

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 18th JULY 2022 in the Council Chamber, 39 Penwinnick Road, St Austell, Cornwall PL25 5DR at 6pm.

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

In attendance: Sara Gwilliams (Deputy Town Clerk).

P/22/30) Apologies for absence

Apologies for absence were received from Councillors Bull, Double, French and Pearce and the Town Clerk.

P/22/31) Declarations of Interest

None.

P/22/32) Dispensations

None.

P/22/33) Minutes from the Meeting dated 20th June 2022

Councillor Cohen advised that further to minute number P/22/16 (Declarations of Interest) she had declared an interest in Agenda Item (i) PA21/12311, not Councillor Lanxon as stated, and requested that the appropriate amendments are made to reflect her interest on pages 1 and 3.

It was **RESOLVED** that subject to the above amendments the minutes of the meeting held on the 20th June 2022 be approved and signed as a correct record.

P/22/34) Matters to note

The Deputy Town Clerk advised that a response has been received from Cornwall Council with regard to the Penwinnick Road site and had been placed on the August Planning and Regeneration Committee Agenda for discussion. She added that Councillor Fox has been registered to attend the Central Sub Planning Committee in August to outline the Town Council's objection to the planning application for 20 Clarence Road . Councillor Brown thanked her for agreeing to speak on behalf of the Town Council.

P/22/35) Public participation

There were no members of the public present.

P/22/36) Planning Applications

- i. **PA22/03854:** 23 Aglets Way St Austell Cornwall PL25 4GA. Dropped kerb to front of property, currently have a drive with garage but want to extend parking.

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

- ii. **PA22/05306:** 25 Truro Road St Austell Cornwall PL25 5JE. Proposed conversion of ground floor offices to residential flat.

It was **RESOLVED** to support this application subject to a contamination assessment being undertaken and the implementation of any conditions suggested by the Historic Environment Officer.

- iii. **PA22/05443:** 11 Edgcumbe Road St Austell Cornwall PL25 5DU. Extension and loft conversion with dormers.

It was **RESOLVED** to make no objection to this application subject to a condition to ensure that the dwelling remains a single unit of accommodation and that the Planning Officer is satisfied that the neighbouring property on Mount Stephen Close is not adversely affected.

- iv. **PA22/05458:** Trelowen 1 Blowing House Lane St Austell Cornwall. Notification of proposed works to trees in a conservation area - Reduction of height of leylandii hedge to 8ft and cut back branches to boundary, cut back lower branches of Sycamore (T1) and Ash tree (T2) to boundary/tree trunk, up to a height of 3m above ground level.

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

- v. **PA22/05551:** The Sidings 40 Hillside Road St Austell Cornwall. Proposed sunroom extension and associated works.

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

- vi. **PA22/05674:** 65 Victoria Road St Austell Cornwall PL25 4QF. Change of use and extension of ground floor hairdressing salon to form a flat.

It was **RESOLVED** to make no objection to this application subject to a satisfactory drainage report and the Planning Officer being satisfied with the further information requested in relation to Policy 5(2) of the CLP.

- vii. **PA22/05676:** Land At Penmere Road St Austell Cornwall. Works to trees subject to a Tree Preservation Order (TPO), works include - Oak T1 - Crown lift.

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

- viii. **PA22/05874:** Land Adjacent To 50 Phernyssick Road St Austell PL25 3TU. Proposed new dwelling and associated works.

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

Out of keeping with the street scene

The impact on the neighbouring properties with regard to overlooking (particularly from the proposed balcony) and loss of privacy

Drainage issues in the area

Design and proposed materials (metal cladding) out of keeping with the area

Inappropriate layout

Lack of contamination, mining and environmental reports

- ix. **PA22/06210:** St Austell Band Club East Hill St Austell Cornwall. Creation of balcony to the South West elevation.

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

- x. **PA22/06249:** 2 Woodland Road St Austell Cornwall PL25 4QY. Creation of off street parking to front of dwelling.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being satisfied with the proposal and that the surface material is permeable.

- xi. **PA22/06260:** 24 Eton Road St Austell Cornwall PL25 3UH. Proposed annexe extension.

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

P/22/37) Premises Licence Applications

None.

P/22/38) Planning Decisions

It was **RESOLVED** to note the planning decisions.

P/22/39) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/22/40) St Austell Town Centre Revitalisation Partnership

The Deputy Town Clerk advised that the Town Clerk is pleased with progress so far and that both the Regeneration Officer and Mei Loci are working hard to engage with the Town Council, the Partnership and the output work stream leads. The Clerk is optimistic that a good improvement plan will be forthcoming and that it will be the basis of a credible bid for funding in due course. Mei Loci are due to present their initial findings to the Town Council and Town Centre Regeneration Partnership on the 26th July 2022 where the following will be raised:

- Highways issues around the General Wolfe building

- The benefits/dis-benefits of the creation of one-way systems around the town centre
- The potential to remove buildings to facilitate the creation of a green open space in the town centre
- Pop up bars and restaurants/terrace garden in Old Vicarage Place
- Pop up retail units at the entrance to Priory Car Park and the potential to re-route access from the car park to the town centre
- Potential uses for the old Police station car park
- Accessibility audits
- Improvements to Biddicks Court
- Pedestrian/cycling routes
- Improvements to all access routes

Arising from the above, Members welcomed the update and raised the following:

- The mess that the seagulls are making in the town centre and whether a solution to the issue is being looked at in the regeneration proposals;
- The involvement of the Town Council with regard to the garden festival in September.

During discussion, Members expressed their strong concern at the lack of consultation with regard to the future of the Penwinnick Road site and the proposed demolition of the Council offices and expressed a strong wish for the Council Chamber to be retained. The Deputy Clerk advised that the Planning and Regeneration Committee will be given the opportunity to discuss Cornwall Council's response to the Town Council's comments on the Penwinnick Road Planning Statement at their meeting in August and that the full Council on Monday evening is due to consider a draft letter to Cornwall Council outlining the vision that the Town Council has for the site. Members welcomed the discussions but stressed their disappointment at the lack of information/consultation from Cornwall Council Officers and Councillors with regard to important strategic decisions that are being made affecting St Austell.

P/22/41) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 22nd August 2022 and Monday 26th September 2022.

The meeting closed at 7.16pm.