

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

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

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

Also in attendance: Councillors Double and Guest.

P/22/128) Apologies for absence

Apologies for absence were received from Councillors Cohen, French, Pearce and Pears.

P/22/129) Declarations of Interest

None.

P/22/130) Dispensations

None.

P/22/131) Minutes from the Meeting dated 6th February 2023

It was **RESOLVED** that the minutes of the meeting held on the 6th February 2023 be approved and signed as a correct record.

P/22/132) Matters to note

The Clerk advised that Planning Application Number PA21/12757 is due to be considered by Cornwall Council's Central Sub Area Planning Committee on 13th March 2023 and that Treverbyn Parish Council still object to the application. Councillor Double advised that she would attend the meeting and speak in favour of the application.

The Clerk advised that Colleen O'Sullivan, a Neighbourhood Development Plan specialist at Cornwall Council, is advising Town and Parish Councils to wait for Government clarification on the Neighbourhood Priority Statements before embarking on a neighbourhood plan. Ms O'Sullivan also confirmed that St Austell would get additional CIL money if a Neighbourhood Development Plan were in place despite being in Zone 5 which has a CIL value of £0. The additional sum however would be insignificant in comparison to the cost of producing a Neighbourhood Development Plan.

P/22/133) Public Participation

There were no members of the public present.

*** Councillors Lanxon and Stephens arrived during consideration of the first planning application ***

P/22/134) Planning Applications

- i. **PA21/12707:** Land At Pentewan Road St Austell Cornwall PL25 5BY. Hybrid planning application consisting of full planning permission for the erection of 80 dwellings (Use Class C3) and outline planning permission for 2,000 sqm of commercial, business and service space (Use Class E), provision of part of new link road, public open space, drainage and associated infrastructure.

The Clerk advised that Pentewan Valley Parish Council still object to this application but the Planning Officer is mindful to recommend approval. The Clerk added that he had received correspondence from the agent and read out an e-mail clarifying matters in relation to the Town Council's objection.

During discussion, Members expressed their strong reservations about the development and, in particular, the impact on the already congested Pentewan Road and A390 and the issues raised by the Environment Agency. Members also discussed the visual impact, increased flood risk and the lack of green credentials eg solar panels or EV charging points.

It was **RESOLVED** to object to this application as follows:

Notwithstanding the improvements made by the developer, the Town Council is still very concerned with regard to the negative impacts of this development and wishes to MAINTAIN ITS OBJECTION. Particular concern was raised with regard to the Highways impact of the development and the lack of evidence that the Environment Agency objection has been overcome.

- ii. **PA23/00132:** Woodland North Of Horse Whim Drive Open Space West Horse Whim Drive St Austell Cornwall. Works to trees under a tree preservation order: G1 - 2 x Ash - dismantle Ash to ground all brash to remain stacked neatly in wooded area.

It was **RESOLVED** to object to this application unless the Tree Officer is satisfied with the proposal.

- iii. **PA23/00521:** Menacuddle House Menacuddle Hill St Austell Cornwall. Proposed domestic garage.

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

- iv. **PA23/00728:** 34 Growan Road St Austell Cornwall PL25 3JP. Works to trees subject to a tree preservation order (TPO) Oak (T5) to prevent excessive debris causing the back of the property to be dangerously slippery as well as causing repeated blockages of external drainage. (Works detailed on App form).

It was **RESOLVED** to object to the proposed work on these trees unless the Tree Officer is satisfied that the work is needed.

- v. **PA23/00802:** 5 Elm Terrace St Austell Cornwall PL25 5QF. Works to trees in a Conservation area (TCA) T1 and T2 - Fell both Ash showing early signs of Ash die back.

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

- vi. **PA23/00913:** Land At John Keay House St Austell Cornwall. Application for modification of a planning obligation to insert a clause whereby 100% staircases, their mortgagees and successors in title will be excluded from liability in respect of the Affordable Housing obligations in Paragraph 3.1 Decision Notice C2/05/00336 dated 8/01/2007.

Members considered the views of Cornwall Council's affordable housing team but concern was expressed with regard to the lack of affordable housing in the area and the precedent approval of this application might set.

A proposal to object to the application was lost 3 votes for, 4 votes against.

A proposal to make no objection to the application was tied 3 votes for, 3 votes against.

The Chair provided the casting vote in favour of the proposal.

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

- vii. **PA23/00933:** Chi Lowen 71 Killyvarder Way St Austell Cornwall. Works to trees under a tree preservation order (TPO) namely: Soul Oak – Prune.

It was **RESOLVED** to make no objection to this application on condition that the Tree Officer ensures that only these works are carried out and in accordance with his recommendations.

- viii. **PA23/01010:** 2 River Walk St Austell Cornwall PL25 5DJ. Notification of proposed works to a tree in a conservation area: Removal of Western Red Cedar (T1).

It was **RESOLVED** to object to this application on the grounds that the tree is a valuable specimen and there is insufficient justification for its removal.

- ix. **PA23/01126:** Land West Of 40 Trenance Road St Austell Cornwall. Reserved Matters application for appearance, landscaping, layout and scale following outline consent PA19/09659 dated 12.02.2020.

A concern was expressed with regard to the mass and density of the proposal and the impact on the street scene. After discussion, Members generally felt that the application is satisfactory.

A proposal to object to this application was lost 2 votes for, 5 votes against.

A proposal to make no objection to this application was carried 5 votes for, 2 votes against.

