

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 14th APRIL 2025 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

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

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

P/24/155) Apologies for absence

Apologies for absence were received from Councillors Bull and Double.

P/24/156) Declarations of Interest

None.

P/24/157) Dispensations

None.

P/24/158) Minutes from the Meeting dated 3rd March 2025

It was **RESOLVED** that the minutes of the meeting held on Monday 3rd March 2025 be approved and signed as a correct record.

Councillor Lanxon arrived during the next item

P/24/159) Matters to note

The Clerk advised that the Menear Road, Solar Farm planning application is due to be considered by Cornwall Council's Strategic Planning Committee on Thursday 17th April 2025.

During discussion, Members expressed a view that the Town Council should support Treverbyn and Carlyon Parish Councils and speak against the application at that meeting. Councillor Kimber volunteered to attend the meeting.

It was **RESOLVED** that Councillor Kimber should be registered to attend the Strategic Planning Committee Meeting on Thursday 17th April 2025 and speak against Planning Application Number: PA23/09532 (Land off Menear Road, North of St Austell).

The Clerk advised that the application for funding for a Pump Track at The Meadows is progressing through Cornwall Council's approval processes and has received a favourable response from the approvals team so far.

The Clerk advised that the meeting with the neighbouring Parish Councils to discuss the "call for sites" consultation was well received and suggested that this could be a model for future consultation.

Councillor Brown thanked the Members who were able to attend the meetings.

Councillor Thompson expressed concern with regard to the closure of the A391 during May and the severe congestion it will create on the surrounding roads. He advised that the public are generally not aware what "clearway" means and expressed concern that Clifden Road has not been included in the clearway. He advised that the social club has not been approached for its car park to be available for displaced resident parking and that Carclaze School children have not been given additional protection to help them cross what will be an extremely busy road. Councillor Thompson urged all Councillors to make their thoughts known to Cornwall Council.

P/24/160) Public participation

There were no members of the public present.

P/24/161) Planning Applications

- i. **PA24/09728:** Highfield Avenue Open Space East Highfield Avenue St Austell Cornwall. Installation of new air quality monitoring station. **Ward: Central & Gover. PA25/00402:** 45 Trevarthian Road St Austell Cornwall PL25 4BT. Proposed loft conversion and alterations.

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

- ii. **PA25/00402:** 45 Trevarthian Road St Austell Cornwall PL25 4BT. Proposed loft conversion and alterations.

Members expressed concern with regard to potential overlooking issues and felt that the proposed garage should be separate from the boundary wall.

It was **RESOLVED** to make no objection to this application subject to the proposed garage being separate from the boundary wall and the Planning Officer being satisfied that there are no overlooking issues.

- iii. **PA25/01471:** The Home Farm Trust Limited Trelowen 1 Blowing House Lane St Austell. Works to Trees within a Conservation Area (TCA) - Site - Sever ivy on larger tree specimens to allow it to die off. G001 - remove and replant with a suitable hedgerow species. T001 - Ash - remove.

The Clerk advised that the Planning Officer has approved this application.

- iv. **PA25/01485:** Land North Of 92 Bodmin Road St Austell Cornwall PL25 5AG. New self-build and custom build dwelling with associated works.

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

- v. **PA25/01527:** 10 Church Street St Austell Cornwall PL25 4AS. Replacement of 8 existing timber windows with Heritage style UPVC windows.

Members expressed mixed views with regard to the use of UPVC windows on a heritage building.

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

- vi. **PA25/01531:** 1 Clinton Drive St Austell Cornwall PL25 5JT. Demolition of existing attached utility room and garage and erection of two storey side extension, front porch and changes to windows on rear fenestration.

Members expressed concern that the proposal is out of keeping with the street scene and there would be a potential for over-shadowing on the neighbouring properties.

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

- Not in keeping with the street scene
- Mass and density of the proposal
- The potential for over-shadowing

- vii. **PA25/01629:** 41 Slades Road St Austell Cornwall PL25 4HA. Loft conversion to create an extra bedroom space.

