

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

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

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

P/22/114) Apologies for absence

Apologies for absence was received from Councillors Double and Pearce.

P/22/115) Declarations of Interest

Councillor Brown declared an interest in agenda item 7 (xi) by virtue of knowing the applicant.

P/22/116) Dispensations

None.

Councillor Brown advised that he would bring Agenda Item 6 forward as the next item to allow Ms Oxenham, a member of the public, to speak with regard to the minutes of the meeting dated 9th January 2023.

P/22/117) Public Participation

Ms Oxenham advised that at the Planning and Regeneration Meeting dated 9th January 2023 she informed Councillors that vehicles parked in the Ropehaven Road area are regularly leafleted in an anti-social manner and felt that it is relevant information to be included in the minutes. Ms Oxenham suggested a form of words to be considered by the Committee, but the Clerk highlighted a data protection issue with her wording. Ms Oxenham amended her suggested words to as follows:

"Ms Oxenham referred to anti-social behaviour by the fly posting of all vehicular traffic parked on sections of road between Pridmouth Road and Ropehaven Road"

P/22/118) Minutes from the Meeting dated 9th January 2023

Members' considered Ms Oxenham's request and agreed that the suggested wording should be incorporated into the minutes.

It was **RESOLVED** that subject to the addition of the wording suggested by Ms Oxenham the minutes of the meeting held on the 9th January 2023 be approved and signed as a correct record.

P/22/119) Matters to note

The Clerk advised that following consideration of the St Austell & Mevagissey – Traffic Regulation Order 2022, Cornwall Council Officers are setting up meetings to discuss the proposals of contention with Cornwall Councillors and relevant Town Councillors.

P/22/120) Planning Applications

- i. **PA21/12757:** Land West Of Evergreen Cottages Treverbyn Road St Austell Cornwall PL25 4EW. Residential development of 48 affordable dwellings, the formation of an access from Treverbyn Road and other associated works (including demolition of existing buildings).

Ms Oxenham reiterated Treverbyn Parish Council's objection to the application and the vulnerability of the site to expansion. She referred to the 1500 homes at Carclaze and questioned the progress of the old Carclaze School being converted into housing.

During discussion, Councillors raised the following issues:

- The vulnerability of the northern expansion site if this development is approved;
- The site is not infill;
- The ownership status of the open space that could protect the northern expansion land;
- The loss of hedgerows, bats and wildlife;
- The lack of infrastructure to support 1500 homes;
- Poor access to the site;
- Loss of grade 3b farmland;
- The need for affordable housing;
- The need for the open space to be held in public ownership

A proposal to object to the application was lost 4 votes for, 5 votes against.

The following proposal to make no objection to the application subject to a condition was carried 7 votes for, 2 votes against:

Although Councillors had concerns at the number of properties and the density of development, it was **RESOLVED** to make no objection to this application **ON CONDITION** that the public open spaces are safeguarded in perpetuity by transferring them to local authority ownership.

- ii. **PA22/10680:** 2 Biddicks Court St Austell Cornwall PL25 5EW. Proposed replacement and alterations to fenestration at ground, first and second floor and alterations to shop front on south east (front) elevation.

It was **RESOLVED** to make no objection to this application subject to compliance with the three conditions suggested by the Historic Environment Service of Cornwall Council.

- iii. **PA22/11219:** 5 Courtlands Crescent St Austell Cornwall PL25 3HL. Demolition of existing two-storey dwelling and construction of two new detached dwellings.

During discussion Members expressed concern with regard to the mining and land stability issues on the site, potential impact on the neighbouring properties and bats at the location.

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

- Resolution of the mining and land stability issues on the site to the satisfaction of a suitably qualified mining/building engineer;
- A satisfactory bat survey report;
- The Planning Officer being satisfied that there are no overlooking issues to the rear of the proposed properties.