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

- x. **PA23/01187:** Cedar Woods Trevail Way St Austell Cornwall. Erection of 19 dwellings, parking and landscaping, form vehicular access - demolish buildings, without compliance of condition 3 in relation to decision notice C2/07/01563 dated 18/12/2007.

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

- xi. **PA23/01600:** 24 Bethel Road St Austell Cornwall PL25 3HB. Non-material amendment in relation to decision notice PA22/01529 dated 05/04/2022 for alteration of roof finish from concrete tile to natural slate.

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

P/22/135) Premises Licence Applications

None.

P/22/136) Planning Decisions

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

P/22/137) Cornwall Council – Urgent Delegated Planning Decisions

PA22/11180 – 11 Growan Road

The Clerk advised that a five day protocol has been received following the Town Council's objection to this application. The Committee considered the Planning Officer's reasons for approving the application and **RESOLVED** to agree with his recommendation.

PA22/10725 – Sedgemoor Heights

The Clerk advised that in order to make the proposal clearer, the Planning Officer would like to amend the wording to the planning application as follows:

1. *Prior to their installation, the following details shall be submitted to and approved in writing by the Local Planning Authority and the work shall accord with the approved details.*
 - *Large scale joinery details for the new timber windows and doors*
 - *Details of rainwater goods and any other external pipework, flues or vents*

Reason: To safeguard the architectural character of the non-designated heritage asset and preserve and enhance the character and appearance of a Conservation Area in accordance with The Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 194-208 of the National Planning Policy Framework 2021 and Policy 24 of the Cornwall Local Plan 2016-2030.

2. *Prior to re-rendering, details of the lime mortar constituents and a sample panel shall be submitted to and approved in writing by the Local Planning Authority and the work shall accord with the approved details.*

Reason: To safeguard the architectural character of the non-designated heritage asset and preserve and enhance the character and appearance of a Conservation Area in accordance with The Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 194-208 of the National Planning Policy Framework 2021 and Policy 24 of the Cornwall Local Plan 2016-2030.

Members considered the Planning Officer's request and **RESOLVED** to agree with his recommendation.

P/22/138) St Austell Town Centre Revitalisation Partnership

The Clerk advised that Councillor Brown was elected Chair at the last partnership meeting and that the next meeting is due to take place at Cornwall College on the 28th March 2023. The partnership has asked that the Town Council receives a presentation on the Education output element of the Masterplan and the input of the college and this will be placed on the March Council agenda.

The Clerk advised that pre-planning advice is currently being sought for:

- Rooftop garden at Old Vicarage Place
- The demolition of a building in Fore Street
- Various options for the Poundland building
- The potential for student accommodation in High Cross Street

Bill McCardle is working 1 day a week at the present time and is working on two bids where further information has been requested and an empty shop initiative. A meeting to discuss Levelling Up Funding with Cornwall Council has been arranged for the end of the month at which Councillor French will be in attendance as the Town Council's representative.

Arising from a question, the Clerk advised that the demolition of the Penwinnick Road offices has been delayed due to the presence of bats. Listed building consent is also required for the removal of the trough and demolition of the bunker.

Councillor Double added that the contract for the demolition is likely to be awarded by the end of March and that she is in contact with Natural England about the bat licences that need to be in place before demolition takes place. She advised that Treveth will contact the Town Council in due course to discuss their plans for the site.

*** Councillors Double and Styles left the meeting during the next item ***

P/22/139) Cornwall Council Highways Schemes

Councillor Brown expressed his disappointment that a meeting with the three Cornwall Councillors had not been organised despite the committee resolving to request a meeting in August 2022.

The Clerk explained his actions to date, protocols and correspondence with the Community Link Officer to try to organise a meeting. He advised that meetings have taken place within the last few weeks with Cornwall Council's Highway's Officers and Town Councillors to discuss the recent TRO consultation which he felt had been communicated well to the Town Council. He added that the Community Network Officer is leaving Cornwall Council and Helen Nicholson is the temporary CLO for the network until a new person is recruited.

During discussion, the committee felt that there was not enough communication between the Cornwall Councillors and the Town Council with regard to Highways Schemes and that an urgent meeting is needed to discuss procedures. It was suggested that nearby Parish Councils have regular updates from their Cornwall Councillors and local Highways Manager and that highways updates could be provided in the Cornwall Councillor update reports at full Council.

Councillors Guest and Double advised that they are always happy to receive communications from Town Councillors on local highways issues and that the Highways Schemes are generally discussed at the Community Network Panel where all Councillors are invited to attend.

Arising from a question, Councillor Double advised that the lowering of the road under the Holmbush Bridge is on hold at the present time until the A30 link road is completed.

Councillor Guest advised that the A30 link road is progressing well and that it is on schedule for opening mid 2024 with the landscaping completed in 2025. He advised that the new Singlerose roundabout at Stenalees is opening next week and the four way temporary traffic lights would be taken away. He advised that the contractor, Alun Griffiths has set up an extremely informative website which has drone footage uploaded onto it every two weeks.

It was **RESOLVED** that the Clerk should liaise with Helen Nicholson to arrange an informal meeting with the three Cornwall Councillors and the Planning Committee as a matter of urgency to discuss the various highways schemes at both local and national level and the communication processes associated with these.

P/22/140) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Tuesday 11th April 2023 and Monday 15th May 2023.

The meeting closed at 8.26pm.