

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 6th JANUARY 2025 in The Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD at 6pm.

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

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

Also in attendance: Councillor Double.

P/24/113) Apologies for absence

Apologies for absence were received from Councillor Styles.

P/24/114) Declarations of Interest

Councillor Fox declared an interest in agenda item 7 (x) by virtue of being a Cornwall College employee.

Councillor Kimber declared an interest in agenda item 7 (vii) by virtue of a business connection.

P/24/115) Dispensations

None.

P/24/116) Minutes from the Meeting dated 2nd December 2024

It was **RESOLVED** that the minutes of the meeting held on the 2nd December 2024 be approved and signed as a correct record.

P/24/117) Matters to note

The Clerk advised that as anticipated the Town Council was notified of a licencing application for The Station which due to the absence of a Council meeting was determined under the 5-day protocol arrangements with all Members given the opportunity to comment. Cornwall Council has confirmed that no objections to the application were received.

P/24/118) Public participation

None.

P/24/119) Planning Applications

- i. **PA24/07752:** 107 Park Way St Austell Cornwall PL25 4HR. Two storey extension.

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

- ii. **PA24/08276:** 5 Poltair Road St Austell Cornwall PL25 4LR. Proposed annexe (non self contained) to rear of existing property to allow for additional accommodation for elderly parents.

It was **RESOLVED** to make no objection to this application subject to a condition that the dwelling is only to be used in conjunction with the host building.

- iii. **PA24/08349:** 27 Bethel Road St Austell Cornwall PL25 3HB. Certificate of lawful development for Proposed use namely construction of a single storey dining room extension to side elevation of the bungalow and construction of a porch to front elevation.

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

- iv. **PA24/08616:** Educational Audiology Centre Priory Road St Austell Cornwall. Advertisement consent for post signage located away from building next to the entrance drive 3mm aluminium panel and wall signage fixed to building near entrance door 3mm aluminium panel box signage.

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

- v. **PA24/08618:** 9 Whieldon Road St Austell Cornwall PL25 3JB. Construction of front porch, replacement single storey rear extension, solar panels, air source heat pump & replacement outbuilding.

It was **RESOLVED** to make no objection to this application subject to South West Water being satisfied with the proposal.

- vi. **PA24/08662:** 9 Morcom Close St Austell Cornwall PL25 3UF. Proposed demolition of garage and construction of replacement extension and alterations to form an extended kitchen, utility room and mobility scooter storage.

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

- vii. **PA24/08990:** 1-27 Trelawney House And 1-28 Piran Place Trinity Street St Austell PL25 5BQ. Upgrade external wall finishes to improve the EWS1 (external wall fire review form) rating without compliance with condition 2 in respect of decision notice PA22/07340 dated 27.09.22.

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

Councillor Kimber abstained from voting on this application

- viii. **PA24/09110:** 27 Meadway St Austell Cornwall PL25 4HT. Residential extension.

During discussion, concern was expressed with regard to the proximity of the extension to the boundary wall and the potential for overlooking/overbearing on the neighbouring property.

A proposal to object to the application on the grounds of the proposal being overbearing on the neighbouring property and not in keeping with the street scene was lost 4 votes for, 6 votes against.

A proposal to make no objection to this application subject to the Planning Officer being satisfied that the proposal will not be detrimental to the neighbouring property was carried 7 votes for, 2 votes against.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied that the proposal will not be detrimental to the neighbouring property.

- ix. **PA24/09213:** The Queens Head Inn 2 North Street St Austell Cornwall. Listed building consent for strengthening and thermal upgrades to slate hung timber framed external wall.

It was **RESOLVED** to make no objection to this application subject to the works being compliant with the advice of the Historic Environment Planning Team.

- x. **PA24/09340:** Cornwall College John Keay House Tregonissey Road St Austell Cornwall PL25 4DJ. Non material amendment in relation to decision notice PA23/05158 dated 08/12/2023 to allow, addition of a piled retaining wall along the slope adjacent to Building 2. Relocation of approved substation.

The Clerk advised that the Planning Officer has determined that the works required are a non-material amendment.

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

- xi. **PA24/09558:** 33 Bodmin Road St Austell Cornwall PL25 5AE. Works to trees within a Conservation Area - cutting of vegetation and trees (mixture of Bamboo, Laurel, Fig and Bay tree) to maintain safe height for traffic.

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

P/24/120) Premises Licence Applications

None.

P/24/121) Planning Decisions

Members noted the planning decisions report.

