyn Road and the impact on the local infrastructure. It was stated that the site related poorly to both Scredda and St Austell and was part of the green area separating the two settlements. There was also concern expressed about the quality of the public open space proposed.

It was **RESOLVED** to object to the application on the grounds that the site is located on rising ground between St Austell and Scredda which is prominent and open to views from the west, south and east. It is poorly related to and does not integrate with either settlement and will be out of character in the landscape. Members expressed concern, linked to the previous appeal decisions and High Court judgements about the impact of

development in the open countryside and the need to respect the boundary between rural and urban areas.

It was further suggested that if the proposed development is approved that the design/layout should be changed to improve the open space and construct the housing in a manner to avoid future expansion in to adjoining fields to reflect the appeal decisions and High Court judgements.

- xi. **PA22/00001:** 8 Growan Road St Austell PL25 3JP. Two storey extension to rear to create a 3 bedroom property.

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

P/21/98) Premises Licence Applications

None.

P/21/99) Planning Decisions

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

P/21/100) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/21/101) St Austell Revitalisation Partnership

The Clerk advised that a draft report had been prepared for the Town Centre Revitalisation Partnership meeting on the 17th February setting out the work areas which consultants should develop. This will be refined and brought to councillors shortly. Work will be ongoing on developing tender and contract documentation.

P/21/102) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 7th March 2022 and Monday 11th April 2022.

The meeting closed at 7.30pm.