

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 28th OCTOBER 2024 in The Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD at 6pm.

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

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

P/24/88) Apologies for absence

Apologies for absence were received from Councillors: Double, Fox, Gray, Rowse and Stephens.

P/24/89) Declarations of Interest

Councillor Styles declared an interest in Agenda Item 7 (ii) by virtue of being a friend of the applicant.

P/24/90) Dispensations

There were no dispensations granted.

P/24/91) Minutes from the Meeting dated 23rd September 2024

Councillor Preece referred to page 3 of the minutes and put a proposal forward that the words "for the disabled" be added after "accessibility".

The proposal to add the words "for the disabled" after "accessibility" was lost 3 votes for, 5 votes against.

It was **RESOLVED** that the minutes of the meeting held on the 23rd September 2024 be approved and signed as a correct record.

P/24/92) Matters to note

The Clerk advised that further to minute number: **P/24/85** a letter of support was sent to Banns Pharmacy Ltd and a letter of thanks has been received.

P/24/93) Public participation

There was one member of the public present who did not wish to speak.

P/24/94) Planning Applications

- i. **PA24/05702:** 15 Doulton Road St Austell Cornwall PL25 3JA. Change of roof design on existing extension (application PA20/05766) from pitched tiled roof to sedum flat roof.

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

Councillor Styles reiterated his interest and left the meeting

- ii. **PA24/05849:** Land At Site Of Former Trethurgy Reservoir Mulberry Gardens St Austell Cornwall. Construction of 8 detached dwellings and associated works.

Members expressed concern with regard to the loss of green space (which was previously earmarked for allotments), overdevelopment, overlooking and concerns with regard to contaminated land and drainage.

Members noted that Treverbyn Parish Council had objected to the proposal.

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

Loss of green space
Overdevelopment
Overlooking
Concerns with regard to contaminated land and drainage

Councillor Styles returned to the meeting

- iii. **PA24/06087:** Old Manor House Dental Surgery 3 North Street St Austell Cornwall. Listed building consent for refurbishment of Surgery 4 to include the removal and replacement of floor coverings and sub floor, install of new ceiling grid, lighting, cabinetry and decoration throughout. Fitment of new detail chair, x-ray and suction. Installation of Air Conditioning and Mechanical Ventilation.

It was **RESOLVED** to object to this application on the grounds of the concerns raised by the Historic Environment Planning Team.

- iv. **PA24/06921:** Land To The North Of Seaways Menear Road St Austell Cornwall. Application for discharge of a planning obligation in respect of decision notice PA15/11748 dated 04.07.13.

Members expressed concern at the lack of detail with the application and the potential for a reduction in the number of affordable homes within the development which was not supported.

It was **RESOLVED** to object to this application on the grounds that the Town Council supports the development of affordable housing and opposes a reduction in the number of affordable homes without a good reason.

- v. **PA24/07131:** KFC Pentewan Road St Austell Cornwall. New entrance doors, redecoration of walls, fencing, window frames and cappings. New path and fencing.

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

- vi. **PA24/07132:** KFC Pentewan Road St Austell Cornwall. New 'KFC' and 'Hello' internally illuminated Letters and Colonel Box Sign, new vinyl graphics, new banner frame sign, new signage to existing ground signs.

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

- vii. **PA24/07239:** Car Park Eliot Road St Austell Cornwall. Change of use of the site from Car Park (Sui Generis) to Vehicle Hire Branch (Sui Generis). The erection of a modular office building, wash bay and equipment store and the demolition of existing garage outbuilding without compliance with Condition 2 of decision notice PA23/07517 dated 08.01.2024 without compliance with condition 2 of decision PA24/01701 dated 20.05.2024.

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

- viii. **PA24/07477:** 139 Edgcombe Green St Austell Cornwall PL25 5EE. Works to Tree covered by a Tree Preservation Order (TPO) - Oak T1 - Removal of deadwood throughout crown. A crown reduction of 2.5-3m to the height of the tree and a 2m reduction to the lateral limbs on the east, south-east, south and southwest of the canopy of the tree.

It was **RESOLVED** to object to this application on the grounds that the Tree Officer has concerns with regard to the proposal.

P/24/95) Premises Licence Applications

There were no licence applications.

P/24/96) Planning Decisions

Members noted the planning decisions report.

P/24/97) Cornwall Council – Urgent Delegated Planning Decisions

Graham Avenue - PA24/05964

The Clerk advised that following the Town Council's objection to this proposal the Planning Officer submitted a 5 day protocol recommending approval subject to the cabin being used ancillary to the host building. The Chair and Vice Chair considered the Planning Officer's comments and agreed on this occasion, to "agree to disagree" and not pursue the matter to Cornwall Council's Planning Committee.

Members noted the update.

P/24/98) St Austell Town Centre Revitalisation Partnership

Holy Trinity Church Piazza

The Town Clerk advised that on the advice of the Town Council's procurement consultant, an invitation to tender for the Holy Trinity Piazza has been sent to 5 potential contractors. The deadline for the return of tenders is Friday 22nd November 2024. On the recommendation of the procurement consultant, a report has been drafted for the Finance and General Purposes Committee to consider changes to the Council's Standing Orders and Financial Regulations to improve tender processes.

Banners

The Clerk advised that the banner exhibition is at the library this week (week commencing Monday 28th October) and will move to the Peacock Building in White River Place next week (week commencing Monday 4th November). So far, the exhibition has been well received with a number of people voting for their preferred banner design and pictures.

Arising from a question, the Clerk advised that Jonathan Nicholls from Hayhurst Consultants is due to provide an update on the rooftop garden project to the next Partnership meeting, and that Town Councillors will be invited to attend by TEAMS to hear the update.

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

P/24/99) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 2nd December 2024 and Monday 6th January 2025.

The meeting closed at 6.43pm.