

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on TUESDAY 11th APRIL 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, Pearce, Styles and Thompson.

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

Also in attendance: Councillor Rowse

P/22/141) Apologies for absence

Apologies for absence were received from Councillors Double, Pears and Stephens.

P/22/142) Declarations of Interest

Councillor Styles declared an interest in agenda item 8 (iii) by virtue of being a Director of Harbour Housing.

Councillor Bull declared an interest in agenda item 8 (i) by virtue of knowing the applicant.

Councillor French declared an interest in agenda item 8 (i) by virtue of being a close neighbour and knowing the applicant.

P/22/143) Dispensations

None.

P/22/144) Minutes from the Meeting dated 6th March 2023

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

P/22/145) Matters to note

The Chair advised that Planning Application Number PA21/12757 (Land West of Evergreen Cottages) was considered and approved at Cornwall Council's Central Sub-Area Planning Committee on Monday 13th March 2023.

P/22/146) Public Participation

In order to accommodate the members of the public present, the Chair advised that Planning Application (iii) would be considered first, after the presentation from Kingsley Developers.

P/22/147) Higher Trewiddle

The Chair welcomed four representatives from Kingsley Developers to the meeting.

Mr Abe Simpson explained that the retail sector is facing huge challenges and despite numerous attempts to secure tenants (including well known supermarket brands) for the proposed retail park at Trewiddle there has been no success. He

explained that pre Brexit and Covid, there had been some interest, but unfortunately shopping habits have changed considerably in the last 2-3 years with a huge move to online shopping. Mr Simpson explained that he has been talking to Cornwall Council about the potential to replace the retail element with residential development on the site and has been asked to seek the views of local Members.

During discussion, Members acknowledged the difficulties that retail is facing at the present time and asked if other non-residential uses or small scale units have been considered alongside housing to make the estate more sustainable. Mr Simpson explained the sequential testing technicalities required by Cornwall Council but advised that he would investigate this, possibly as a separate planning application. The shops/services at Nansledden in Newquay were put forward as a good example of small community facilities within a housing development.

The Chair thanked Mr Simpson for his update and welcomed his willingness to explore the potential for smaller shops/services on the site.

P/22/148) Planning Applications

Councillor Styles reiterated his interest in the following application and left the meeting

- (iii) **PA23/01372:** 26 Truro Road St Austell Cornwall PL25 5JF. Proposed extension to provide two flats; one to be wheelchair-purpose built and the other to be mobility-friendly.

Representatives from Harbour Housing explained that they have received Government funding to extend 26 Truro Road into two flats which would be used for people leaving hospital who are not well enough to go home. They explained that the neighbour's concerns have been taken into consideration and the application adjusted accordingly. They also confirmed that the view of the viaduct would not be compromised by the extension.

During discussion, Members were broadly supportive but expressed concern with regard to the contaminated land reports, access for ambulances and subsidence on the site.

A proposal to support this application was carried on the casting vote of the Chair.

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

Councillor Styles returned to the meeting

Councillors Bull and French reiterated their interest in the following application and left the meeting

- i. **PA23/01101:** Land East Of 9 Trevone Crescent Trevone Crescent St Austell Cornwall. Application for Outline Planning Permission with all matters reserved for the construction of a dwelling.

Although a large plot, members expressed concern with regard to over-development of the site, the domination of the proposal and the impact on the street scene and building line.

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

Being detrimental to the integrity and coherence of the street scene
Over dominant
Over development
Not in keeping with the building line.

Councillors Bull and French returned to the meeting

- ii. **PA23/01112:** 15 Mountstephen Close St Austell Cornwall PL25 5DZ.
Extension of garage to convert to self-contained unit.

It was **RESOLVED** to make no objection to this application subject to the annex only being used in conjunction with the host building.

- iv. **PA23/01412:** 23 Pentewan Road St Austell Cornwall PL25 5BU.
Demolition of existing dwelling and construction of two dwellings.

The Clerk advised that this application has been withdrawn.

- v. **PA23/01424:** Land North Of 32 Brockstone Road Brockstone Road St Austell Cornwall. Creation of new access, proposed dwelling and associated works.

Members reviewed the history of the site and the approval of two properties. During discussion they felt that the proposal is overdevelopment and expressed disappointment that the access proposed is onto a mini roundabout. They expressed concern with regard to the scale and massing of the proposal and the impact on neighbouring properties.

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

- Overdevelopment
- Out of character with the street scene
- Massing and scale of the proposal
- Impact on the privacy of the neighbouring properties.

- vi. **PA23/01574:** Bethel Park Bucklers Lane St Austell Cornwall. St Austell Town Council would like to install a piece of play equipment known as a Birds Nest Tree. The item is a 6 metre-high pole with climbing nets attached.

The Clerk outlined the proposed new play area at Bethel Park utilising CIL funding and the requirement for planning consent for one piece of play equipment.

Arising from a query, the Town Clerk **AGREED** to review the specification and safety surfacing for the Birds Nest Tree.

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

- vii. **PA23/01801:** Play Area Poltair Park Carlyon Road St Austell. Construction of purpose built structure for Bat Mitigation due to the removal of existing dilapidated former pavilion within park.