- iv. **PA22/11301:** Land At Higher Trehiddle Farm St Austell Cornwall. Non-material amendment to decision PA20/00535 dated 02.11.2021 to change the external finishing on the garages from brick to a render.

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

- v. **PA22/11445:** 53 Porthmeor Road St Austell Cornwall PL25 3LU. Proposed garage and car port.

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

- vi. **PA23/00162:** 57 Meadway St Austell Cornwall PL25 4HT. Double storey side extension and porch.

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

- vii. **PA23/00233:** 31 Killyvarder Way St Austell Cornwall PL25 3DJ. Extension & refurbishment.

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

- viii. **PA23/00324:** 113 Retallick Meadows St Austell Cornwall PL25 3BZ. Construct a raised patio to rear of property.

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

- ix. **PA23/00476:** The Annexe 15 Bethel Road St Austell Cornwall. New annex without compliance of Condition 3 in relation to Decision Notice PA18/11077 dated 17/01/2019.

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

- x. **PA23/00568:** HSBC 14 Fore Street St Austell Cornwall. Removal of external ATM, signage and CCTV.

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

Councillor Brown reiterated his interest in the next item and left the meeting

Councillor Bull assumed the Chair

- xi. **PA23/00570:** 31 Brewery Drive St Austell Cornwall PL25 4EH. Construction of attached garage/sun room with apex roof with rear velux.

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

Councillor Brown returned to the meeting and re-assumed the Chair

P/22/121) Premises Licence Applications

None.

P/22/122) Planning Decisions

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

P/22/123) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/22/124) Levelling-up and Regeneration Bill: reforms to national planning policy

The Town Clerk explained that the Government are consulting on planned changes to the National Planning Policy Framework which guides Planning Authorities, local plans and the development of national development management policies. The Clerk referred to Cornwall Council's briefing notes which summarise the key proposed changes with regard to housing, plan making, beauty and environment (including renewals).

Members expressed a view that the information is contradictory and lacking in detail and felt that it is preferable to wait until further information is available before commenting.

During discussion, the merits of having a Neighbourhood Plan for the Town were discussed and the benefits that it could bring. The Clerk advised that they are very costly and time consuming to produce, most of the development sites are outside of the St Austell Parish and St Austell is zero rated for CIL funding which means that there is little financial incentive to development of a plan but that he would contact Cornwall Council for some advice.

It was **RESOLVED** to note the briefing notes and not respond to the Government consultation at this time.

It was **AGREED** that the Town Clerk should speak to Cornwall Council about the advantages and disadvantages of a neighbourhood plan for St Austell and report back to the Town Council.

P/22/125) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that the outcome of the Good Growth Fund grant applications are still awaited and the Regeneration Officer is currently working on a bid for funding for an empty shops initiative. He updated the Committee on the Mid Cornwall Metro Project which does not benefit St Austell Station directly but promises more frequent trains and a better ticketing system. He advised that there is funding for ancillary works for the project and that he would speak to Cornwall Council about the potential for some of the funding to be spent on St Austell Station.

Although the funding was welcome, concern was expressed that the project does not deliver a direct route through to Newquay and that although the trains will be more frequent, it will still be quicker to make the journey by car.

A view was also expressed that when Levelling Up Funds are next considered, there is a danger that it might be perceived that St Austell has already received funding through the Metro Project.

Councillor French left the meeting

Councillor Stephens left the meeting during the next item

P/22/126) Cornwall Council Highways Schemes

The Clerk advised that he has had no updates on the Cornwall Council Highways Schemes.

Members expressed concern with regard to the lack of information and requested an urgent meeting with Cornwall Councillors and, if necessary, Highways Officers to explain the various schemes and their progress.

It was **RESOLVED** that the Town Clerk should contact Cornwall Council to invite representatives to a future meeting of the Town Council to discuss the various Highways Schemes.

P/22/127) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 6th March 2023 and Tuesday 11th April 2023.

The meeting closed at 8.11pm.