

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 19<sup>th</sup> AUGUST 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, Thompson and Young.

**Also present:** Councillor Double

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

The Chair advised that in order to assist the members of the public present, agenda item 7 (v) would be considered first. He also suggested that due to the length of the agenda and the possibility of having to defer items, agenda item 14 would be discussed after agenda item 10.

**P/24/53) Apologies for absence**

Apologies for absence were received from Councillors Bull, Rowse, Stephens and Styles.

Councillor Double advised that she needed to leave the meeting at 7.30pm.

**P/24/54) Declarations of Interest**

None.

**P/24/55) Dispensations**

None.

**P/24/56) Minutes from the Meeting dated 15<sup>th</sup> July 2024**

Councillor Brown asked that the following amendments be made:

*Last paragraph on page 1 of the minutes should read:*

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.**

*Page 2, minute number: P/24/47*

Delete "in due course" at the end of the first paragraph.

It was **RESOLVED** that subject to the above amendments, the minutes of the meeting held on the 15<sup>th</sup> July 2024 be approved and signed as a correct record.

### **P/24/57) Matters to note**

The Clerk advised that the 20mph speed consultation is expected to run from 21<sup>st</sup> August 2024 to 11<sup>th</sup> September 2024 and due to the time constraints, it will be considered by the full Council on Monday 2<sup>nd</sup> September 2024.

Arising from a question, the Clerk advised that he would update the Committee on progress with the Holy Trinity Church piazza and Poundland banner later on the agenda.

### **P/24/58) Public participation**

There were three members of the public present, one of whom advised that he wished to speak in favour of planning application number: PA24/04807.

### **P/24/59) Planning Applications**

(v) **PA24/04807:** Factory Unit Rear Of 75 Treverbyn Road St Austell Cornwall. Proposed new site access/egress to existing E(g)/B8 industrial/warehouse building and formation of new vehicular turning area.

The applicant advised that he is aware of Treverbyn Parish Council's objection and explained the road safety measures to separate the HGV access from the residents' access, the ecological appraisal for the new Cornish stone hedge and drainage mitigation plans.

During discussion Members raised the following:

- Working hours and noise restrictions
- HGV movements
- Visibility splays

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being satisfied that the new access proposed is an improvement.

- i. **PA24/02129:** Memorial Water Trough Penwinnick Road St Austell Cornwall. Listed building consent for the removal of listed horse trough from 39 Penwinnick Road.

It was **RESOLVED** to make no objection to this application subject to the Historic Environment Planning Officer and Council for British Archaeology being satisfied with the proposal.

- ii. **PA24/02613:** Rear Of 8 Jubilee Meadow St Austell Cornwall PL25 3EX. Application for works to tree subject to Tree Preservation Order namely a Crown reduction of oak of up to 2m (or nearest pruning point) in accord with British Standard 3998.

It was **RESOLVED** to make no objection to this application subject to the work being carried out in accordance with the Tree Officer's recommendations.

- iii. **PA24/02807:** Land At Site Of Former Trethurgy Reservoir Mulberry Gardens St Austell Cornwall. Construction of 8 detached dwellings and the resiting of 2 dwellings that already have planning consent, and associated works.

Cornwall Council advised that this application had been withdrawn.

- iv. **PA24/03935:** Land South West Of Sureflow Building Services Manfield Way St Austell Cornwall. Proposed three new industrial units with first floor office space on infill site.

Members expressed concern with regard to the known flooding issues on the site, the Environment Agency objection and potential land contamination.

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

- An inadequate Flood Risk Assessment for the site which is located within an area at risk of flooding;
- Potential land contamination.

- vi. **PA24/05243:** Truro Road Recreation Ground Truro Road St Austell Cornwall. Listed building consent for the Placement of Grade II listed memorial water trough on granite setts within Truro Road Recreation Park.

Cornwall Council advised that this application had been withdrawn.

- vii. **PA24/05249:** 46 Daniels Lane St Austell Cornwall PL25 3HP. Single storey side and front extensions.

During discussion, Members noted the neighbour's concerns with regard to the ownership of the boundary wall and the potential loss of light into his property.

Despite concerns with regard to the boundary wall, it was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied that there is no significant impact on the loss of light or amenities of the neighbouring property.

*\*\*Councillor Kimber declared an interest by virtue of knowing the applicant for the next item through a business connection and left the meeting\*\**

- viii. **PA24/05305:** Unit 13/14 Teddington Business Park Daniels Lane St Austell. 'Demolition of existing E Use Class unit and erection of replacement E Use Class unit' without compliance of condition 5 of decision PA23/07762 dated 06/12/2023.

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

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

*\*\*Councillor Young left the meeting\*\**

- ix. **PA24/05350:** Flat 1 75A Alexandra Road St Austell Cornwall. Works to Tree covered by a Tree Preservation Order (TPO) - Small Leaved Lime - 50% crown reduction, crown spread is currently 8m with a proposed reduction to 6m.

It was **RESOLVED** to make no objection to this application subject to the works being carried out in accordance with the Tree Officer's recommendations.

