

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 23rd SEPTEMBER 2024 in The Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD at 6pm.

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

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

P/24/75) Apologies for absence

Apologies for absence were received from Councillors Stephens and Styles.

P/24/76) Declarations of Interest

Councillor Fox declared an interest in planning application PA24/06537 by virtue of knowing some directors of the Market House well.

Councillor Young declared an interest in the same application as he was considering joining the Market House CIC.

P/24/77) Dispensations

There were no dispensations granted.

P/24/78) Minutes from the Meeting dated 3rd September 2024

Councillor Preece advised that the word "concerned" on page 2 of the minutes should read "concern".

It was **RESOLVED** that, subject to the above amendment, the minutes of the meeting held on the 3rd September 2024 be approved and signed as a correct record.

P/24/79) Matters to note

The Clerk advised that further to minute P/24/71 a letter regarding bus services was sent to Cornwall Council's Director as requested and a response received which has been circulated to all Members.

The Clerk further advised that a letter had been sent to Cornwall Council regarding the General Wolfe building and the response to the Government consultation paper on proposed changes to the National Planning Policy Framework (NPPF) has been submitted to the relevant Government department.

Members thanked the Clerk for the comprehensive response drafted to the NPPF consultation paper.

Councillor Brown referred to the recent exhibition for the Penwinnick Road site held by Treveth and advised that the Town Council was not formally being consulted at this stage. A further consultation event is expected before Christmas.

Members generally felt that the consultative approach being adopted was very positive although there were concerns regarding elements of the scheme.

P/24/80) Public participation

There were no members of the public present.

P/24/81) Planning Applications

- i. **PA24/04294:** Former Post Office High Cross Street St Austell Cornwall. Demolition of existing B8 warehouse and provide erection of 24 (C3) apartments over four floors with parking.

Members noted the anti-social behaviour issues in this area and the comments of the Police service.

It was **RESOLVED** to support this application subject to the advice of the Police being followed and to ask that consideration be given to providing some visitor parking.

- ii. **PA24/05438:** 11 Carlyon Road St Austell Cornwall PL25 4LE. Erection of an open fronted triple garage incorporating storage space within the roof.

It was **RESOLVED** to make no objection to this application subject to restrictions on the type of windows permitted to avoid over-looking and South West Water being satisfied with the drainage proposals.

- iii. **PA24/05851:** Development Land At Carclaze Carclaze Road St Austell Cornwall. The construction of 2 detached dwellings and associated works.

Members noted the previous planning approvals but expressed concern at the density of development proposed on this very narrow site and the risk of flooding.

It was **RESOLVED** to object to this application on the grounds that there would be unacceptable over-looking and over development.

- iv. **PA24/05964:** 18 Graham Avenue St Austell Cornwall PL25 4LZ. Retention of cabin in the garden.

Members noted the public objections and the large size of the cabin which had been erected.

A proposal to have no objection subject to the cabin not having full residential status was lost with 5 votes for, 5 votes against and the Chair applying his casting vote against the proposition.

A proposition to object to the application and ask Cornwall Council to take enforcement action was approved by 6 votes to 4.

It was **RESOLVED** to object to the application and ask Cornwall Council to take enforcement action.

- v. **PA24/06024:** 7 Eastbourne Close St Austell Cornwall PL25 4RN. Proposed two storey front and rear extensions.

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

- vi. **PA24/06059:** 4-8 Cross Lane St Austell Cornwall PL25 4AY. Proposed conversion of a former bank to form three self-contained flats for rental to ex-services persons.

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

- vii. **PA24/06117:** Shoezone 22 Fore Street St Austell Cornwall. Change of use from Class E to Nail salon, and consent to display of advertisement at a Non-illuminated Fascia Sign and an Internally-illuminated Hanging Sign.

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

- viii. **PA24/06118:** Shoezone 22 Fore Street St Austell Cornwall. Advertisiement consent for 1no. non-illuminated fascia sign and 1no. internally illuminated hanging sign.

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

- ix. **PA24/06464:** 33 Turnavean Road St Austell Cornwall PL25 5NX. Works to trees subject to a Tree Preservation Order (TPO), works include cutting and trimming a mature oak tree.

It was noted that there was no arboricultural report and the dimensions of the proposed works were not clear.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer determining the extent of the works.

**** Councillors Fox and Young reiterated their interests in the next application and took no part in the debate or voting on the item ****

- x. **PA24/06537:** Market House Market Hill St Austell Cornwall. Listed Building Consent for works to a building.

Members noted the challenges of the Market House in terms of accessibility and maintenance.

It was **RESOLVED** to support the application and seek clarification of the nature and extent of external works.

- xi. **PA24/06544:** 6 Acorn Drive St Austell Cornwall PL25 3GU. Works to trees subject to a Tree Preservation Order (TPO) 526 to fell tree and replace the tree with another beech tree.

Members expressed concern at the lack of information with this application and felt that pruning was preferable to felling the tree.

It was **RESOLVED** to object to the proposal to fell the tree and ask the Tree Officer to investigate what works, if any, are necessary.

- xii. **PA24/06552:** 11 Fore Street/2A Vicarage Hill St Austell Cornwall PL25 5PX. Converting first and second floor offices into 2 x two-bedroom flats. Converting the rear of the ground floor shop into a studio and retaining a smaller shop. Lower ground floor (previously used as a shop/store), convert this to a studio flat.

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

- xiii. **PA24/06593:** 4 Blowing House Hill St Austell Cornwall PL25 5AH. Works to a tree in a Conservation Area for Ash (T1) - fell. Tree has outgrown its position between properties and has obvious signs of Ash dieback.

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

P/24/82) Premises Licence Applications

There were no licence applications.

P/24/83) Planning Decisions

Members noted the planning decisions report.

P/24/84) Cornwall Council – Urgent Delegated Planning Decisions

There were no urgent delegated decisions to report.

P/24/85) Banns Pharmacy Ltd

The Clerk referred to correspondence received requesting a letter of support for the creation of a pharmacy in the Carclaze area of St Austell. Members discussed the shortage of pharmacies and the need for local provision.

It was **RESOLVED** that the Clerk should draft a letter of support for the creation of a pharmacy in the Carclaze area.

P/24/86) St Austell Town Centre Revitalisation Partnership

The Clerk advised that the next meeting of the Town Centre Revitalisation Partnership would take place on Friday, 4th October 2024.

He provided an update on the various projects in the pipeline including:

Rooftop Garden – a meeting is due shortly with consultants to discuss pre-planning application advice and the finalisation of the feasibility and design report which will not now include detailed structural testing data but will still be a very worthwhile report.

Holy Trinity Church Piazza – progressing well and tender documents being drafted. Extra funding for up-lighting being sought. Works expected to commence in January.

Aylmer Square banners – further designs received. Work on exhibition to start shortly.

High Cross Street Student/Key Worker accommodation – feasibility work progressing.

Gateways Project – design work for improvements to Duke Street public realm is progressing. The up-lighting of the viaduct is proving not to be viable and to offer poor value for money. The saving on this element of the project may possibly be redirected to other projects.

The Chair thanked officers for the progress.

P/24/87) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 28th October 2024 and Monday 2nd December 2024.

The meeting closed at 7.52pm.