

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 11th APRIL 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

Present: Councillors: Brown (Chair), Cohen, Fox, French, Hamilton, Lanxon, McDonagh and Pearce.

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

P/21/117) Apologies for absence

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

The Clerk advised that Councillor French had submitted his apologies for a late arrival.

P/21/118) Declarations of Interest

None.

P/21/119) Dispensations

None.

P/21/120) Minutes from the Meeting dated 7th March 2022

The Chair expressed his disappointment that the 1 minute silence for Ukraine was not minuted and felt that in the light of the escalating issues, the Town Council's support should be noted.

Councillor Lanxon asked that a 1 minute silence be undertaken to remember Mr Derek Collins, former Mayor of St Austell and Chair of the Town Council's Planning and Regeneration Committee who had recently passed away.

The Committee held a minute's silence to remember Mr Derek Collins

It was **RESOLVED** that subject to the addition of the minute's silence for Ukraine, the minutes of the meeting held on the 7th March 2022 be approved and signed as a correct record.

P/21/121) Matters to Note

The Clerk advised that he had nothing to add.

P/21/122) Public participation

There were no members of the public present.

Councillor Pearce arrived during this item

P/21/123) Planning Applications

- i. **PA22/00967:** Chy Nessa Boldventure Road St Austell Cornwall PL25 3EA. Non Material Amendment (1) to Application No. PA21/05452 dated 7th September 2021 for proposed two storey side and front extension and proposed single garage, namely, increase the existing hallway size and in turn push the porch out further to the east.

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

- ii. **PA22/01405:** 21 Aglets Way St Austell Cornwall PL25 4GA. Proposed conversion of garage to family room and widening of drive.

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

- iii. **PA22/01871:** 21 Chy Pons St Austell Cornwall PL25 5DH. Proposed 2 storey side extension.

Members expressed mixed views with regard to the proposal, particularly with regard to the mass, density, scale and potential overlooking.

A proposal to object to the proposal was lost 2 votes for, 3 votes against.

A proposal to make no objection to the application subject to the Tree Officer's recommendations was carried 4 votes for, 1 vote against.

It was **RESOLVED** to make no objection to this application subject to compliance with the Tree Officer's recommendations.

- iv. **PA22/02060:** Sedgemoor Heights 46 Bodmin Road St Austell Cornwall. Change of use and conversion of coach house/garage to 1 No. dwelling, erect single storey extension.

During discussion, although keen to see a derelict building brought into use, Members expressed concern with regard to the presence of bats and the poor access to the site.

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

The Highways Officers being happy with the proposal
Suitable bat surveys being carried out
The production of a construction plan

Councillor French arrived at the meeting

- v. **PA22/02182:** 51 Aylmer Square St Austell Cornwall PL25 5LJ. Change of use from shop to Sui Generis use as a tattoo studio with piercing and laser facilities as well as merchandise sales.

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

Councillor Lanxon abstained from voting on this item

- vi. **PA22/02344:** 17A Pentewan Road St Austell Cornwall PL25 5BU. Two storey extension to the existing dwelling and increase the scale of an annexe approved under planning consent PA21/03123.

It was **RESOLVED** to make no observations.

- vii. **PA22/02379:** 50 Jubilee Meadow St Austell Cornwall PL25 3EX. Conversion of existing garage into self-contained annexe.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer's guidance being observed and the annex only being used in conjunction with the host dwelling.

P/21/124) Premises Licence Applications

1. **Premises Name and Address: All About You, 11 Trinity Street, St Austell, Cornwall, PL25 5LS. Application Type:** Grant of a premises licence. Licensable Activities: Supply of alcohol on sales.

Members noted that the licencing hours requested coincide with the opening hours of the beauty premises and that there would be no off site sales.

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

P/21/125) Planning Decisions

Members noted that PA22/00001 (8 Gowan Road, St Austell) had been withdrawn.

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

P/21/126) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that under the 5 day protocol, planning application number PA21/08030 (10 Chy Pons) had been approved following the removal of the side windows and written confirmation from South West Water that they consent to the works as this was in line with the Town Council's recommendations. The Clerk further advised that the Chair and Vice-Chair had maintained their objection to PA22/11820 (20 Clarence Road) and that the Cornwall Councillor has asked for it to go to the Cornwall Council Central Sub Area Planning Committee for a decision.

The Clerk advised that a 5 day protocol had been received in respect of planning application number PA21/08915 (9/10 Aglets Way) and is recommended for approval following the developer's agreement to add more screening to the balconies in the form of trellis.

It was **RESOLVED** to withdraw the Town Council's objection subject to a suitable plan and planning condition to ensure that the balconies are screened to a satisfactory standard.

P/21/127) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that the tender for the Masterplan was advertised on contract finder on the 23rd March and so far 3 expressions of interest have been received. The closing date is the 3rd May with an evaluation process due to take place shortly after. He advised that the Regeneration Officer is working with the BID and other key stakeholders who are producing a plan of events to satisfy Output 3 (Engagement and Activity) and Chris Sampson is leading on Output 4 (Education) and is working with Cornwall College and others to deliver events involving primary schools in July 2022 and secondary schools in Sept/Oct 2022. The college, supported by the BID and local businesses are researching the skills needs of town centre businesses.

Arising from a question, the Town Clerk confirmed that the tender evaluation process would be based on quality and price and evaluated by Sandra Heyward, Chair of the Partnership, Peter Moody and Malcolm Brown (Vice-Chairs) and Councillor Tom French (Town Council representative).

P/21/128) St Austell Housing Data Report

It was agreed to discuss the housing data and planning statement together (see below).

P/21/129) Penwinnick Road Planning Statement

The Chair introduced the two papers circulated with the agenda and a housing paper circulated earlier in the day and read out a statement from Councillor Bull. He expressed his disappointment that the Town Council had not been consulted on the planning statement before its publication and asked Members for their views, stressing that he would like the Committee to focus on planning issues rather than property issues.

During discussion, Members raised the following issues:

- The lack of consultation with the Town Council before the document was published
- The traffic congestion and air quality issues on Penwinnick Road
- The density of the proposed flats
- The proposal being out of keeping with the street scene
- Concern with regard to the impact any development would have on the Grade II listed building Pondhu House
- The potential and need for public open space
- The need to ascertain the views of the Cornwall Councillors

- The potential for a Community Land Trust to help develop the area
- The regeneration opportunities that the proposal could bring for the town
- The need for a high quality development with good construction and planning

It was **RESOLVED** that the Chair and Vice-Chair of the Committee should, in consultation with the Clerk, draft a report on the Planning Statement for circulation to the members of the Planning Committee for approval and submission to Cornwall Council.

Arising from the above, the Clerk advised that he would contact the Cornwall Council officers leading on the project to ascertain the appropriate timeframe for the Town Council's comments to be considered and reflected in design work.

P/21/130) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 16th May 2022 and Monday 20th June 2022.

The meeting closed at 8.06pm.