

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 19th JUNE 2023 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

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

P/23/16) Apologies for absence

Apologies for absence were received from Councillors: Bull, Lanxon and Styles.

P/23/17) Declarations of Interest

Councillor Thompson declared an interest in agenda item 8 (vii) Carlyon Parish Neighbourhood Development Plan by virtue of being a Member of Carlyon Parish Council whilst the plan was being developed.

P/23/18) Dispensations

None.

P/23/19) Minutes from the Meeting dated 15th May 2023

It was **RESOLVED** that the minutes of the meeting held on the 15th May 2023 be approved and signed as a correct record.

P/23/20) Matters to note

The Clerk advised that further to minute number **P/23/07** Cornwall Council's Central Sub Area Planning Committee had met on 3rd June 2023 and Planning Application Number: PA22/09153 (Aspen Drive) had been refused on the grounds of harm to the distinctive character of the area, loss of Grade 3A agricultural land and erosion of a green buffer. He added that Councillors Brown, Rowse and Mustoe had all spoken against the application. Councillor Brown advised that he would like to speak about this meeting later on the agenda.

Councillor Brown asked if Cornwall Council is taking enforcement action in relation to Planning Application PA22/09639 (48 Morcom Close, St Austell). The Clerk advised that Cornwall Council has been asked to consider enforcement action, but a reply has not been received and agreed to chase the Case Officer.

P/23/21) Public participation

There were no members of the public present.

P/23/22) Higher Trewiddle

The Chair welcomed Mr Marshall to the meeting.

Mr Marshall referred Members to a plan for residential properties on the area previously set aside for commercial use. He acknowledged Members' disappointment that they had been unable to deliver retail on this site, but advised that an area, marked as plot 4 on the plan, has been earmarked for small scale commercial/retail use if a small food store or other retailer can be found. He confirmed that despite numerous attempts to obtain a contract with a suitable retailer, there is nothing in place at the moment. Mr Marshall advised that following discussions with the arts theatre they have identified a potential for vehicular access to the arts centre from the site plus additional parking. He added that there will be a biodiversity area to the East of the site which will result in a biodiversity net gain.

During discussion, Mr Marshall confirmed that there would be up to 150 houses on the site, possibly more if apartments are built, and that he would look at the provision of open space/play areas for the site. Concern was expressed with regard to different levels between the arts centre and the proposal and the potential for ASB on the area shown as undeveloped land. The need to develop safe crossing points for children walking between the site and Pondhu School and/or St Mewan School were identified as a priority.

It was **RESOLVED** to broadly support the latest plans outlined by Mr Marshall.

The Chair thanked Mr Marshall for his update.

P/23/23) Planning Applications

- i. **PA21/08915:** 9 And 10 Aglets Way St Austell Cornwall PL25 4GA. Retrospective permission for the construction of decking.

Members expressed concern with regard to the revised plans and felt that the obscured glazing proposed would not mitigate the overlooking issues due to the extreme levels of the properties involved. Members noted the lack of comments from local residents and felt that Cornwall Council should be asked if it had notified neighbours of the revised plans.

It was **RESOLVED** to continue to object to this application on the grounds that the solution suggested is not considered adequate.

It was **FURTHER RESOLVED** that Cornwall Council be asked to confirm that the affected neighbours have been advised of the revised proposals.

- ii. **PA23/03121:** 91 Chapel Field St Austell Cornwall PL25 3EN. Change of use of annexe to a single dwellinghouse.

A view was expressed that an extra house in this location is too much, and an objection should be lodged on the grounds of density/mass and not in keeping with the street scene.

A proposal to object to this application was lost 3 votes for, 4 votes against with the casting vote from the chair.

A proposal to make no objection to this application was carried 4 votes for, 3 votes against with the casting vote from the chair.

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

- iii. **PA23/03545:** 4 St Piran's Close St Austell Cornwall PL25 3TF.
First floor balcony.

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

- iv. **PA23/03706:** Cornwall Council Tregarne Hostel North Street St Austell. Installation of external access ramps and change of external louvred door to glazed fire door.

Concern was expressed with regard to lack of information with regard to the revised layout of the property and noted in particular the reduction in bedrooms from 9 to 3.

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

Councillor Hamilton voted against this application

- v. **PA23/04028:** 23 Pentewan Road St Austell Cornwall PL25 5BU.
Demolition of existing dwelling and construction of two dwellings.

