

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 5th FEBRUARY 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown (Chair), Bull, Cohen, Fox, Gray, Hamilton, Lanxon, Preece and Thompson.

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

P/23/106) Apologies for absence

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

P/23/107) Declarations of Interest

There were no declarations of interest.

P/23/108) Dispensations

None.

P/23/109) Minutes from the Meeting dated 8th January 2024

Councillor Thompson referred to minute number P/22/56 from a meeting in August 2022 where it was suggested that an update report on "Highways Schemes" should be put on every Planning & Regeneration Committee agenda which he believed was voted on and passed by those present. In the light of this, he asked why "Highways Schemes" are now not on the agenda as there has been no subsequent vote for the removal of this topic from the agenda. Councillor Thompson asked that the Clerk investigates whether proper procedure has been followed and report back to the committee.

The Clerk advised that he would investigate and produce a report for a subsequent Committee meeting but assured the Committee that if a reoccurring agenda item entitled "Highways Schemes" has incorrectly been missed off the agenda, nothing illegal has taken place.

During discussion Councillor Bull asked that the following amendment be made to the Arts Centre's request on page 4.

Councillor Bull reiterated the Arts Centre's request not to have a pedestrian or vehicular access to the Arts Centre from the site at this time but that a future option to have access to the Arts Centre from the site is preserved by the access land remaining in the current ownership and not being built out. Councillor Bull welcomed the proposal for a shop on the site and highlighted the need to focus on the design in due course.

On page 5, Councillor Preece asked that "sewerage" be referred to after "lack of infrastructure"

On page 5 Councillor Gray advised that Mr Simpson had stated at the meeting that the proposed shop would probably be in private ownership and the community facility in public ownership and asked that these comments be minuted.

It was **RESOLVED** that subject to the above amendments, the minutes of the meeting held on the 8th January 2024 be approved and signed as a correct record.

P/23/110) Matters to note

The Clerk advised that Treverbyn Parish Council had responded to Cornwall Council with comments similar to the Town Council's regarding the request for pre-application advice in connection with the former Carclaze Community Infant School.

He said he would update the Committee on planning application PA23/06966 later in the agenda.

P/23/111) Public participation

There were no members of the public present.

P/23/112) Planning Applications

- i. **PA23/09946:** Shandrani 117A Slades Road St Austell Cornwall. Rear extension.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied with the drainage proposals.

- ii. **PA23/10059:** 61 Caprera Truro Road St Austell Cornwall PL25 5JG. Works to Trees covered by a Tree Preservation Order (TPO) - Trim back trees.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being satisfied with the proposals although it was felt that the justification for the works was weak.

- iii. **PA24/00197:** Tesco Superstore Daniels Lane St Austell Cornwall. Advertising consent for 1x LCD media screen and 2x flag pole signs.

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

- iv. **PA24/00578:** 100 Truro Road St Austell Cornwall PL25 5HH. Works to trees in a Conservation area (TCA) A1 Ash tree with dieback in rear garden (prev lapsed TCA PA21/08084).

It was **RESOLVED** to make no objection to this application subject to Tree Officer approval and a replacement tree being planted.

P/23/113) Premises Licence Applications

None.

The Chair advised that despite Councillor Styles' excellent representation outlining the Town Council's objection, the lack of evidence led to Cornwall Council's Licencing Committee approving The Club's application to extend their opening hours.

P/23/114) Planning Decisions

PA23/08702

The Clerk advised that this non-material amendment application was determined by Cornwall Council without consulting the Town Council.

PA23/08932

The Clerk advised that the Tree Officer has agreed a smaller extent of works with the applicant and these works have been approved.

PA23/09709

The Clerk advised that that the Tree Officer has decided not to make this the subject of a Tree Preservation Order (TPO) due to a structural defect and the presence of ash die back. This decision will allow the works to go ahead.

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

The Committee noted that there are now very few arboricultural reports on the planning system to inform planning applications and the Clerk agreed to raise this with Planning Officers.

P/23/115) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that there were two delegated decisions to report and one matter for information.

- PA23/ 06966 Land adjacent to 50 Phernyssick Road – a 5-day protocol letter was issued, and it was agreed under delegated procedures to uphold the Council's objection to this application.
- PA23/06498 Land adjacent to 16 Sandy Hill - a 5-day protocol letter was issued, and it was agreed under delegated procedures to agree to disagree.
- PA23/06098 Avonwyn – the application was approved following improvements to the highways proposals agreed with the Highways Officer. As the Highways Officer was happy with the proposals there was no need for a 5-day protocol letter or further consultation.

P/23/116) St Austell Town Centre Revitalisation Partnership

The Chair advised that he had agreed with the Town Clerk that due to very little business for the partnership, this week's meeting of the St Austell Town Centre Revitalisation Partnership should be cancelled and that the next one will take place as scheduled in March.

The Clerk advised that he had submitted the funding proposal as approved at the Council meeting on 29th January 2024 and Cornwall Council's Economic Development Officers had that afternoon confirmed that they are prepared to fund the following:

- £10,000 - Student Accommodation/Key Worker Accommodation feasibility study (Town Accelerator Fund)
- £25,000 - Historic quarter highways feasibility study (Town Accelerator Fund).

In order to accept this offer, the Town Centre Revitalisation Partnership has been asked to provide evidence that they are happy with the proposal and Councillor Brown, Chair of the Town Centre Revitalisation Partnership, had signed a letter confirming acceptance.

During discussion, the following was raised:

- The need to identify funding for additional CCTV cameras in the town centre;
- What the latest position is with regard to the Rooftop Garden project;
- When the pre-planning advice for the Rooftop Garden project is likely to be received from Cornwall Council;
- The need to ensure that the structural testing of the car park is carried out in a phased basis to ensure that the project remains within budget;
- The potential for a cover to be put over White River Place

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

P/23/117) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 4th March 2024 and Monday 8th April 2024.

The meeting closed at 7.08pm.