

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

**Present:** Councillors Brown (Chair), Bull, Fox, French, Gray, Hamilton, Kimber, Lanxon, Preece, Stephens, Styles and Thompson.

**In attendance:** David Pooley (Town Clerk) and Steve Skinner (Operations Manager).

**P/23/118) Apologies for absence**

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

**P/23/119) Declarations of Interest**

Councillor Bull declared an interest in planning applications PA22/02532 and PA22/02533 by virtue of being a member of St Austell Bay Parish Council.

**P/23/120) Dispensations**

None.

**P/23/121) Minutes from the Meeting dated 5<sup>th</sup> February 2024**

Councillor Thompson confirmed that he was satisfied with the minute relating to highways matters.

It was **RESOLVED** that the minutes of the meeting held on the 5<sup>th</sup> February 2024 be approved and signed as a correct record.

**P/23/122) Matters to note**

The Clerk provided an update on planning application PA23/06966 – Land adjacent to 50 Phernyssick Road and, in response to a question, the Clerk explained that arboricultural reports were good practice and not mandatory for most tree works applications.

**P/23/123) Public participation**

There were no members of the public present.

**P/23/124) Planning Applications**

- i. **PA22/02532:** Land North East To Recreation Ground Church Road Charlestown St Austell. Development of 4 dwellings with associated road, garage/carport and parking.

Councillor Bull reiterated her interest in the first two planning applications. She explained the St Austell Bay Parish Council position and expressed the view that the benefits of this application far outweighed the harm when viewed with the next application and the community benefits which would arise.

*\*\* Councillor Bull left the meeting \*\**

The Clerk advised that the Town Council were being consulted on this application and application PA22/02533 because there was a proposal to transfer land in St Austell parish to St Austell Bay Parish Council. Members discussed both applications and raised various issues including:

- Design and impact on the World Heritage Site and the Charlestown conservation area;
- Highways issues;
- Whether the benefits outweigh the harm;
- The risk of losing the community facilities;
- The value of the community facilities.

The Chair decided to vote on each application separately. Members voted by 8 votes to 1 in favour of expressing no objection to the application. Councillor Thompson abstained.

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

- ii. **PA22/02533:** Land To East Of Charlestown Road Charlestown St Austell. Construction of 2 detached houses with associated drives and parking.

Members voted by 8 votes to 1 in favour of expressing no objection to the application. Councillor Thompson abstained.

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

*\*\* Councillor Bull returned to the meeting \*\**

- iii. **PA23/08543:** 12 Mount Charles Road St Austell Cornwall PL25 3LD. Timber annexe in rear garden.

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

- iv. **PA24/00367:** Land North Of 4 Trevarrick Road Trevarrick Road St Austell Cornwall. Erection of a dwelling.

The Clerk explained that planning permission had been granted for a dwelling on this site and foundations had been laid making the permission still valid. He also outlined neighbour comments and the concerns of the Environment Agency with regard to the proximity of the proposed development to the river.

Members expressed concern that the design was not in keeping with the area and that the property might overlook a dwelling across the river at 21 Gover Road. Members voted by 8 votes to 2 to object to this application.

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

- The proposal being out of character with the area and not in keeping with the street scene;

- The proposed dwelling not being an appropriate scale or mass or finished in appropriate materials;
  - The potential over-looking of a dwelling off Gover Road;
  - The need to protect the large oak tree on the site which is the subject of a TPO;
  - The need to satisfy the Environment Agency and South West Water in relation to the river and drainage.
- v. **PA24/00509:** 2 Gewans Meadow St Austell Cornwall PL25 4SB. Extension and alterations to 2 Gewans Meadow.

It was **RESOLVED** to make no objection to this application subject to satisfying the Environment Agency and South West Water.

- vi. **PA24/00547:** 20 Grove Road St Austell Cornwall PL25 5NP. Single storey extension to the rear of the property consisting of a double bedroom, bathroom and utility room.

It was **RESOLVED** to make no objection to this application subject to the right of way being maintained satisfactorily and an acceptable construction plan.

- vii. **PA24/01311:** 7 Hillside St Austell Cornwall PL25 3LR. Proposed single storey lean-to extension.

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

### **P/23/125) Highways Schemes**

The Clerk introduced a report which had been produced in response to a concern expressed by Councillor Thompson and confirmed that proper procedures had been followed with regard to minute P/22/56 dated 22<sup>nd</sup> August 2022. The report suggested a number of ways that the consideration of highways matters could be improved.

The Clerk explained the recent decision of the South Cornwall Community Area Partnership to approve a number of minor highways schemes including a pedestrian crossing at Trenowah Road and a mobile speed camera/sign for St Austell subject to certain conditions to be clarified. He explained that the Town Council's top priority, a crossing at Tregonissey Road to serve the College had not been approved.

Members acknowledged that highways matters were the responsibility of Cornwall Council but expressed a desire to be more involved in highways matters and the determination of highways schemes. Arising from a question the Clerk agreed to ascertain the threshold for release of Section 106 funding from the eco town which was earmarked for highways improvements in the Tregonissey Road area.

It was **RESOLVED** that:

1. Members note the report and procedure adopted;

2. The Clerk seeks to arrange half yearly briefings for the Planning and Regeneration Committee with Cornwall Council on Local Transport Schemes;
3. The Community Link Officer is asked to provide a quarterly update on the progress of the Community Area Partnership Highways Schemes;
4. The Cornwall Councillors are asked to include an update on their local Highways Schemes within their Cornwall Councillor update reports to the Town Council and if possible to attend meetings of the Council and committees when highways issues relevant to their division are to be discussed;
5. If Members have concerns about particular highways matters they request these be placed on a future agenda giving time for research and reports to be obtained;
6. The Committee reaffirms the wish expressed in a meeting with Rebecca Lyle of Cornwall Council Highways Service in 2023 for the Town Council to participate in strategic work on highways issues in the St Austell area.

#### **P/23/126) Premises Licence Applications**

There were no applications to consider.

Councillor Kimber thanked Councillor Styles for representing the Council's views with regard to the licence application for The Club at Cornwall Council's recent Licensing Committee meeting. He outlined his experience of anti-social behaviour in the town centre in the early hours of Sunday morning some of which he believed was linked to patrons of The Club.

#### **P/23/127) Planning Decisions**

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

#### **P/23/128) Cornwall Council – Urgent Delegated Planning Decisions**

There were no urgent planning decisions.

#### **P/23/129) St Austell Town Centre Revitalisation Partnership**

The Clerk provided an update on various regeneration projects including:

- Rooftop Garden – Stage 2 report received, stage 3 design and stress testing commenced. There has been some scaling back of the scheme to make it more viable.
- Funding for the design of a piazza at the Holy Trinity Church has been approved.
- An application for funding for the banner project has been submitted to the Town Vitality Fund.

- The Staffing Committee next week would be asked to consider resource for the regeneration projects.
- A draft plan commissioned by Cornwall Council for the future of the Carlyon Road public land is due to be considered by a working group this month and would soon be ready to be shared with the Town Council.
- Despite regular chasing there is still no report from the High Street Taskforce following the visit in September.
- It is hoped that there will be more thorough briefings for members and the Town Centre Partnership in the week commencing the 18<sup>th</sup> March.

Members stressed the importance of the rooftop garden being transformational and noted the update.

### **P/23/130) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 8th April 2024 and Monday 20th May 2024.

The meeting closed at 7.38pm.