P/24/122) Consultation - St Austell & Mevagissey Various Locations & Disabled Parking Bays

Trenowah Road, St Austell – Restrictions on Waiting

It was **RESOLVED** to support the proposal

26 Porthpean Road, St Austell – Installation of a Disabled Parking Bay

It was **RESOLVED** to support the proposal

Boldventure Avenue, St Austell – Installation of a Disabled Parking Bay

It was **RESOLVED** to support the proposal

11 Highfield Avenue, St Austell – Removal of a Disabled Parking Bay

It was **RESOLVED** to support the proposal

Clarence Road, St Austell – Removal of a Disabled Parking Bay

It was **RESOLVED** to support the proposal

P/24/123) 2025 Off-Street Parking Places Amendment Order

Members considered the 2025 Off-Street Parking Places Amendment Order and raised the following issues/concerns:

- Disappointment that the Town Council had not been given the opportunity to manage Clifden Road Car Park;
- Clifden Road Car Park is essential to traffic management in the Clifden Road/Mount Charles Road area of the town. If locals boycott the car park due to aggressive enforcement, this could lead to more on street parking and general congestion, particularly in the school drop off and pick up times;
- Corserv has little or no experience of managing car parks;
- Private sector ANPR enforcement tends to be aggressive;
- The desire to make a profit will make it unlikely that the car parks will be maintained to a good standard;
- Some of the car parks are within sensitive environmental areas which are critical to tourism. Subjecting tourists to aggressive ANPR enforcement is likely to drive tourists away from Cornwall instead of welcoming them.

It was **RESOLVED** that the Town Clerk should write to Cornwall Council to strongly object to the proposed changes to the Off Street Parking Places Order and to ask for re-consideration of the proposals and suggest to Cornwall Council that it should either retain the car parks or engage with the Town and Parish Councils to maintain democratic control of the very important community assets.

Councillors Double and Kimber left the meeting

P/24/124) Marazion Town Council - Motion of No Confidence in Cornwall Council's Planning and Enforcement Department

Members considered the correspondence from Marazion Town Council and although sympathetic to their frustrations felt that they could not support a motion of no confidence in Cornwall Council's Planning and Enforcement Team.

It was **RESOLVED** not to support a motion of no confidence in Cornwall Council's Planning and Enforcement Team and advise Marazion Town Council accordingly.

Councillor Brown referred to the National Planning Policy Framework changes announced in December and made reference to the Government's plans to provide more delegation to Planning Officers.

Councillor Brown advised that Cornwall Council's Growth Board met on the 12th December and approved an outline structure of the Local Plan. At that meeting it was also suggested that the "call for sites" document be communicated to Town and Parish Councils before the next Growth Board Meeting. It was also agreed at the meeting that the Economic Growth and Development Scrutiny Committee should explore the role of Neighbourhood Priority Statements. Councillor Brown added that no reference was made at the meeting to consultation with Town and Parish Councils or CALC.

P/24/125) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/24/126) St Austell Town Centre Revitalisation Partnership

Holy Trinity Church - Piazza

The Clerk advised that a faculty (permission) from the Diocese of Truro is still awaited and a decision/recommendation should be made at their meeting on 21st January 2025. Cornwall Council has been asked for an extension of the project to accommodate the anticipated delay.

Arising from a question, the Clerk confirmed that a contract for the completion of the Holy Trinity Church piazza has not been let. This will take place once permission from the church has been obtained.

Duke Street

The Clerk circulated the latest designs for the refurbishment of Duke Street. He advised that over the coming months the Town Council and Town Centre Revitalisation Partnership will be asked for their comments and then the design will be put to public consultation.

During discussion the following was raised:

- The need to carefully consider the surface of the Duke Street design for health and safety and longevity
- The need to make the area vandal proof

- The status of the land next to the Royal British Legion
- The Highways Officers to be made aware of the proposals when undertaking the highways review around the town centre
- The need to carefully consider the location of the taxi rank and whether there is a better location for it
- Ensure that there is adequate space within the proposals for people with disabilities
- The installation of cherry trees.

Poundland Banners

The Clerk advised that the installation of the banners is still scheduled for February.

Rooftop Garden

The Clerk advised that the final report is still awaited and that he will ask the consultants for a progress report next week if nothing has been received in the meantime.

General Wolfe Building

The Clerk advised that he is meeting with Phil Mason on the 17th January 2025 to discuss the latest thinking with regard to the General Wolfe building.

High Cross Street

The feasibility study, led by Matthew Vowels is progressing well.

P/24/127) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 3rd February 2025 and Monday 3rd March 2025.

The meeting closed at 7.38pm.