

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 9th JANUARY 2023 in The Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD at 6pm.

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

In attendance: Sara Gwilliams (Deputy Town Clerk).

P/22/99) Apologies for absence

Apologies for absence was received from Councillors Bull and Double.

Apologies were also received from the Town Clerk.

P/22/100) Declarations of Interest

Councillor Cohen declared an interest in Agenda Item 8 (ii) PA22/10570 by virtue of knowing the applicant.

Councillor Fox declared an interest in Agenda Item 7 by virtue of being a Cornwall College employee.

P/22/101) Dispensations

None.

P/22/102) Minutes from the Meeting dated 5th December 2022

It was **RESOLVED** that the minutes of the meeting held on the 5th December 2022 be approved and signed as a correct record.

P/22/103) Matters to note

The Deputy Town Clerk advised that she had nothing to add.

P/22/104) Public Participation

There were two members of the public present for Planning Application Number: PA22/10678 and one member of the public present for Agenda Item 9 (Ropehaven Road).

The Chair advised that after the presentation from Cornwall College, he would bring Planning Application Number: PA22/10678 forward so that it can be considered first and then the agenda would run in the order as outlined.

**P/22/105) Cornwall College
John Evans, Chief Executive
David Atkinson-Beaumont, Head of St Austell Campus**

The Chair welcomed Mr Evans and Mr Atkinson-Beaumont to the meeting.

Mr Evans explained the background to the St Austell Campus and the difficulties it has faced in the past.

He advised that the college has a good Ofsted report but requires a radical change to ensure its future sustainability.

Mr Evans explained the Government's commitment to the St Austell campus and the assistance that they are providing with regard to the designing, procuring and building of the new college and their desire to provide a well-designed functional building which allows for growth. He added that the building will be no taller than 3 storeys and the aspiration was to be the first carbon neutral college. Mr Evans explained that they are currently designing the inside of the building and a planning application is expected to be submitted in April 2023, with a start date of October 2023 and completion of the project in late 2025/early 2026.

Mr Atkinson-Beaumont advised that they fully appreciate the community's fondness for the building, both as a college and ECLP headquarters and some "goodbye" events are planned to acknowledge its history.

The presentation concluded with a visual "fly through" of the proposed build and grounds which Members appreciated.

In answer to Members questions, Mr Evans advised that no parking spaces will be lost with the new build and there are plans for solar panels to be installed. He reassured Members that the Keay Theatre will remain and that it will be refurbished to a good standard. Mr Evans advised that depending on the skill sets required, local jobs would be created and explained the Academies currently operating for 14-16 year olds with Keir, Cornwall Care and St Austell Brewery.

The Chair thanked Mr Evans and Mr Atkinson-Beaumont for their interesting presentation.

P/22/106) Planning Applications

- i. **PA22/10534:** Land Adjacent To John Keay House, Lewis Way St Austell PL25 4JY Cornwall. Application for modification of a planning obligation attached to planning permission C2/05/00336 dated 04.01.07.

Members noted the comments of the Affordable Housing Team and supported their reasons for refusal.

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

*** Councillor Cohen reiterated her interest and left the meeting***

- ii. **PA22/10570:** Buena Vista Gribben Road St Austell Cornwall. Outline application with all matters reserved for the construction of a three bedroom house.

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

Councillor Cohen returned to the meeting

- iii. **PA22/10610:** Scout Hall Trenance Road St Austell Cornwall. Outline application with all matters reserved for demolition of existing Scout Hut and construction of up to two dwellings, landscaping and associated works.

It was **RESOLVED** to support this application subject to a tight restriction on the location of the properties as recommended by the Environment Agency and suitable conditions to mitigate any land contamination issues.

- iv. **PA22/10678:** Land East Of 2 Brockstone Road Brockstone Road St Austell Cornwall. Additional 2 semi-detached dwellings to previously approved residential development at 4 Brockstone Road.

It was **RESOLVED** to support this application subject to a satisfactory surface water management plan and that the Planning Officer is satisfied that the proposal will not adversely impact any of the properties on Trenowah Road.

- v. **PA22/10686:** 30 Dobell Road St Austell Cornwall PL25 4NB. Proposed sub-division of garden and construction of two bedroom bungalow with garden amenity area and off-road parking.

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

- vi. **PA22/10725:** 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 without compliance with condition 4 of decision notice. PA22/02060 dated 15.09.2022.

Members reviewed condition 4 and agreed that it remains appropriate and should not be discharged.

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

- vii. **PA22/10736:** 7 Tolcarne Close St Austell Cornwall PL25 4SJ. Proposed rear extension and remodelling/refurbishment and external landscaping works.

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

- viii. **PA22/10841:** 35-37 High Cross Street, St Austell, Cornwall, PL25 4AN. Change of use from existing accountant's office to two residential dwellings, including internal and external alterations.

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

- ix. **PA22/10905:** 9 Beech Road, St Austell, Cornwall PL25 4TS. Loft conversion with a rear dormer.

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

- x. **PA22/11180:** 11 Gowan Road St Austell Cornwall PL25 3JP. Proposed extensions, remodelling and associated works.

