

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 3rd FEBRUARY 2025 in The Registrar's Office, Carlyon Road St Austell, Cornwall, PL25 4LD at 6pm.

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

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

P/24/128) Apologies for absence

Apologies for absence were received from Councillors Cohen, Double, Rowse, Stephens, Styles and Young.

The Clerk read an e-mail from Councillor Rowse tendering his apologies and expressing his disappointment that the Planning Inspector has overturned Cornwall Council's unanimous decision to refuse planning permission for the Aspen Drive Planning Application.

The Chair expressed a view that had the appeal been considered a year earlier the outcome might have been different.

P/24/129) Declarations of Interest

Councillor Fox declared an interest in Planning Application Number (v) by virtue of being a near neighbour.

P/24/130) Dispensations

None.

P/24/131) Minutes from the Meeting dated 6th January 2025

It was **RESOLVED** that the minutes of the meeting held on the 6th January 2025 be approved and signed as a correct record.

P/24/132) Matters to note

The Clerk advised the following:

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

The Community Link Officer has advised that the Town Council's interest in Clifden Road Car Park has been passed to the relevant officers at Cornwall Council for consideration. He added that no further communication has been received from Cornwall Council with regard to the proposed transfer of the car parks to Corserv.

Arising from a question, the Clerk **AGREED** to liaise with Treverbyn Parish Council with a view to jointly approaching Cornwall Council's Highways Team to review the accidents on Treverbyn Road and assess whether or not any safety measures can be implemented.

Arising from a further question, the Deputy Town Clerk **AGREED** to check the deadline for the Blantyre Planning Application consultation response and, if required, seek agreement from the Planning Officers that a slightly late response is acceptable.

P/24/133) Public participation

None.

P/24/134) Planning Applications

- i. **PA24/08031:** 2 Shelley Road St Austell Cornwall PL25 3JG. Proposed refurbishment and extension to form a kitchen and larger bedroom.

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

- ii. **PA24/09352:** 54 Roslyn Close St Austell Cornwall PL25 3UW. Proposed front porch and rear extensions.

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

- iii. **PA24/09629:** 1 Church Street St Austell Cornwall PL25 4AW. Installation of new disabled access ramp to main entrance.

Although supportive of the Bank creating a disabled access, it was **RESOLVED** to object to the application on the grounds of the Historic Environment Officer's concerns with regard to the visual and physical impact of the proposal on the Grade II listed building.

- iv. **PA24/09630:** 1 Church Street St Austell Cornwall PL25 4AW. Listed Building Consent for installation of new disabled access ramp to main entrance.

Although supportive of the Bank creating a disabled access, it was **RESOLVED** to object to the application on the grounds of the Historic Environment Officer's concerns with regard to the visual and physical impact of the proposal on the Grade II listed building.

Councillor Fox reiterated her interest and left the meeting

- v. **PA24/09745:** Land Rear Of 30 Dobell Road St Austell PL25 4NB. Proposed sub-division of garden and construction of two bedroom bungalow with garden amenity area and off-road parking without compliance with condition 2 in respect of decision PA22/10686.

During discussion, a concern was expressed about the precedent this application could set, particularly as it is already an area of high density housing.

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

Councillor Fox returned to the meeting

- vi. **PA24/09824:** 104 Holmbush Road St Austell Cornwall PL25 3LP. Reserved Matters application following Outline approval PA21/12014 dated 24.01.22: details are provided for appearance, landscaping, layout and scale.

During discussion, Members expressed concerned with regard to the access and the very small gardens.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being satisfied with the access arrangements.

Councillor Fox voted against this proposed

- vii. **PA25/00149:** Land North Of 36 Eliot Road St Austell PL25 4NN. Construction of dwelling house & associated works.

During discussion, Members expressed their strong objection to the application on the grounds of over-bearing, over-looking, over-development and the lack of parking in the area.

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

Over-bearing
Over-looking
Over-development
Severe lack of parking

- viii. **PA25/00215:** St Johns Methodist Church Bodmin Road St Austell Cornwall. Formation of access walkway and ramp from Priory Car Park to ground level of St John's Methodist Church.

During discussion, Members expressed mixed views with regard to the aesthetics of the proposed new access walkway and ramp from Priory Car Park to St John's Methodist Church.

Although the Town Council expressed their support for the formation of an access walkway and ramp from Priory Car Park to St John's Methodist Church, it was **RESOLVED** to object to the application on the grounds that the proposal is not in keeping with the Grade II listed building.

- ix. **PA25/00275:** 28 Tregorrick View St Austell Cornwall PL25 4EE. Works to trees covered by a Tree Preservation Order to reduce the height and width of Lime Tree and raise crown.

Members expressed concern with regard to the lack of detail associated with the proposal.

It was **RESOLVED** to object to this application on the grounds of the lack of detail with regard to the works proposed and the absence of an arboricultural report.

P/24/135) Premises Licence Applications

None.

P/24/136) Planning Decisions

Members noted the planning decisions report.

P/24/137) Cornwall Council – Urgent Delegated Planning Decisions

None.

Land Between Aspen Drive and Boscoppa Road, Aspen Drive, St Austell, Cornwall, PL25 3JY

The Clerk advised that the Appeal Decision notice was circulated to all Members at the end of last week and expressed a view that the existing planning policies now carry less weight because of the lack of a 5 year land supply. He added a view that if the Appeal had been 6-12 months ago, the decision may have been different.

