

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 15th MAY 2023 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

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

P/23/01) Election of Chair

David Pooley, Town Clerk, asked for nominations for Chair. A nomination was received for Councillor Brown.

It was **RESOLVED** that Councillor Brown be elected Chair of the Planning and Regeneration Committee for the 2023-24 civic year.

P/23/02) Election of Vice-Chair

Councillor Brown asked for nominations for Vice-Chair. A nomination was received for Councillor Bull.

It was **RESOLVED** that Councillor Bull be elected Vice-Chair of the Planning and Regeneration Committee for the 2023-24 civic year.

P/23/03) Apologies for absence

Apologies for absence were received from Councillors French, Pearce, Styles and Double.

P/23/04) Declarations of Interest

There were no declarations of interest.

P/23/05) Dispensations

None.

P/23/06) Minutes from the Meeting dated 11th April 2023

It was **RESOLVED** that the minutes of the meeting held on the 11th April 2023 be approved and signed as a correct record.

Councillor Stephens arrived during the next item

P/23/07) Matters to note

The Clerk advised that notes received from Cornwall Council officers following the briefing for Members on highways matters held on the 17th April 2023 had been circulated electronically. It was agreed to discuss any highways matters arising at the next meeting of the Committee.

The Clerk advised that further to minute P/22/154, Councillor Rowse is likely to formally request that Planning Application Number: PA22/09153 is considered by Cornwall Council's Central Sub Planning Committee and suggested that a Town Council representative should be nominated to attend and speak against the application when it is considered by that Committee.

Councillor Brown advised that he would like to represent the Town Council at Cornwall Council's Central Sub Planning Committee meeting to speak against Planning Application number: PA22/09153.

It was **AGREED** that if required, Councillor Brown would attend Cornwall Council's Central Sub Planning Committee to speak against planning application number PA22/09153 and that it be made an approved duty.

Arising from a question, the Clerk confirmed that Steve Double MP had written to Cornwall Council supporting the Town Council's views and that the Town Council is still awaiting a response to its letter from Cornwall Council's Planning Officer.

P/23/08) Public participation

There were no members of the public present.

Councillor Brown advised that he would like to move Agenda Item 12 to the end of the agenda which was AGREED by the Committee.

P/23/09) Planning Applications

- i. **PA22/09639:** 48 Morcom Close St Austell Cornwall PL25 3UG. New dwelling and associated works on residential infill land.

Members noted the amendments to the application but unanimously remained strongly opposed to the application. Concerns were expressed with regard to the proposed access arrangements and felt that Cornwall Council should consider enforcement action to reverse the works already started.

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

- Over development
- Over shadowing
- Inappropriate mass
- Out of character with the area
- Some loss of privacy
- Concerns with regard to the access arrangements

It was **FURTHER RESOLVED** that Cornwall Council be asked to consider enforcement action to ensure that the site is returned to its original state.

- ii. **PA23/00013:** 18 - 20 Woodland Road St Austell Cornwall PL25 4QY. External extension to form 5 extra rooms for an existing successful House of Multiple Occupation.

The Clerk read out a statement from Councillor Double about possible over development of the site which some Members concurred with. Members acknowledged the need for one bedroom accommodation but expressed concern with regard to the lack of green space and no apparent access to the rear of the property for emergency vehicles.

It was **RESOLVED** to make no objection to this application subject to emergency vehicle access to the rear of the property being maintained.

- iii. **PA23/02308:** 29 Tremayne Road St Austell Cornwall PL25 4NE. Creation of a drop kerb at the front of the property and parking area.

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

- iv. **PA23/02763:** Copper Beeches 52 Truro Road St Austell Cornwall. Alterations to the existing care home to provide five supported living accommodation units.

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

- v. **PA23/02837:** 23 Margaret Avenue St Austell Cornwall PL25 4SH. Detached single storey one bedroom annexe in the rear garden, widen drive entrance and form two car spaces, rear extension to bungalow.

During discussion, Members expressed concern with regard to the impact the proposed annexe may have on 21 Margaret Avenue and the need to ensure that if approved, the annexe is conditioned to ensure that it is only used in conjunction with the host building.

It was **RESOLVED** to make no objection to this application subject to the annexe being used in conjunction with the host building and that its erection has no adverse impact on 21 Margaret Avenue.

- vi. **PA23/03365:** 29 Treverbyn Road St Austell Cornwall PL25 4ES. Construction of ground floor level balcony/terrace to South East elevation, new porch to North West elevation and erection of a perimeter fence.

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

- vii. **PA23/03455:** Penhaligon House, H M Revenue & Customs Inspector Of Taxes St Austell Trinity Street St Austell Cornwall. Application for tree works within TPO area: Removal of all ash trees.

It was **RESOLVED** to make no objection to this application subject to the Forestry Officer agreeing that the trees need to be removed and suitable replacement planting being put in place.

P/23/10) Premises Licence Applications

None.

P/23/11) Planning Decisions

It was **RESOLVED** that the report and decisions be noted.

P/23/12) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that there had been no urgent delegated planning decisions since the last meeting.

P/23/13) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that there was little to add to the update that had been provided at the last Council meeting. He explained that the funding agreement for the feasibility work had now been signed and would be returned to Cornwall Council shortly. Tender documents were ready for publication. A Town Centre Revitalisation Partnership meeting is planned for the 23rd May 2023 and provided the partnership is supportive, the tender for the work will be published shortly after the meeting.

P/23/14) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 19th June 2023 and Monday 17th July 2023.

P/23/15) Cornwall Council Public Spaces Protection Order (Alcohol Consumption in Designated Public Spaces): Proposed renewal of the current order for October 2023.

The Clerk advised that Cornwall Council were consulting on the renewal of the county wide public space protection order (PSPO) prohibiting street drinking associated with anti-social behaviour. He explained that it was not illegal to consume alcohol in a public place. An offence is only committed if an individual refuses to comply with an authorised officer's request to stop drinking.

The PSPO allows Police and authorised officers to ask individuals to stop drinking and to confiscate their alcoholic drinks if they are deemed to be acting anti-socially. It is an offence to fail to comply with a request to stop drinking or surrender alcohol including any opened or sealed containers in the area covered by the PSPO.

The current PSPO expires on the 1st October 2023 and Cornwall Council are seeking to renew it for a further three years. The views of the Council are invited, and a response required by the 26th May 2023.

Members expressed concern about the effectiveness of the PSPO and a perceived lack of Police resource to enforce it.

Persistent drinking and anti-social behaviour in a number of locations was highlighted. In particular the Holy Trinity Church grounds were mentioned. Although Members had reservations about the effectiveness of enforcement, they felt that it was better to have the PSPO than not to. Members felt that the list of streets incorporated into the PSPO for St Austell lacked clarity and might not cover all areas that are vulnerable to anti-social behaviour. If possible, Members felt that the PSPO should apply to all public spaces in the parish of St Austell rather than just the named streets.

It was **RESOLVED** that the Town Clerk should write to Cornwall Council expressing the views of Members and complete the consultation form to reflect those views.

The meeting closed at 7.23pm.