

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 15th JULY 2024 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown, Fox, Hamilton, Kimber, Lanxon, Preece, Stephens, Styles and Thompson.

Also present: Councillor Double.

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

P/24/41) Apologies for absence

Apologies for absence were received from Councillors Bull, Cohen, Gray and Young.

P/24/42) Declarations of Interest

Councillor Hamilton declared an interest in The Holy Trinity Church grounds improvement project as a member of the working group and President of the Royal British Legion.

Councillor Fox declared an interest in planning application PA24/04360 as an employee of Cornwall College.

P/24/43) Dispensations

None.

P/24/44) Minutes from the Meeting dated 17th June 2024

It was **RESOLVED** that the minutes of the meeting held on the 17th June 2024 be approved and signed as a correct record.

P/24/45) Matters to note

Arising from a question from the Chair, the Clerk advised that a letter has been sent to the Chief Executive of Cornwall Council expressing the Town Council's concern with regard to the state of the General Wolfe building but, to date, no response has been received.

Arising from a further question from the Chair, it was agreed that deadlines permitting, the 20-mph speed limit consultation due to be published by Cornwall Council in August should be considered by the Planning and Regeneration Committee.

The Chair referred to a speech by the Chancellor, Rachel Reeves, about reforming the National Planning Policy Framework (NPPF) and an imminent consultation paper on a new growth focused approach to the planning system. He expressed a view that this reform could be significant for the Town Council and should be

discussed when more information is known and recommendations made in a Town Council response.

P/24/46) Public participation

The Chair agreed that to assist the two members of the public present, agenda item 11 should be considered next and that they could speak at this time.

P/24/47) St Austell Town Centre Revitalisation Partnership

The Clerk advised that a Working Group has been formed to oversee the design and delivery of a piazza and associated landscaping on the north side of the Holy Trinity Church. The design work is nearing completion, funded by Community Capacity Fund monies and the delivery, funded by Town Vitality Funds, is required to be completed by the end of March. It is hoped that additional funding can be found in due course to complete other landscaping works to the south of the church.

The Clerk advised that two options have been drawn up as tabled at the meeting.

Option A, which sees the wall to the left of the war memorial (as you look at it from the road) being lowered to ground level and the war memorial area extended to increase the area to stand and lay wreaths. A new piazza area would be created with associated landscaping, seating and planting. There would be level access to the vestry door and bollards installed to protect the new area. This is the preferred option of the consultants.

Option B sees the war memorial as existing with new planting and trees. A new piazza area would be created with associated landscaping, seating and planting. There would be level access to the vestry door. This is the preferred option of the Royal British Legion.

The Clerk added that the timescales for completion of the project are tight and ideally, he is looking for a steer from Councillors, ahead of a public consultation on a preferred option. He added that the Town Centre Revitalisation Partnership has been consulted and of those who have responded, 2 partner members prefer Option A and 1 partner member prefers Option B.

Councillor Hamilton advised that he is a member of the Working Group and advised that he had consulted the RBL which has expressed the following concerns with Option A:

- The removal of the wall around the war memorial will take away an area for the wreaths to be laid;
- The removal of the wall around the war memorial will make the area non symmetrical;
- The removal of the wall could result in water running into the memorial and causing damage.

Councillor Hamilton advised that he had asked Mei Loci to consider an iteration of Option A which sees the retention of the wall and keeps the rest of the design as Option A.

Mr Ron Young, Chair of the RBL (St Austell Branch) and Mrs Sandy French from the RBL expressed their support for Councillor Hamilton's comments. Arising from a question, the Clerk advised that the church representative on the working group prefers Option A.

During discussion, Members raised the following:

- The need to find a mutually agreeable solution;
- The need for a third option to be worked up as suggested by Councillor Hamilton and the RBL

It was **RESOLVED** that on balance Option A is preferred to Option B but a refinement of Option A as outlined by Councillor Hamilton might be a better solution and that the consultant should be asked to work this option up.

It was **FURTHER RESOLVED** that once a further option has been received, a Working Group comprising of the following members should be formed to consider the three options and approve a way forward.

- The Chair of the Town Council's Planning & Regeneration Committee
- All Members of the Church Piazza Working Group
- The Chair of the St Austell Town Centre Revitalisation Partnership
- Councillor Anne Double, Cornwall Councillor for Gover
- Chair of the Royal British Legion (St Austell Branch)

Other Projects

Poundland Banners

The Clerk advised that the design work for the new Poundland banners is ongoing, and it is hoped that some designs will be available for the public to consider during August. An exhibition of photographs will also be included during this consultation process.

