

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

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

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

The Chair invited the Committee to stand for a minute's silence to reflect on the situation in Ukraine.

P/21/103) Apologies for absence

Apologies for absence were received from Councillors Cohen and French.

Councillor Pearce had advised that she would be late.

P/21/104) Declarations of Interest

Councillor Brown declared an interest in Agenda Item 12 as the applicant.

P/21/105) Dispensations

None.

P/21/106) Minutes from the Meeting dated 7th February 2022

It was **RESOLVED** that the minutes of the meeting held on the 7th February 2022 be approved and signed as a correct record.

P/21/107) Matters to Note

The Clerk advised that he had nothing to add.

P/21/108) Public participation

The Chair advised that he would allow members of the public to speak at the next agenda item.

Councillor Thompson arrived during the next item

P/21/109) Planning Applications

- i. **PA21/11820:** 20 Clarence Road St Austell PL25 5NL. Proposed ground floor extension and addition of a first floor and garage including a roof terrace and various ancillary and incidental works including changes to fenestration and cladding.

The Clerk explained that a slightly amended planning application had been received with an amended site boundary, the omission of a workshop and more details about trees.

He outlined the Town Council's previous reasons for objection and the new Planning Officer's views which challenged many of the historic reasons for objection. He also read a statement from Cornwall Councillor Anne Double who was not against the redevelopment of this site but was opposed to the application in its current form.

Mrs Norman, Mr Norman and Mrs Bray spoke in opposition to the proposal and raised a number of concerns including:

- Only minimal changes were proposed;
- The property could easily be changed into a HMO;
- The proposed ridge height and potential over-looking issues;
- Loss of privacy;
- Access and parking issues;
- Drainage/sewerage problems in the area;
- The impact on the bank supporting Sparnon Close;
- The proposal being out of character with the area;
- Over-development of the site;
- Proximity to White River.

*** Councillor Pearce arrived during this item ***

Members expressed strong concerns about the scale of the proposed development and its unsuitability for the area around Clarence Road. There was also concern about the potential erosion of the bank towards the rear of the site. Members suggested that a single storey development with a footprint nearer in size to the existing building would be more acceptable.

It was **RESOLVED** to maintain a strong objection to this application on the grounds of:

- The proposed development being out of character with the area in terms of scale, design and appearance;
 - The extension being too large and its design being out of keeping with the host dwelling;
 - The proposed dwelling being too large and constituting over-development;
 - The proposal being over-bearing and leading to a loss of privacy;
 - Inadequate parking arrangements and turning space linked to a poor access;
 - The 2019 NPPF advice that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions". This proposal will lead to less efficient functioning of the area.
- ii. **PA22/00177:** 33 Bodmin Road St Austell PL25 5AE. Improvement and enlargement of terrace to rear of property.

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

- iii. **PA22/00249:** 29 Growan Road St Austell PL25 3JP. Construction of new garden room to be used as hobby room and occasional bedroom.

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

- iv. **PA22/00458:** Gwethnoc Parc 24 Truro Road St Austell PL25 5JF. All existing external windows and door to be replaced with new timber framed, double glazed units.

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

- v. **PA22/00610:** 61 South Street St Austell PL25 5BN. Proposed conversion of garage to dwelling.

It was **RESOLVED** to support this application but to suggest that stone facing under the new window would be preferable to cladding.

- vi. **PA22/00808:** Trevarrick Hall Trevarrick Drive St Austell PL25 5JP. Works to a tree in a tree preservation order area, works are for the felling of a mature Ash tree (Tree 1) due to serious honey fungus damage around a large percentage of its base.

It was **RESOLVED** to make no objection to this application providing the Tree Officer believes that the tree should be taken down and another tree is planted to replace it.

- vii. **PA22/01232:** 4 Trevone Crescent St Austell PL25 5ED. Two storey extension to provide an additional bedroom and new sitting room.

Members noted that the proposed extension was large and very close to a steep bank. They also noted the concerns of a neighbour.

It was **RESOLVED** to make no objection to this application subject to:

- Incorporation of an engineered retaining wall to counter the significant risk of landslip from the steep 5m high earth bank and the potential impact on the neighbouring property;
- The windows in the extension being made to match those in the host dwelling;
- The rooflight being non-opening and obscure glazed.

- viii. **PA22/01288:** Truro Road Recreation Ground Truro Road St Austell Cornwall. Works to a tree in a conservation area, works are for the removal of a dead Cherry tree, to be replaced with Magnolia.

