

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 10th JUNE 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown, Cohen, Fox, Gray, Hamilton, Kimber, Lanxon, Preece, Stephens, Thompson and Young.

Also Present: Councillor Double

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

P/24/17) Apologies for absence

Apologies for absence were received from Councillors Bull and Styles.

P/24/18) Declarations of Interest

There were no declarations of interest.

P/24/19) Dispensations

None.

P/24/20) Minutes from the Meeting dated 20th May 2024

It was **RESOLVED** that the minutes of the meeting held on the 20th May 2024 be approved and signed as a correct record.

P/24/21) Matters to note

The Town Clerk advised that further to minute P/24/14 Councillors Fox and Thompson had reported potholes to Cornwall Council. Councillor Fox confirmed that a number have been rectified.

P/24/22) Public participation

There was one member of the public present who was the applicant for planning application number PA24/02649. The Chair agreed to bring this item forward for consideration.

P/24/23) Planning Applications

- v. **PA24/02649:** 11 Pondhu Crescent St Austell Cornwall PL25 5DT. External fire escape onto new roof above conservatory. Increase conservatory depth by 1.05m. Replace flat roof with a pitched slate roof and dormer window to outbuilding (part retrospective).

*** Councillor Kimber declared an interest in this application by virtue of knowing the applicant and left the room ***

The Clerk advised that there were no comments from the Planning Officer, but the property appears to be large and accessed from Pondhu Crescent. Members noted that there is one objection on Cornwall Council's Planning Portal.

The Chair invited Mr Ratty to speak.

Mr Ratty advised that he is the owner of 11 Pondhu Crescent and that following a conversation with the neighbour, she has now withdrawn her objection. He explained the work undertaken so far and the action taken to address an underground water leak. He added that the new windows referred to by the neighbour in her objection are frosted dormer windows and positioned in such a way to have no overlooking issues.

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

*** Councillor Kimber returned to the meeting ***

- i. **PA21/12707:** Land At Pentewan Road St Austell Cornwall PL25 5BY. Hybrid planning application consisting of full planning permission for the erection of 80 dwellings (Use Class C3) and outline planning permission for 2,000 sqm of commercial, business and service space (Use Class E), provision of part of new link road, public open space, drainage and associated infrastructure.

The Clerk advised that the Environment Agency's concerns have been overcome and the Highways Officers support the proposal. Councillor Bunney, the Cornwall Councillor for the site has been consulted and Pentewan Valley Parish Council is due to consider the application shortly. The Clerk advised that the site has been identified in the Cornwall Council Land Allocation DPD as a site for mixed housing/commercial use.

During discussion, Members expressed concern with regard to the viability of commercial units on the site and the proposed road junction utilising traffic lights. The impact the additional traffic would have on the Air Quality Management Area (AQMA) and the known flooding in the area were also raised as concerns.

A proposal to object to the application on the grounds of the impact on the AQMA, congestion on the A390 and flooding was lost 4 votes for, 5 votes against with the casting vote from the Chair.

A proposal to make no objection to the application subject to the Environment Agency conditions being complied with, Highways Officers being satisfied with the traffic management proposals and the link road being constructed early in the process to link road standard was carried 6 votes for, 3 votes against.

It was **RESOLVED** to make no objection to this application subject to:

- The Environment Agency conditions being complied with;
- Highways Officers being satisfied with the traffic management proposals;
- The link road being constructed early in the process to link road standard.

- ii. **PA24/01315:** 24A Edgcumbe Road St Austell Cornwall PL25 5DX. Works to a tree with a Tree Preservation Order (TPO); Crown reduction of Cypress tree.

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

- iii. **PA24/02202:** Vospers 42 - 44 East Hill St Austell Cornwall. Advertisement Consent for Vospers Motor House. The signage is illuminated. Illumination will be controlled by a day night sensor and a timer.

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

- iv. **PA24/02590:** Land Adjacent To 48 Eliot Road St Austell Cornwall. Construction of dwelling house and associated works.

Members expressed a view that the site is too small for a property with adequate amenity space and raised concerns about over-shadowing and over-bearing on the neighbouring properties. They also felt that the development of the plot would be out of keeping with the street scene.

