

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 25th SEPTEMBER 2023 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

Also present: Councillor Double.

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

P/23/58) Apologies for absence

Apologies for absence were received from Councillors Fox, Pearce (expected to be late) and Rowse.

P/23/59) Declarations of Interest

There were no declarations of interest.

P/23/60) Dispensations

None.

P/23/61) Minutes from the Meeting dated 21st August 2023

It was **RESOLVED** that the minutes of the meeting held on the 21st August 2023 be approved and signed as a correct record.

P/23/62) Matters to note

The Clerk advised that, further to minute P/23/54, he had received a response to his request for information on temporary/emergency and supported accommodation and would report it to the next Council meeting. He also advised that highways schemes would be discussed later.

Councillor Brown advised that he would like to discuss Cornwall Council's stance with regard to potential enforcement action at Morcom Close. He added that Councillor Rowse's explanation with regard to the process adopted for 32 Brockstone Road had been helpful and interesting.

P/23/63) Public participation

There were no members of the public present.

P/23/64) Planning Applications

- i. **PA23/04607:** 20 Edgcumbe Road St Austell Cornwall PL25 5DX. Single-storey rear extension.

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

- ii. **PA23/04772:** Trevaunance 40 Trevarrick Road St Austell Cornwall. Installation of solar panels on flat roof garage.

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

- iii. **PA23/05531:** 5 Trenance Place St Austell Cornwall PL25 5NS. Two storey flat roof, rear extension to a semi-detached property creating 1 new first floor bedroom and 1 new ground floor family/dining room.

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

Councillor Stephens arrived to the meeting

- iv. **PA23/06098:** Land Southwest Of Avonwynn View St Austell Cornwall PL25 5NA. Construction of 5 dwellings with garages with new access road.

Members noted the consent for two dwellings in 1999 and consent for a further dwelling to the north of the site and that this application represents a net gain of three units on brownfield land. During discussion, Members identified design, access and ecology as the main issues to consider and Councillor French provided a google map of the site to help Members assess the proposal.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer and Network Rail being satisfied with the proposal.

- v. **PA23/06242:** 47 Chough Crescent St Austell Cornwall PL25 3AY. Second storey extension to rear & side of property over existing single storey extension & internal refurbishment works.

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

- vi. **PA23/06246:** 40 Growan Road St Austell Cornwall PL25 3JP. Works to trees subject to a tree preservation order (TPO) Reduction of hanging branches and reduce height by 2 to 3 meters on 2 trees and general tree maintenance to four boundary trees as location map.

It was **RESOLVED** to make no objection to this application subject to the tree officer being satisfied with the proposal.

- vii. **PA23/06319:** 65 Victoria Road St Austell Cornwall PL25 4QF. Change of use of ground floor hairdressing salon to form a flat.

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

- viii. **PA23/06498:** Land Adj To 16 Sandy Hill St Austell Cornwall PL25 3AT. Outline application with all matters reserved: Construction of a dwellinghouse.

Members expressed concern with regard to the density, overcrowding, overlooking and poor access arrangements that would arise if a dwelling was constructed on this site.

It was **RESOLVED** to object to this application on the grounds that the committee felt that it would be impossible to construct a dwelling on this site without creating issues of density, overcrowding, overlooking and poor access.

Councillor Styles abstained from voting on this proposal

- ix. **PA23/06553:** St Austell Churchyard St Austell. Works to trees under a tree preservation order (TPO) namely: T1: Light prune to clear 0.80m to nearest suitable growth points, remove 1.5m strip around the base of the tree. Prune to achieve 6m clearance above the road.

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

- x. **PA23/06570:** 1B Cooperage House Brewery Drive St Austell Cornwall. Installation of a wheelchair platform lift to the front of Cooperage House. To include all ancillary works.

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

- xi. **PA23/06696:** 61 Laura Drive St Austell Cornwall PL25 3EQ. Two storey extension to existing dwelling.

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

- xii. **PA23/06702:** 3 Tremena Road St Austell Cornwall PL25 5QG. Work to Trees in a Conservation Area - namely T1 = Cypressus Macrocarpa Height reduction from 22m to 17m a reduction of 5m. L1 = Lime Tree. Height reduction from 20m to 16m a reduction of 4m. The sides being reduced by 2m and Light Crown thin/Deadwood removed. L2 = Lime Tree. Entwined with L1. Height reduction from 20m to 16m a reduction of 4m. The sides being reduced by 2m and Light Crown thin/Deadwood removed.

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

- xiii. **PA23/06813:** 8 Nancarrow Court St Austell Cornwall PL25 4RE. Single storey side extension and associated refurbishment works.

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

- xiv. **PA23/06845:** 30 Holmbush Road St Austell Cornwall PL25 3LQ. Works to trees subject to a tree preservation order (TPO) Fell Common Beech tree to ground level.

It was **RESOLVED** to make no objection to this application subject to the tree officer being satisfied with the proposal and that the felled tree is replaced with a suitable specimen.