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

- The impact on the neighbouring properties with regard to overlooking, overshadowing and loss of privacy
- Scale and density of the proposal
- Out of keeping with the street scene

- xi. **PA22/11319:** 82 Penmere Road St Austell Cornwall PL25 3PE. Proposed construction of a single-storey side extension to the existing bungalow.

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

Councillors French and Pearce left during the next item

P/22/107) St Austell & Mevagissey – Traffic Regulation Order 2022

Ms Oxenham explained the history of the parking issues at Ropehaven Road and her strong objection to the proposed yellow lines at the junction of Pridmouth Road with Ropehaven Road due to the impact that they will have on residential properties.

The Committee discussed the 8 proposals as follows:

EDG2114 (SN01) St Austell & Mevagissey TRO 2022
Fore Street, St Austell – Restrictions on waiting

The Deputy Town Clerk advised that people regularly park next to the bollards at the entrance of Fore Street which has, on occasions, blocked access for emergency vehicles. She added that the Police, Councillor Double and the Community Safety Officer are all supportive of this proposal.

EDG2114 (SN02) St Austell & Mevagissey TRO 2022
Eliot Road, St Austell – Restrictions on waiting

Councillor Thompson advised that he has requested yellow lines in Elliot Road but not as suggested by the proposal.

EDG2114 (SN03) St Austell & Mevagissey TRO 2022
Tremayne Road, St Austell – Restrictions on waiting

Differing views were expressed by Members with regard to this proposal.

EDG2114 (SN04) St Austell & Mevagissey TRO 2022
Prince Charles Park, St Austell – Restrictions on waiting

Differing views were expressed by Members with regard to this proposal.

It was RESOLVED to object to the proposal for “No Waiting at any Time” (Double Yellow Lines) at Prince Charles Park with its junction with Lostwood Road

EDG2114 (SN05) St Austell & Mevagissey TRO 2022
Ropehaven Road, St Austell – Restrictions on waiting

It was RESOLVED to agree to the proposal for “No Waiting at any Time” (Double Yellow Lines) at Menabilly Road and Cannis Road at the junctions with Ropehaven Road

It was RESOLVED to object to the proposal for “No Waiting at any Time” (Double Yellow Lines) at Pridmouth Road at its junction with Ropehaven Road and extended down to the existing yellow lines

*EDG2114 (SN06) St Austell & Mevagissey TRO 2022
Gerrans Close & Boldventure Road, St Austell*

A view was expressed that the restrictions could be extended by one property up each side of Gerrans Close and around the corner into Boscoppa Road.

*EDG2114 (SN07) St Austell & Mevagissey TRO 2022
Trenowah Road, St Austell – Restrictions on waiting*

A view was expressed that the proposal for yellow lines on the north side of Trenowah Road will cause problems for the residents who do not have a garage to park their cars and the Accountants who rely on the availability of on-street parking for their clients.

It was RESOLVED to agree to the restrictions proposed for the southern side of Trenowah Road but not the north side

*EDG2114 (SN08) St Austell & Mevagissey TRO 2022
Daniels Lane & Whieldon Road St Austell*

No views expressed.

It was **RESOLVED** that the Deputy Town Clerk should respond to the St Austell and Mevagissey Traffic Regulation Order 2022 consultation as outlined above.

P/22/108) Premises Licence Applications

None.

P/22/109) Planning Decisions

The Deputy Town Clerk advised that two five day protocols had been received.

*PA22/08667 – 24 Bethel Road, St Austell
Town Council - Objection*

The Chair and Vice Chair considered the Planning Officer's wish to approve the application and agreed to "agree to disagree" and not pursue the matter to committee.

*PA20/08357 – 6 Tremena Road, St Austell, Cornwall, PL25 5QG
Town Council – No Objection*

The Chair and Vice considered the Planning Officer's wish to refuse the application and agreed to support his refusal and not pursue the matter further.

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

P/22/110) Cornwall Council – Urgent Delegated Planning Decisions

*PA22/10165 – Land to the Rear of Masonic Club, South Street, St Austell
Town Council - Objection*

The Chair advised that following a five day protocol from the Planning Officer who wished to approve the application, he had agreed with the Vice-Chair that although they still have concerns about the application, they would “agree to disagree” on this occasion and not pursue the matter to Committee.

P/22/111) St Austell Town Centre Revitalisation Partnership

The Deputy Town Clerk advised that the Town Council and Town Centre Revitalisation Partnership approved the town centre masterplan on the 19th December 2022 and 20th December 2022 respectively and that the approved plan had been submitted to Cornwall Council within the contractual timescales agreed.

The Deputy Clerk advised that three Good Growth Funding bids have been submitted to Cornwall Council and that if a positive response is received, the Clerk will approach the Town Council to discuss match funding. The potential for a second round of Town Vitality Funding for St Austell is being discussed with Cornwall Council and the projects that might qualify for Levelling Up Funding – Round 3. The partnership has expressed a desire to keep the partnership going to help drive the revitalisation projects forward and Mr McCardle is currently working one day a week to help progress projects and Mei Loci continue to be engaged to assist with technical details.

P/22/112) Cornwall Council Highways Schemes

The Chair expressed an urgent need for the Cornwall Councillors to discuss the Highways Schemes in their divisions at a future Town Council meeting.

P/22/113) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 6th February 2023 and Monday 6th March 2023.

The meeting closed at 8.38pm.