- x. **PA24/05565:** Land South Of Poundland White River Place St Austell Cornwall. Erection of a freestanding Automated Telling Machine (ATM) and associated advertisements.

During discussion, Members expressed concern with regard to the size and security of the freestanding ATM.

A proposal to make no objection to this application was carried 5 votes for, 4 votes against with the casting vote from the Chairman.

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

- xi. **PA24/05566:** Land South Of Poundland White River Place St Austell Cornwall. Advertisement Consent for 4no. internally illuminated fascia signs associated with the erection of a freestanding ATM.

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

- xii. **PA24/05571:** Trelowen 1 Blowing House Lane St Austell Cornwall PL25 5AT. Notification of works to a tree in a Conservation Area namely removal of the lowest limbs which are rubbing and sitting on the roof of the garages to Conifer T001.

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

- xiii. **PA24/05893:** 34 Edgcumbe Green St Austell Cornwall PL25 5EF. Proposed front, rear and side extensions and internal alterations.

During discussion, Members expressed mixed views with regard to the application but on balance Members felt that the plot will accommodate the proposal outlined with little detriment to the neighbouring properties.

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

*\*\*Councillor Double left the meeting\*\**

## **P/24/60) Premises Licence Applications**

None.

## **P/24/61) Planning Decisions**

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

## **P/24/62) Cornwall Council – Urgent Delegated Planning Decisions**

*PA24/02590 – 5 Day Protocol - Land Adjacent To 48 Eliot Road*

The Clerk advised that a 5 day protocol has been received from the Planning Officer who is mindful to approve Planning Application Number: PA24/02590. He added that the views of Councillor Pears, the Ward Member are not known.

During discussion, the Committee felt strongly that the Town Council should maintain its objection and ask that the application be referred to Cornwall Council's Central Sub Planning Committee for determination.

It was **RESOLVED** to maintain the objection to this application for the following reasons:

- Overdevelopment
- Over shadowing
- Over bearing
- Over looking
- Inappropriate density
- Out of keeping with the street scene

## **P/24/63) St Austell Town Centre Revitalisation Partnership**

*Church Piazza*

The Clerk advised that further to minute number **P/24/24** the Church Piazza Working Group had met with Mei Loci and considered a further design (Option E tabled at the meeting) which retains the wall around the cenotaph and that this option had been approved unanimously by the Working Group. He added that this agreement within the Working Group had negated the need for a further Working Group to meet, as suggested at the last Planning and Regeneration Committee meeting.

Councillor Hamilton advised that he is a member of the Working Group and expressed his pleasure that a design had been agreed. He added that a discussion is ongoing with regard to the surface of the piazza which will be resolved through the final design process.

The Deputy Clerk advised that the consultation on the design at the Fun Day on the 15<sup>th</sup> August had been positive with only a few concerns about whether Market Hill will remain as a fully functioning road access to residential areas to the north of the church. She advised that a further public consultation will be held when the final design is worked up in more detail and during the planning permission process.

Members expressed their continued support for the project and welcomed the further public consultation proposed.

It was **RESOLVED** to:

1. Approve Option E as the preferred option for the Holy Trinity Church piazza project;

2. Confirm the appointment of Mei Loci to contract manage the Holy Trinity Church piazza project;
3. Authorise the Town Clerk, in consultation with the Mayor and Deputy Mayor, to open and accept the tenders received for the creation of the Holy Trinity Church piazza.

#### *Traffic flows around the Holy Trinity Church*

The Clerk advised that he is awaiting contact from Cornwall Council's Highways Officers.

#### *Poundland Banner*

The Clerk circulated a draft design of the banner which featured iconic photographs of St Austell (eg: Market House, Viaduct, Holy Trinity Church) within hexagonal shapes on a background of blue and white/grey. He explained that a condition of the grant funding for the banner replacement is to hold a public exhibition of photographs for the public to choose which photographs are placed onto the banner. He added that at the request of the Chair of the Town Centre Revitalisation Partnership, a second design is being worked up for consideration.

During discussion, mixed views were expressed with the following suggestions:

- Support for the hexagonal shapes containing the pictures;
- A toning down of the colours on the hexagonal shapes;
- Deletion of the hexagonal shapes and consider another option for framing the pictures;
- The opportunity to showcase the art works across the town;
- A St Pirans theme;
- The potential to reflect the town's mining heritage

Members expressed a view that whatever designs are produced they would be subjective and not to everyone's taste but welcomed a further design to consider in due course. It was noted that the views of the Town Centre Revitalisation Partnership are not yet known.

It was **RESOLVED** to:

- Welcome the design work so far;
- Support the drafting of a second design for consideration;
- Await input from the Town Centre Revitalisation Partnership.

It was **RESOLVED** to adjourn the meeting to a future date to be determined by the Town Clerk to consider the remaining items.

*\*\*Councillor Kimber left the meeting\*\**

#### **P/24/64) Dates of Meetings**

It was noted that the dates of the next programmed meetings of the Planning and Regeneration Committee are Monday 23<sup>rd</sup> September 2024 and Monday 28<sup>th</sup> October 2024. The meeting closed at 8.10pm.