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

- viii. **PA25/01951:** 1 Bownder Vean St Austell Cornwall PL25 3DB. Proposed single storey side extension to 1 Bownder Vean. They require the property to have more space for their children and to have space for the applicant to work from home when needed.

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

- ix. **PA25/02216:** 1 North Hill Park St Austell Cornwall PL25 4BJ. Construction of a two storey extension, alteration and improvements, formation of annex and removal of small extensions, roof lantern and chimneys.

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

P/24/162) Premises Licence Applications

None

P/24/163) Planning Decisions

The Clerk advised that due to concerns from the Heritage Officer, St John's Methodist Church has withdrawn its application for an access walkway and ramp from Priory Car Park. It is expected to submit a scaled back application in due course that will hopefully meet the approval of the Heritage Officer.

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

P/24/164) Cornwall Council – Urgent Delegated Planning Decisions

PA25/00646 - Pentreva Bungalow, The Blantyre Centre - 5 day local council protocol

The Clerk advised that in line with 5-day protocol procedures, he had, in consultation with the Chair and Vice-Chair of the Committee agreed with the Planning Officer's recommendation for approval of the application but have

requested that the Highways Officer be asked to consider imposing a “no right turn” at the exit from the site due to health and safety concerns.

P/24/165) Local Plan

The Clerk advised that the Town Council’s response to the “Call for Sites” consultation has been submitted and acknowledged by Cornwall Council. No further update has been received.

Councillor Brown referred to a recent meeting of the Cornwall Council Growth Board and expressed concern with regard to the lack of detail surrounding the decisions made at the meeting. Councillor Brown highlighted the following that had emerged from the meeting:

- Further iterations of the call for sites could be undertaken;
- Core Stakeholders will be updated on developments.

Councillor Brown also suggested that the Town Council should write to Cornwall Council and CALC to request that all interested parties are consulted before alternative strategies are placed before the Growth Board and that it would be helpful if CALC could arrange for a Planning Officer to speak regularly to local Councils.

Arising from a question, the Town Clerk confirmed that the Town Council submitted comments on the Interim Policy Position Statement.

A view was expressed that the public are generally unaware of the importance of the local plan and that this should be addressed. Members agreed that the meetings with the neighbouring Parish Councils on the Call for Sites consultation was very useful.

P/24/166) St Austell Town Centre Revitalisation Partnership

Poundland Banners

The banners are still on target to be erected at the end of April with work being carried out early in the morning/late evening to minimise disruption to shop keepers and shoppers.

Church Piazza

The permissions are in place and the work is due to commence at the end of April and Cornwall Council’s archaeology unit have been engaged to oversee the digging works. It is hoped that the project will be completed in time for the Fun Day on the 14th August 2025.

High Cross Street

The work carried out to date indicates that student accommodation on the High Cross Street site is not viable. A final piece of work is being undertaken to see if other forms of housing could be accommodated on the site.

Highways

A final report has been received from Cornwall Council's Highways Officer which indicates a lack of appetite for the reversal of traffic through Fore Street. The Clerk advised that he would bring the report to a meeting of the Town Council in due course for consideration.

General Wolfe

The latest information received is that Historic England has indicated that it would strongly object to a proposal to demolish the building. It is anticipated that discussions with Cornwall Council will re-commence after the Elections.

P/24/167) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 19th May 2025 and Monday 16th June 2025.

Before closing the meeting, the Chair took the opportunity to thank the Deputy Chair and the Committee. He advised that the Planning and Regeneration Committee is a very busy committee and thanked everyone for their hard work over the last year. He added his thanks to the Town Clerk and Deputy Town Clerk for their assistance with the meetings and to the Finance and Administrative Assistant for administering the committee paperwork.

The Clerk added his gratitude to Councillors Fox and Styles for their contributions to the Committee as they are due to step down as Councillors at the May elections.

The meeting closed at 7.16pm.