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

- viii. **PA23/01854:** Holy Trinity Church Church Street St Austell Cornwall. Listed Building Consent to mount a decoratively tiled stainless steel frame surrounding a water bottle dispenser to the Church boundary wall.

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

- ix. **PA23/01954:** Block 7 White River Place St Austell Cornwall. Alterations to existing premises to provide a Integrated Services Hub for Cornwall Council.

Members broadly supported the proposals but concern was expressed with regard to the lack of free parking and nearby disabled parking for people with mobility issues. The need to increase footfall into the town centre and the retention of jobs was acknowledged. It was accepted that White River Place has two bus stops nearby. Members welcomed the meeting room space proposed and expressed a wish that the space for civic meetings should be no smaller than proposed in the plans.

It was **RESOLVED** to support the application subject to the meeting space being no smaller than proposed in the plans.

- x. **PA23/02076:** 43 North Street St Austell Cornwall PL25 5QE. Works to trees subject to a tree preservation order TPO- Fell (T7 Beech) due to identification of the fungus at its base. Tree is liable to windthrow.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer's recommendations with regard to re-planting being conditioned.

- xi. **PA23/02161:** 80 Porthpean Road St Austell Cornwall PL25 4PN. Proposed loft conversion.

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

- xii. **PA23/02238:** 14 Dobell Road St Austell Cornwall PL25 4NB. Proposed detached double garage to existing dwelling.

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

- xiii. **PA23/02358:** 47 Roslyn Close St Austell Cornwall PL25 3UN. Proposed residential extension plus associated works.

It was **RESOLVED** to make no objection to this application subject to the South West Water conditions being put in place.

- xiv. **PA23/02679:** 26 Edgcumbe Green St Austell Cornwall PL25 5EF. Proposed replacement garage, extension, remodelling and associated works.

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

P/22/149) Premises Licence Applications

1. Premises Name and Address: Fresko Land Deli, 5 Old Vicarage Place, St Austell, Cornwall, PL25 5YY. Application Type: Grant. Licensable Activities: Sale of Alcohol – Off Sales.

The Clerk advised that the application is for the supply of alcohol (off sales) between the hours of 9am and 9pm, 7 days a week.

During discussion, Members expressed their support for the proposal but expressed a concern with regard to the potential sale of strong lager and/or single cans.

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

P/22/150) Planning Decisions

The Clerk provided the details of the planning decisions that did not agree with the Town Council's response.

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

P/22/151) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/22/152) St Austell Town Centre Revitalisation Partnership

The Clerk advised that all applications submitted to the Good Growth Fund apart from one have been refused, with a final answer still awaited for the Old Vicarage Place proposal. St Austell BID have just re-submitted the Events bid, the result of which is awaited. If the Old Vicarage Place bid is accepted, a tender and procurement process will take place to appoint suitable consultants. The Clerk added that he is in discussions with Cornwall Council about potential projects for a Levelling Up Fund bid, possibly in conjunction with complimentary projects in Newquay.

The Chair added that the Partnership held their last meeting at the College where they received a very interesting presentation from a student who had been working on a virtual app covering the town centre. He added that he had volunteered to go through the Masterplan to try to identify non-spatial projects/actions which it might be possible to progress. The findings will be reported to the Town Council in due course.

P/22/153) Cornwall Council Highways Schemes

The Clerk advised that Helen Nicholson has arranged for a TEAMS meeting to take place on Monday 17th April 2023, 6pm with Cornwall Council Highways Officers to give Town Councillors the opportunity to talk about the different highways schemes, funding arrangements and hopefully local issues.

P/22/154) PA22/09153: Land Between Aspen Drive And Boscoppa Road Aspen Drive St Austell Cornwall. Outline application with all matters reserved for proposed development of site to create fifty dwellings. A mix of open market and affordable homes.

The Chair expressed concern with regard to the lack of progress with Planning Application Number: PA22/09153 which the Town Council strongly objected to on 1st November 2023 and suggested three actions that the Town Council could take forward:

1. Write to Cornwall Council expressing concern that the application has not been refused under delegated powers;
2. Ask Cornwall Council if the application is going to a planning committee and if so strongly suggest that a site visit is held where everyone can attend and the public can speak;
3. Write to Steve Double MP explaining the reasons why the Town Council strongly objects to the application and ask him to contact Cornwall Council stating the objections and request a site visit.

During discussion, Members expressed a view that the application should not be re-visited within six months and that it might not be appropriate to contact the MP on the matter. It was also suggested that the Town Council should request a formal site **meeting** not a site visit.

Councillor Rowse, Cornwall Councillor for Bethel expressed his frustration with the application and the lack of information and delays from Cornwall Council. He advised that he had escalated the matter to Senior Officers but welcomed any assistance the Town Council can give.

It was **RESOLVED** to:

1. Write to Cornwall Council expressing concern that the application has not been refused under delegated powers;
2. Ask Cornwall Council if the application is going to a planning committee and if so strongly suggest that a site meeting is held where everyone can attend and the public can speak;
3. Write to Steve Double MP explaining the reasons to strongly object to the application and ask him to contact Cornwall Council stating the objections and requesting a site meeting.

Councillor Cohen voted against this proposal

P/22/155) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 15th May 2023 and Monday 19th June 2023.

The meeting closed at 8.04pm