Members expressed their disappointment and noted the Clerk's update.

P/24/138) Local Plan

The Chair advised that he had agreed with the Deputy Clerk that the Local Plan should be a standing item on the Planning and Regeneration agenda, to allow the Town Council to respond to Local Plan consultations in a timely manner.

The Town Clerk advised that Cornwall Council has issued an Interim Policy Position Statement following changes to the National Planning Policy Framework and an increase in housing targets introduced by the new Government. He advised that the local plan no longer delivers sufficient housing to meet the new Government targets, Cornwall Council cannot demonstrate a 5-year land supply and the housing delivery policies in the Local Plan, the Town Framework, Land Allocation Development Plan Document and Neighbourhood Plans are now largely out of date and carry very little weight. The Clerk advised that the presumption will be in favour of sustainable development as long as the local plan or Cornwall Council are not delivering the housing targets.

The Clerk further advised that Cornwall Council will shortly be trialling Neighbourhood Priority Statements (NPS) which might require the Town Council to employ the services of a Planning Consultant, particularly as the majority of land that could be developed is in the neighbouring parishes. He added that it is not yet clear where the boundaries are for the development of a NPS.

The Clerk advised that Cornwall Council will be consulting Town and Parish Councils shortly on the Call for Sites document. This will be a two stage process. The first stage is to consider the deliverability of each site and the second stage to prioritise each site.

During discussion, the following observations were made:

Page 4

Cornwall Council should be encouraged to consult with the Town and Parish Councils as much as possible whether significant or not.

Page 7

Disappointment that the standards for the Garden Village has been transferred into the Site Allocations DPD.

Page 9

Green Space. Cornwall Council should be asked where the existing local green spaces are and an opportunity be offered for them to be reviewed.

Page 14

Further clarification is required on the new pre-application process, particularly as to whether or not Town and Parish Councils can engage at pre-application stage.

Welcome the suggestion that investment could be made in Council-led housing sites to provide more affordable housing;

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The Town Council welcomes a robust local engagement process.

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Policy 3. Role and function of places. Clarification is needed with regard to the distribution of housing targets.

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Members felt strongly that robust infrastructure to support development is essential and cited Nansledan at Newquay as a good example where infrastructure has been put in place early in the development process.

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Engage and Involve Everyone. Clarification is needed with regard to the meaning of the phrase:

"This includes a new streamlined way for our parishes, towns and city to proactively shape our Local Plan for growth and development in Cornwall"

Councillor Brown expressed concern that the Housing Strategy document due to be considered by Cornwall Council's Growth Board shortly is exempt and asked that the Town Council stresses in their response to Cornwall Council that maximum transparency is required.

Other issues raised:

- There is no reference in the document with regard to returning empty homes onto the market;
- Cornwall Council might contact landowners direct if there is not enough land available for development in a particular area;
- Cornwall Council are looking for 100 sites across Cornwall that can accommodate 100 houses on each site;
- The difficulty of discussing the Local Plans at CAP level due to the arbitrary boundary drawn through the north part of St Austell and the lack of connectivity to towns such as Lostwithiel and Fowey;
- The need to carefully consider the location of new homes to ensure that they are sustainable and do not become ghettos in the future;
- Disappointment in the past that developers have not always fulfilled their affordable housing obligations;
- The Town Council welcomes the non-toleration of artificial low densities or artificial sub division of sites to avoid the requirement for affordable housing;
- The shortage of green open space in St Austell
- Concern that streamlining of the planning process will reduce consultation with Town and Parish Councils

It was **RESOLVED** that the Town Clerk should draft a letter in consultation with Planning and Regeneration Committee Members who are able to attend an Informal Meeting on Wednesday 12th February 2025 at 2pm.

P/24/139) St Austell Town Centre Revitalisation Partnership

Rooftop Garden

The Clerk advised that the draft report was received on Friday and will be sent to the Town Centre Revitalisation Partnership and Town Council once he has reviewed it with the Regeneration Officer.

Church Piazza

Cornwall Council officers are meeting on the 6th February to hopefully agree an extension of time for the grant funding. The formal approval from the church (faculty) is still awaited and is currently in the 28 day consultation phase which, following no issues, will be sent to the Chancellor for approval.

Poundland Banners

The Poundland Banner project is progressing well and is still on target to be completed by March.

Highways

The Highways Officers have advised that due to the narrowness of the roads, it is not possible to provide a one-way system around Market Street but they are hoping to produce different colours/textures on the road to make the area safer for pedestrians.

Fore Street is being reviewed to see if it can facilitate the reversal of traffic flow and the potential for buses/taxis to pass through Fore Street on a regular basis which will hopefully make the town centre more visible.

Duke Street

The designs for Duke Street are complete and the Regeneration Officer is due to consult on the designs over the next few weeks.

High Cross Street

Matthew Vowels is finalising the project and is hoping to speak to Cornwall College soon to firm up the number of student units required.

General Wolfe

The Clerk advised that he has had discussions with the Strategic Director on the future of the General Wolfe building and that once additional information has been received he will update the Town Council on the discussions.

Arising from the above, the following questions were raised:

- Disappointment that the church piazza works have been delayed
- The best location in the town for taxis, preferably on the flat
- Concern that the sets included at PTO4 and PTO5 may not wear well
- Concern that the use of paving slabs will cause slips, trips and falls (heels catching in between the slabs and a slippery surface)

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

P/24/140) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 3rd March 2025.

The meeting closed at 7.56pm.