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

- ix. **PA22/01344:** 6-7 Church Street St Austell Cornwall. Remodelling and conversion of the southern section of the property on South Street. The proposal will rationalise the commercial space on the lower ground floor and create four flats on the ground floor cycle and bin storage.

It was **RESOLVED** to support this application subject to compliance with the recommendations of the Historic Environment Planning Officer.

- x. **PA22/01345:** 6-7 Church Street St Austell Cornwall. Listed Building Consent for remodelling and conversion of the southern section of the

property on South Street. The proposal will rationalise the commercial space on the lower ground floor and create four flats on the ground floor cycle and bin storage.

It was **RESOLVED** to make no objection to this application subject to compliance with the recommendations of the Historic Environment Planning Officer.

- xi. **PA22/01529:** 24 Bethel Road St Austell Cornwall PL25 3HB. Proposed rear extension with renovation works.

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

- xii. **PA22/01669:** 3 Market Street St Austell Cornwall PL25 4BB. Re-laying of existing granite pavings in south west corner of 'The Trinity Centre' (Former Hop and Vine Pub) to provide level disabled access to both the new cafe and the existing Museum entrance to Market Hall.

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

- xiii. **PA22/01670:** 3 Market Street St Austell Cornwall PL25 4BB. Listed Building Consent for the re-laying of existing granite pavings in south west corner of 'The Trinity Centre' (Former Hop and Vine Pub) to provide level disabled access to both the new cafe and the existing Museum entrance to Market Hall.

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

- xiv. **PA22/01901:** 28 Tregorrick View St Austell Cornwall PL25 4EE. Works to trees in a conservation area, works to include the felling of two Leylandii trees to their stumps.

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

- xv. **PA21/01006:** Sedgemoor, St Austell, Cornwall PL25 5AS. Proposed 67 Bed Hotel with associated parking and servicing.

The Chair and members agreed to deal with this application urgently as Cornwall Council had not notified the Town Council of the revised application and the official consultation period had expired.

Members noted the comments of the Historic Environment Planning Officer and the Clerk read a statement from Cornwall Councillor Anne Double.

It was **RESOLVED** to support this application subject to the developer incorporating the improvements recommended by the Historic Environment Planning Officer.

It was **FURTHER RESOLVED** to write to Cornwall Council expressing disappointment that the Town Council had not been consulted on this application in a timely manner.

P/21/110) Premises Licence Applications

None.

P/21/111) Planning Decisions

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

P/21/112) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/21/113) Town and Country Planning (Tree Preservation) (England) Regulations 2012 - Trevarrick Wood Bordering Gover Road, St Austell

It was **RESOLVED** to support both the proposed provisional Tree Preservation Order and its permanent replacement.

P/21/114) Town and Country Planning (Tree Preservation) (England) Regulations 2012 - Land Between Aspen Drive and Boscoppa Road, Aspen Drive, St Austell

Councillor Brown explained the background to this proposed Tree Preservation Order, reiterated his interest in this matter as applicant and left the room. Councillor Bull assumed the Chair for this item.

It was **RESOLVED** to support the both the proposed provisional Tree Preservation Order and its permanent replacement.

Councillor Brown returned to the meeting and assumed the Chair

P/21/115) St Austell Town Centre Revitalisation Partnership

The Clerk advised that the Town Centre Revitalisation Project at its meeting on the 17th February 2022 approved a list of potential projects/issues for consultants to focus on. The list was developed following extensive discussions and engagement with stakeholders. The list has been edited and incorporated into a draft tender document for the recruitment of consultants to undertake a range of tasks including:

- An accessibility audit
- A signage, lighting and wayfinding review
- Identifying opportunities to repurpose properties for housing and leisure
- Designs, costs, proposals for improvement schemes
- A vision and masterplan.

The tender invitation and specification document is nearing completion and the timescales for inviting and appointing tenderers is extremely tight.

As there will be other towns competing for Government funding in due course speed was of the essence. An evaluation process is required and the Clerk advised that he would like a panel possibly comprising the Chair and two Vice Chairs of the Partnership and the Mayor and/or Chair of Finance and General Purposes

Committee to work with the Clerk to undertake a robust evaluation process on behalf of both the Partnership and the Town Council.

Members discussed the need for democratic input into the Revitalisation Project, the need for realistic, deliverable projects, the importance of local knowledge, the role and skills required of consultants and the need for St Austell to be well placed to attract Government funding when its availability is announced.

It was **RESOLVED** to welcome the work of the Clerk and the Town Centre Partnership and support the continuation of this work and to request a full report to the full Council meeting on the 21st March 2022.

P/21/116) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 11th April 2022 and Monday 16th May 2022.

The meeting closed at 8.25pm.