

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 16th MAY 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

Present: Councillors: Brown, Bull, Cohen, Fox, French, Hamilton, Lanxon, Stephens, Styles and Thompson.

Also in attendance: Councillor Anne Double.

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

P/22/01) Election of Chair

David Pooley, Town Clerk asked for nominations for Chair. A nomination was received for Councillor Brown.

It was **RESOLVED** that Councillor Brown be elected Chair of the Planning and Regeneration Committee for the 2022-23 civic year.

P/22/02) Election of Vice-Chair

Councillor Brown asked for nominations for Vice-Chair. A nomination was received for Councillor Bull.

It was **RESOLVED** that Councillor Bull be elected Vice-Chair of the Planning and Regeneration Committee for the 2022-23 civic year.

P/22/03) Apologies for absence

Apologies for absence were received from Councillor Pearce.

P/22/04) Declarations of Interest

There were no declarations of interest.

P/22/05) Dispensations

None.

P/22/06) Minutes from the Meeting dated 11th April 2022

It was **RESOLVED** that the minutes of the meeting held on the 11th April 2022 be approved and signed as a correct record.

P/22/07) Matters to note

The Clerk thanked Councillors for their input into the drafting of the Penwinnick Road Planning Statement report and to Councillor Brown for co-ordinating the response. He added that the document was sent to Louise Wood, Mark Ellis and Rachel Galbraith on the 12th May 2022 and an acknowledgement was received

from Mrs Wood on the 13th May 2022. Councillor Brown added his thanks to those Councillors who had contributed.

To assist the members of the public present, the Chair agreed that Planning Application Number PA20/00534 would be considered first and PA22/03419 second.

P/22/08) Public participation

The Chair advised that the members of the public present could speak when their applications were considered.

P/22/09) Planning Applications

- i. **PA20/00534:** Land At Higher Trehiddle Farm, OS Grid Ref 200422, 51913 Truro Road St Austell. Application for reserved matters for appearance, landscaping, layout and scale following outline approval PA14/12161 dated 27.01.2017 for the construction of a Hotel (C1), Pub/Restaurant (Class A4) and 6 retail units (Class A1).

The Clerk advised that this application relates to an amendment following an adverse noise assessment of the service yard for unit 6 which now includes a covered service yard to protect the neighbouring properties from noise disturbance. This has been approved by Cornwall Council's Public Protection Team. A condition has also been added to restrict deliveries to daytime hours between 7am and 10.30pm Monday to Saturday and 8am to 4pm on Sundays and Bank Holidays.

The Chair invited Mr Abe Simpson to update the Committee on progress to date.

Mr Simpson advised that they have been working on reserved matters for 2.5 years and that during Covid, interest from retailers had declined but it had now picked up with a number of retailers expressing interest in the commercial units. He explained that some of the retailers have specific access requirements and noise reports are carried out as a matter of course to assess the impact on the neighbouring properties.

Arising from questions, Mr Simpson advised that although the retail market is difficult to understand, there is no desire to delete the commercial element of the development in favour of residential and that the Planning Officer is content with the design of the hotel. He also reassured Members that EV charging points are being installed at the site as required by building regulations, the buildings are designed to withstand adverse weather conditions and that there are 2 food retail outlets interested in the site.

Despite reassurance from Mr Simpson, Members felt that the Planning Officer should re-visit the design of the hotel as part of the final approval process.

A proposal to support the revised application subject to the Planning Officer being advised that there are still concerns with regard to the design of the hotel was carried 5 votes to 4 with the casting vote from the Chair.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being advised that the Town Council still has concerns about the design of the hotel.

v. **PA22/03419:** 4 Brockstone Road St Austell Cornwall PL25 3DW. Proposed residential development of three dormer bungalows plus associated works.

The Clerk suggested, in the absence of comments from the Planning Officer that Members should consider the access arrangements and the available space for three properties and the associated amenity space.

During discussion Members had mixed views, particularly with regard to the space available and the impact on the street scene. A question was also raised about the green credentials of the proposal. It was noted that houses further up the street are of similar design and that all three properties will be 2 or 3 bedrooled of which there is a shortage in St Austell.

The applicant advised that he lives at 6 Brockstone Road and the proposal is to use half of his garden which at the present time is unused. He advised that all three gardens will be larger than the regulations required for amenity space and in answer to a question, he advised that the owner of 2 Brockstone Road is content with the proposal. He added that the properties will have EV charging points, solar panels and possibly air source heat pumps.

