

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 21st AUGUST 2023 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

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

The Committee held a 1 minute silence in memory of Councillor Deborah George who was a Member of the Town Centre Revitalisation Partnership

P/23/44) Apologies for absence

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

P/23/45) Declarations of Interest

Councillor Julie Fox declared an interest in agenda item 7 (iii) by virtue of being an employee of Cornwall College. She advised that she lived at Dobell Road but not in close proximity to the applicants for agenda item 7 (vii).

P/23/46) Dispensations

None.

P/23/47) Minutes from the Meeting dated 17th July 2023

It was **RESOLVED** that the minutes of the meeting held on the 17th July 2023 be approved and signed as a correct record.

P/23/48) Matters to note

The Clerk advised that Planning Application Number: PA23/09639 has not yet been determined.

The Chair added that the Town Centre Revitalisation Partnership expressed concern at their last meeting with regard to the proposed closure of the St Austell Station Ticket Office and an objection from the Partnership has been lodged with GWR.

P/23/49) Public participation

There were no members of the public present.

P/23/50) Planning Applications

- i. **PA23/04075:** 7 Roslyn Close St Austell Cornwall PL25 3UN.
Extension of dropped kerb and associated works.

The Clerk advised that the application has been withdrawn as the proposed works can be carried out under permitted development rights.

- ii. **PA23/04967:** 9 Church Street St Austell Cornwall PL25 4AT. Retrospective planning permission for replacement windows and doors at 9 Church Street, as part of the Historic Environment Plan.

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

- iii. **PA23/05158:** Cornwall College John Keay House Tregonissey Road St Austell. Demolition of existing college buildings and construction of new buildings for educational use, associated alterations and improvements to existing car parking and landscaping and associated infrastructure.

The Clerk advised that no comments have been received from the Planning Officer, but concerns have been expressed from some Lewis Way residents about the potential for an increase in traffic and congestion in Lewis Way if it is not restricted to residents only. Further information has been requested by the Cornwall Council Lead Local Flood Authority regarding drainage and concerns have been expressed by the Police Architectural officer with regard to security and the provision of CCTV.

Members generally expressed their support for the proposal and the strong need for St Austell to have a modern and purpose built college to attract students into the town. A concern was expressed with regard to the proposed location of the restaurant which would not make the most of the views over the bay and the demolition of a building that has a long history in the town.

It was **RESOLVED** to support this application subject to a condition to ensure that there is no vehicular access through Lewis Way to or from the college (except for emergency vehicular access) and that the Planning Officer ensures that the concerns raised by the Police Liaison Officer are addressed.

*** Councillor Fox took no part in the discussions on the above application ***

- iv. **PA23/05236:** B & Q Plc Pentewan Road St Austell Cornwall. Application for retrospective Consent for the Display of Advertisements, namely the siting of 1 internally illuminated static sign, and 9 non-illuminated signs (7 fascia signs and 2 panel signs to existing posts).

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

- v. **PA23/05857:** Flat Above 12A And 12B Fore Street St Austell Cornwall PL25 5EN. Listed Building consent for external gutter replacements and general roof level repairs to the flat above 12a and 12b Fore Street, St Austell.

It was **RESOLVED** to support this application and ask the Planning Officer to check that a bat survey is not required.

- vi. **PA23/05957:** Flat Above 12A And 12B Fore Street St Austell Cornwall PL25 5EN. External gutter replacements and general roof level repairs to the flat above 12a and 12b Fore Street, St Austell.

It was **RESOLVED** to support this application and ask the Planning Officer to check that a bat survey is not required.

- vii. **PA23/06269:** Rear Of 14 And 16 Dobell Road St Austell Cornwall PL25 4NB. Permission in principle for proposed construction of a single dwelling.

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

P/23/51) Premises Licence Applications

None.

P/23/52) Planning Decisions

PA21/08915 – Aglets Way

The Clerk advised that following a five day protocol the Chair and Vice Chair agreed not to pursue this application to committee.

PA23/01424 – 32 Brockstone Road

Members noted that despite the Town Council's continued strong objection to the application and a request to pursue it to committee, it has been approved by Cornwall Council under delegated powers.

It was **RESOLVED** that:

- (i) The report and decisions be noted;
- (ii) Councillor Rowse be asked to provide an update to the Town Council meeting on 4th September on why the application was not pursued to Committee.

P/23/53) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/23/54) St Austell Town Centre Revitalisation Partnership

The Clerk advised that he had met with Jonathan Nicholls and Warren Thorne from Hayhurst Consultants and introduced them to the Old Vicarage Place landowner and his agent which had been very positive. The contract between the Town Council and the consultants has been drafted and is almost ready for signature.

The Town Centre Partnership has two voluntary sector vacancies and one democratic vacancy at the present time. The democratic vacancy will be discussed at the Council meeting on the 4th September.

Matthew Vowels and Mike Hawes are trying to take the High Cross Street student accommodation project forward and the High Street Task Force are now due to visit St Austell in September. The Regeneration Officer is applying for CIL funding for improvements to the Holy Trinity Churchyard and assistance is being sought from Jon Mitchell at Cornwall Council.

Arising from a question, the Clerk advised that he cannot provide a timescale for the consultants to provide a presentation to the Town Council or Town Centre Revitalisation Partnership as the project plan is being revised to bring some feasibility work forward identified at their recent site visit. He added that the consultants are due to return from annual leave this week and that he would contact them to ascertain some timescales including when they hope to be able to introduce themselves to the Town Council and the Partnership.

Councillor Brown advised that the Partnership had discussed at length the recently released housing numbers report which showed an increase in temporary accommodation placements in St Austell. The business representatives particularly expressed their concern although acknowledged that temporary accommodation placements did not always correspond with ASB. Concern was expressed about the large number of gatherings in the town centre, which the public, on the whole, find intimidating, particularly if the people involved are drinking.

It was **RESOLVED** that the Clerk should ask Cornwall Council for a report showing:

1. the numbers of people placed by Cornwall Council in temporary/emergency accommodation analysed by town for the last 3 years, and
2. the numbers with complex needs in supported accommodation analysed by town for the last 3 years.

P/23/55) Cornwall Council Highways Schemes

The Clerk advised that he had chased the Community Link Officer for a meeting between the Town Council, Cornwall Councillors and the Highways Officers to discuss the final year of the Community Network Panel highways schemes.

P/23/56) Local Plan (at the request of Councillor Brown)

Councillor Brown advised that he had asked a question of Cornwall Council at the Town Centre Revitalisation Partnership about the timescales for a review of the local plan and the written reply from Mr Ellis indicated that due to national planning uncertainties this will not be looked at until after the general election. Cornwall Council has set themselves a production timetable of 2 years from the commencement of work to the submission of the revised plan.

During general discussion, Members stressed the importance of local input into developing plans and highlighted the success of the St Austell Town Framework and the Parish Councils' involvement in the process.

It was **RESOLVED** to note the update.

P/23/57) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 25th September 2023 and Monday 30th October 2023.

The meeting closed at 7.36pm.