- xv. **PA23/06933:** Trelawney House Trinity Street St Austell Cornwall. Non material amendment in relation to Decision Notice PA23/01954 dated 08/06/2023 to on the East Elevation change fenestration to the block K Adult Education classroom cupboards change from clear to ceramic backed glazing to hide the Adult Education laptop storage cupboards. 2. North East Elevation: Reduced extent of work to existing rendered facade to the 1st floor, Re-using existing window penetrations to allow replacement of existing windows as shown, Amendments to the rainscreen, signage and incorporation of automatic sliding entrance door to ground floor, Omit of the glazed canopy. North West Elevation - Reduction in extent of building works and adaptations local to this elevation, its existing Gf brickwork faced walling, windows, DPC, lintels and their physical openings, Introduction of a new curtain walling screen, in place of 4no. new single window openings previously proposed, Retention of the mural.

It was noted that this application had been determined.

- xvi. **PA23/07036:** 66 Victoria Road St Austell PL25 4QD. Sub division of 1 dwelling house to create 2 dwelling houses.

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

- xvii. **PA23/07108:** 7 Eastbourne Road St Austell Cornwall PL25 4SZ. Application for Non-Material Amendment to PA21/07134 for a Proposed extension to existing annexe to provide dwelling. Non compliance of Condition 2 in respect of decision PA20/09421 Dated 13/01/2021, namely 1) Minor revision to layout to allow a phased construction to provide an initial 1-bed dwelling.

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

- xviii. **PA23/07156:** 6 Jubilee Meadow St Austell Cornwall PL25 3EX. Works to an Ash tree subject to a TPO: Remove tree as it is suffering from ash die back.

It was **RESOLVED** to support this application subject to the tree to be removed being replaced with a suitable specimen.

P/23/65) Premises Licence Applications

None.

P/23/66) Planning Decisions

The Chair advised that he was prepared to talk to neighbours of 48 Morcom Close to decide if the previous request for enforcement action should be strengthened (Planning application PA22/09639 refers).

It was **RESOLVED** to note the report and authorise the Chair to investigate the case for enforcement in relation to 48 Morcom Close and to liaise with the Clerk accordingly.

P/23/67) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that the Town Council had recommended refusal of planning application PA23/04028 – 23 Pentewan Road but planning officers were mindful to approve the application. A 5 day protocol letter was issued and following consultation with the Chair and Vice Chair it was decided to “agree to disagree”.

Councillor Double left during the following item

P/23/68) St Austell Town Centre Revitalisation Partnership

The Clerk advised that:

1. The Town Centre Revitalisation Partnership is due to meet on the 26th September.
2. The rooftop garden feasibility and design work is progressing and tenders have been sought for surveys which will be procured by the Town Council so that it owns the results.
3. A representative from the High Street Taskforce visited St Austell on the 22nd September and talked to a number of stakeholders. She praised the town centre masterplan and will produce a report recommending key actions and projects in due course.
4. The Penwinnick Road site including Pondhu House and the Stable Block has now transferred from Cornwall Council to Treveth and a new approach to the design and layout of the site is proposed.

Arising from the above Members discussed at length the extent of the consultation to date, the timescales for the proposed demolition of the offices, the redevelopment of the site, the Town Council’s future at Penwinnick Road and the safeguarding of trees.

It was **RESOLVED** to instruct the Clerk to write to Treveth to:

- Share the Council’s comments made previously to Cornwall Council on proposals for the site and ask that Treveth consult the Town Council at appropriate stages;

- Ask that they contact the Town Council before undertaking any tree works other than required to deal with diseased trees or for good husbandry.

P/23/69) Cornwall Council Highways Schemes

The Clerk advised that, as instructed by the Planning and Regeneration Committee, he had asked the Community Link Officer if a meeting could be arranged between the Cornwall Councillors, Highways Officers and the Town Council to discuss the use of the remaining spend for the 2024/25 financial year for the St Austell and Mevagissey Community Network Area. Unfortunately, the Community Link Officer has been reluctant to arrange this meeting and the Highways Manager is now on leave until the end of October. The guidance from Cornwall Council states that the Town Council can submit one Expression of Interest and each Cornwall Councillor can submit one Expression of Interest.

Members referred to the "Highways Request List" circulated by the Community Link Officer and noted that some of the schemes on the list had been requested several years ago. Members also felt that it would be helpful to have a list of the priorities identified by the Cornwall Councillors to avoid duplication. Members asked if the deadline for responding could be extended until Tuesday 31st October 2023, to allow the Town Council to consider and vote on the further information requested and any additional minor highways schemes put forward.

It was **RESOLVED** to:

- Ask the Community Link Officer for an extension to the 31st October 2023 to provide a response to Cornwall Council;
- Ask the Community Link Officer to update the "Highways Request List" to reflect only the schemes in St Austell that have not been progressed;
- Consider the requested information and vote accordingly at the Planning and Regeneration Committee on Monday 30th October 2023.

P/23/70) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 30th October 2023 and Monday 4th December 2023.

The meeting closed at 7.54pm.