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

- ii. **PA22/02935:** 16 Truro Road St Austell Cornwall PL25 5JB. The conversion of the existing ground floor shop units (Use Class E), to form two single bed residential studio units (Use Class C3).

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

- iii. **PA22/03142:** Poltair Community School & Sports College Trevarthian Road St Austell Cornwall. Refurbishment of the existing Design Technology buildings, involving removal of existing curtain walling & fenestration, replacement with new infill wall construction, new windows and re-location of existing dust extract plant.

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

- iv. **PA22/03161:** Street Record Charlestown Road Charlestown St Austell. Works to trees subject to a TPO: G1= fell marked stems fell x2 groups of paint marked (pink) ash trees at western end either side of beech T29 T29= mature beech with included union and Ganoderma fungal fruiting bodies. Associated - crown reduce over property by 3.00 m reduce leader overhanging.

Neighbouring property by approximately 3m (paint marked with an "r").

It was **RESOLVED** to support this application subject to the Tree Officer being happy with the proposal.

- vi. PA22/03534:** 3 Porthmeor Road St Austell Cornwall PL25 3LT. Construction of single storey extension, loft conversion, raised patio area & alterations to existing dwelling.

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

- vii. PA22/03910:** 53 Victoria Road St Austell Cornwall PL25 4QH. Retention and completion of the conversion of former Bank to create 4no. residential units.

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

- viii. PA22/04004:** 5 Sharaman Close St Austell PL25 3DH. Certificate of lawfulness for an existing single storey rear extension.

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

- ix. PA22/04136:** West Pharmaceutical Services Bucklers Lane St Austell Cornwall. External car park lighting.

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

- x. PA22/04197:** 10 Church Street St Austell Cornwall PL25 4AS. The intention externally is to: - Existing 300mm individual letters signage removed and make good. Existing brand nameplate removed and make good. Existing 770mm heritage projecting sign removed and make good. Existing 300mm individual letters signage removed and make good. Existing external ATM removed and existing glazing to be replaced with new. Existing night safe to be removed. Existing aperture to be infilled by stonework to match existing.

It was **RESOLVED** to make no objection to this application subject to the Conservation Officer being happy with the proposal.

P/22/10) Premises Licence Applications

None.

P/22/11) Planning Decisions

The Clerk advised that a 5 day protocol had been received in respect of Planning Application Number: PA21/10248 (98 Tregonissey Road) and that under delegated procedures, the Chair and Vice Chair in consultation with the Clerk had

“agreed to disagree” with the Planning Officer’s recommendation of approval and not pursue it to Committee.

It was **RESOLVED** that the report and decisions be noted.

P/22/12) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that a 5 day protocol had been received in respect of Planning Application Number: PA22/01232 (4 Trevone Crescent) and that under delegated procedures, the Chair and Vice-Chair in consultation with the Clerk had agreed to accept the Planning Officer’s recommendation of approval.

Councillor Double advised that Planning Application Number: PA22/11820 (20 Clarence Road) will be determined by Cornwall Council’s Central Sub Committee in due course.

Councillor Double left during the next item

P/22/13) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that a panel of the Partnership, which included Councillors Brown and French, shortlisted 3 potential consultants from 7 tenders received and on Thursday 12th May 2022 appointed Mei Loci to carry out the Masterplanning work for St Austell. He advised that he is due to meet the Director of Mei Loci with Mr McCardle the following day to agree the contracting arrangements and progress the project.

The Clerk added that Cornwall Council has recently made an announcement that St Austell is one of the town’s identified for a bid to the levelling up fund and that he was awaiting contact from Cornwall Council for more details. Cornwall Council has commissioned Sustrans to provide a Local Walking and Cycling Infrastructure Plan (LCWIP) and a series of consultations/workshops are being set up for Councillors and stakeholders to have their input.

During discussion, Members felt strongly that the consultants should engage with them at an early stage so that they have a clear understanding of what the Town Council expects and provide early approval of the projects being worked on.

The Clerk reminded Members of the list of projects already identified and approved by the Town Council and Partnership and reassured Members that the consultants will consult the Town Council very early on in the process to ensure that councillors are comfortable with the direction of travel. The Clerk added that the timescales are very tight and that it was important to allow the consultants to progress the project without undue delay and that the Planning and Regeneration Committee would continue to have a large input to the project on behalf of the Council.

P/22/14) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 20th June 2022 and Monday 18th July 2022.

The meeting closed at 7.34pm.