It was **RESOLVED** to object to this application on the grounds that the proposal would lead to:

- Over-development
- Over-shadowing
- Overbearing
- Over-looking
- Inappropriate density
- Out of keeping with the street scene.

- v. **PA24/02759:** 29 Jubilee Meadow St Austell Cornwall PL25 3EX. Application for works to Tree subject to Tree Preservation order namely removal of branches to the main stem up to back of the Crown to one Oak Tree.

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

- vi. **PA24/03201:** 12 Hillside Road St Austell Cornwall PL25 4DW. Proposed kitchen extension with utility and WC.

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

- vii. **PA24/03256:** The Barns Higher Trehiddle Farm St Austell Cornwall PL25 5DA. Application for modification/discharge of a S106 planning obligation.

The Clerk explained the background to the original planning application which secured a Section 106 obligation to provide a MUGA for Pondhu School after the completion of 50 dwellings.

The developers have applied for an amendment to permit the MUGA to be built once 300 homes have been built/occupied which is when the development will be down to the area identified for a MUGA and will permit a safer access for the children.

The Clerk advised that Pentewan Valley Parish Council has objected to this proposal and have asked for a compromise that the target number of occupied dwellings be agreed at 150.

Members expressed their concern with regard to the delay of a MUGA being built and supported the stance of Pentewan Valley Parish Council.

It was **RESOLVED** to object to this application and support the compromise suggested by Pentewan Valley Parish Council.

- viii. **PA24/03408:** Jubilee Open Space St Austell Cornwall. Works to trees in a Tree Preservation area - T2 Oak - Crown thin by approximately 30%.

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

- ix. **PA24/03444:** 11 Holiburn Eliot Gardens St Austell PL25 4GN. Sub-division of 1 duplex apartment to create 2 single storey apartments.

It was **RESOLVED** to make no objection to this application subject to the Affordable Housing Team being satisfied with the proposal.

- x. **PA24/03725:** National Grid Electricity Distribution Menacuddle Sw And Aux Primary Grid Substation Mount Stamper Road Scredda St Austell. Prior notification of proposed development by telecommunications code system operators for the installation of a new mast with antennas and dishes, cable gantry and support poles, equipment cabin, a/c units, emergency backup generator, meter cabinet, security fencing and ancillary development thereto.

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

- xi. **PA24/03727:** 6 Orchard Grove St Austell Cornwall PL25 5TW. Works to trees subject to a Tree Preservation Order (TPO): (H1) Coppiced Hazel Stool - fell the tree to ground level and apply eco-plugs to prevent any re-growth. (S1) Coppiced Sycamore Stool - re-coppice leaving all the stems remaining stood to a height of 0.5-1M from the ground.

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

- xii. **PA24/03782:** 4 Gribben Close St Austell Cornwall PL25 4EA. Proposed kitchen/lounge extension and associated works.

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

P/24/24) Premises Licence Applications

None.

P/24/25) Planning Decisions

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

P/24/26) Cornwall Council – Urgent Delegated Planning Decisions

The Town Clerk advised that planning application PA23/09281 – outline application for 150 dwellings, Higher Trewhiddle, St Austell – was considered in consultation with the Chair and Vice-Chair of the Planning and Regeneration Committee under the 5-day protocol procedure and it was agreed to “agree to disagree”.

P/24/27) St Austell Town Centre Revitalisation Partnership

The Town Clerk provided an update on the following projects:

- The Vicarage Place rooftop garden
- The banners project
- Holy Trinity Church Grounds
- Student/Key worker accommodation

He also advised that there had been break-ins and anti-social behaviour in the old General Wolfe building which had been reported to Cornwall Council. Members expressed strong concerns about the state of the General Wolfe and the adverse impact it was having on the town centre. It was suggested that some short-term measures could be taken to tidy the site.

It was **RESOLVED** that the Town Clerk should write to Cornwall Council on behalf of the Town Council to express concern at the lack of progress with and the deterioration of the General Wolfe building.

P/24/28) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 17th June 2024 and Monday 15th July 2024.

The meeting closed at 7.20pm.