Members expressed concern with regard to the overlooking issues between Plot 1 and Plot 2, the general design and appearance of the proposal, no continuity of the existing build form and the precedent that this could set.

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

Design and appearance of the proposal
Plot 2 being out of character with the area
Plot 2 being overbearing on Plot 1
No continuity of build form
The precedent that it sets for other properties nearby

- vi. **PA23/04575:** 19 Grove Road St Austell Cornwall PL25 5NP.
Front extension to provide a porch/shower room.

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

Councillor Thompson reiterated his interest and left the meeting

- vii. **PA23/00007/NDP:** Carlyon Parish Neighbourhood Development Plan.

It was **RESOLVED** to note the Carlyon Parish Neighbourhood Development Plan.

Councillor Thomson returned to the meeting

P/23/24) Premises Licence Applications

None.

P/23/25) Planning Decisions

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

Councillor Brown took the opportunity to provide an update on the Central Sub Area Planning Committee's decision to refuse Planning Application Number: PA22/09153 (Aspen Drive). He advised that the meeting went well and that he had focussed his speech on the Town Framework and the 5 year housing supply. A resident of Killyvarder Way had spoken effectively as a public speaker. Councillors Rowse and Mustoe both spoke against the application and felt that the informal site visit arranged by Councillor Rowse for the Chair and Vice-Chair had been helpful. Councillor Brown advised that despite the Planning Officer's recommendation for approval, the committee resolved that the application be refused on a vote of 11 votes in favour, 0 against and 0 abstentions.

P/23/26) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that a 5 day protocol letter had been received from Cornwall Council in respect of Planning Application Number: PA23/01424 (32 Brockstone Road, St Austell) as the Planning Officer is mindful to approve the application. The protocol allows for the Town Council to consider the following options:

1. Agree with the planning officer's recommendation
2. Agree to disagree
3. Maintain the original position and request that the application is determined by Cornwall Council's Planning Committee

During discussion, Members expressed their continued strong objection to this application.

It was **RESOLVED** that the Town Council should maintain its strong objection and request that the application is determined by Cornwall Council's Planning Committee (Option 3).

Councillor Pearce left the meeting

P/23/27) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that the tender process for procuring consultants to look at the feasibility and design of a roof top garden in Old Vicarage Place is underway with a closing date of 4th July. He added that Cornwall Council is exploring with Cornwall College the potential for student accommodation in the town centre and the opportunities for Levelling Up Funding, which it is believed will be announced shortly. He added that the EV Charging points have been installed in Priory Car Park but are not yet enabled and that the legal agreements and planning permission are now in place for an Integrated Service Hub in White River Place.

The Clerk advised that the transfer of the Penwinnick Road site to Treveth is now likely to take place in July.

Councillor Brown provided a brief update on the partnership meeting held on the 23rd May 2023 and confirmed that the partnership had agreed the tendering and evaluation process for the roof top garden procurement as recommended by the Town Council.

P/23/28) Cornwall Council Highways Schemes

The Clerk advised that the next round of Cornwall Council Highways Schemes will be considered later in the year and asked Members to think about their priority highways schemes for recommendation to the Cornwall Councillors in due course. It was agreed that a discussion with the Cornwall Councillors would be helpful at the appropriate time.

Councillor Brown referred to the recent Highways update meeting with Cornwall Council officers and felt that the Town Council should be involved in future Transport Strategy discussions as suggested by Rebecca Lyle.

During discussion, it was **AGREED** that the Town Clerk should write to Rebecca Lyle at Cornwall Council confirming that the Town Council would like to be involved in the next round of St Austell Transport Strategy discussions.

The recent fatal accident on the A391 at the weekend of 16th/17th June 2023 was raised and reference was made to an inquest report from a fatality on the same stretch of road in October 2022 which suggested that the faded road markings, poor visibility and poor road layout were contributing factors. Members expressed a strong view that the improvement of this road is a priority and felt that a letter, possibly jointly with Treverbyn Parish Council, should be sent to Cornwall Council strongly requesting urgent improvements as recommended in the inquest report.

It was **AGREED** that the Town Clerk should liaise with Treverbyn Parish Council and write to Cornwall Council requesting improvements to the A391 as recommended in the inquest report, as a matter of urgency, in the light of the two fatalities in less than a year.

P/23/29) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 17th July 2023 and Monday 21st August 2023.

The meeting closed at 7.58pm.