Student/Key Worker Accommodation

Mr Vowels from Cornwall Council has been appointed to take this work forward.

Gateway Project

This project involves design works for improvements to Duke Street and the potential to up-light the viaduct.

Traffic flows around Holy Trinity Church

The Clerk advised that Cornwall Council has indicated that they would like the Town Council to lead on this piece of work. Further discussions are due to take place to agree a way forward.

During discussion, Members expressed their continued concern with regard to the state of the General Wolfe building and its unsuitability for housing as proposed by Cornwall Council. Members expressed a view that Cornwall Council should consider other options, as a matter of urgency, for its future use.

Councillor Brown added that the St Austell Town Centre Revitalisation Partnership expressed similar views and also felt that the building is a blight on the town centre and the delays in determining its future are unacceptable.

*Informal Town Council Meeting – 9th July 2024
Review of Town Centre Revitalisation Projects*

The Clerk tabled a summary of the items discussed at the informal meeting on the 9th July.

It was **RESOLVED** to note the priorities identified by the members present at the informal meeting and that the future projects identified be considered in more detail in due course.

P/24/48) Planning Applications

- i. **PA24/00706:** North Hill Park Nursing Home 7 North Hill Park St Austell Cornwall. Extension and conversion of owner's accommodation to create seven additional ensuite bedrooms, a rehabilitation therapy room, rehabilitation kitchen, additional communal sitting room and two areas of external amenity space for use as gardens, formation of an elevated corridor to connect to the existing first floor main corridor, staircase and lift. Two storey extension to main building for a new administration office at ground floor and a replacement bedroom at first floor level.

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

- ii. **PA24/04107:** The Queens Head Inn 2 North Street St Austell Cornwall. Listed building consent for new signage.

It was **RESOLVED** to make no objection to this application subject to the Historic Environment Officer being satisfied with the design and materials proposed.

- iii. **PA24/04220:** The Queens Head Inn 2 North Street St Austell Cornwall. Advertisement consent for replacement and new external signage including 1no. hanging sign and various fascia signage (some with illumination).

It was **RESOLVED** to make no objection to this application subject to the Historic Environment Officer being satisfied with the design and materials proposed.

- iv. **PA24/04325:** 78 Porthpean Road St Austell Cornwall PL25 4PN. Double garage to rear of property.

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

- v. **PA24/04360:** St Austell Rifle and Pistol Club Trevarthian Road St Austell Cornwall. Proposed replacement clubhouse and stadium and replacement 3G artificial turf pitch.

It was **RESOLVED** to support this application subject to the highways officer being satisfied with the access and egress proposals.

- vi. **PA24/04708:** 9 Truro Road St Austell Cornwall PL25 5JE. Change of Use from Dental Surgery to Mixed Use (Dental Surgery with Consultant's Accommodation).

It was **RESOLVED** to support this application subject to the Historic Environment Officer being satisfied with the proposals.

Councillor Double left the meeting

- vii. **PA24/04721:** 1 North Hill Park St Austell Cornwall PL25 4BJ. Notification of works to Trees in a Conservation Area namely remove Bay trees, Spruce, Holly and Cypress.

It was **RESOLVED** to object to this application due to the lack of good reason to support the felling of the trees. The Committee agreed that it would only support the felling of the trees if the Tree Officer advises that it is absolutely necessary. The Committee agreed to support the pruning of the trees under the guidance of the Tree Officer.

- viii. **PA24/04795:** Land At Boscundle Holmbush Road St Austell PL25 3RQ. 'Reserved matters application for appearance and landscaping following outline approval PA15/06128 for construction of B2/B8 units with detailed access' without compliance of condition 1 of decision PA20/09314 dated 08/01/2021.

It was **RESOLVED** to make no objection to this application subject to the building being constructed as per the revised plans and the Environment Agency and Cornwall Council being satisfied that any drainage issues are resolved. It was further suggested that funding could be obtained from the developer to assist with the drainage in the area.

Councillor Kimber left the meeting

P/24/49) Premises Licence Applications

None.

P/24/50) Planning Decisions

PA23/06966 – 50 Phernyssick Road, St Austell

The Clerk advised that under a 5 day protocol, the Chair and Vice-Chair agreed to maintain the Town Council's objection, but Cornwall Council overruled the Town Council's stance and approved the application.

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

P/24/51) Cornwall Council – Urgent Delegated Planning Decisions

PA23/06498 - Land Adj 16 Sandy Hill

The Clerk advised that under a 5 day protocol the Chair and Vice-Chair agreed to disagree on this occasion and suggested that the designs could be improved.

P/24/52) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 19th August 2024 and Monday 23rd September 2024.

The meeting closed at 7.34pm.