

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 19<sup>th</sup> MAY 2025 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.**

**Present:** Councillors: Brown, Bull, Gray, Hamilton, Kimber, Lanxon, Lingham, Marshall, Stephens, Thompson and Whitehouse.

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

**P/25/01) Election of Chair**

David Pooley, Town Clerk, asked for nominations for Chair.

- A nomination was received for Councillor Brown
- A nomination was received for Councillor Kimber

Members undertook a secret ballot to elect the Chair of the Planning and Regeneration Committee for the 2025/26 civic year. The result of the ballot was:

Councillor Brown – 7 votes  
Councillor Kimber – 4 votes

It was **RESOLVED** that Councillor Brown be elected Chair of the Planning and Regeneration Committee for the 2025-26 civic year.

**P/25/02) Election of Vice-Chair**

Councillor Brown asked for nominations for Vice-Chair.

- A nomination was received for Councillor Bull
- A nomination was received for Councillor Marshall

Members undertook a secret ballot to elect the Vice-Chair of the Planning and Regeneration Committee for the 2025/26 civic year. The result of the ballot was:

Councillor Bull – 8 votes  
Councillor Marshall – 3 votes

It was **RESOLVED** that Councillor Bull be elected Vice-Chair of the Planning and Regeneration Committee for the 2025/26 civic year.

**P/25/03) Apologies for absence**

Apologies for absence were received from Councillor Preece

**P/25/04) Declarations of Interest**

None.

### **P/25/05) Dispensations**

None.

*\*\*Councillors Hamilton, Lingham and Marshall left the meeting to deal with an issue outside of the meeting room\*\**

### **P/25/06) Minutes from the Meeting dated 14<sup>th</sup> April 2025**

It was **RESOLVED** that the minutes of the meeting held on the 14<sup>th</sup> April 2025 be approved and signed as a correct record.

*\*\*Councillors Hamilton, Lingham and Marshall returned to the meeting during the next item\*\**

### **P/25/07) Matters to note**

The Clerk advised that Councillor Kimber attended Cornwall Council's Strategic Planning Committee on Thursday 17<sup>th</sup> April 2025 and along side Councillors from Treverbyn Parish Council and Carlyon Parish Council had successfully persuaded Cornwall Council to reject the Menear Road solar farm.

The Clerk added that a decision is still awaited from Cornwall Council on the grant funding application for a pump track at The Meadows.

Arising from a question, the Clerk advised that he had not yet written to CALC and Cornwall Council requesting consultation with Town and Parish Councils and CALC prior to strategies being considered by the Growth Board.

Councillor Brown added his thanks to Councillor Kimber for speaking well, particularly as the Town Council had expressed differing views on the lead up to the application being considered by Cornwall Council.

Councillor Kimber advised that the Menear Solar Farm planning application was a contentious application, but the Strategic Planning Committee unanimously voted against it.

### **P/25/08) Public participation**

There were no members of the public present.

For the benefit of new Councillors, the Chair explained that if members of the public are present, the order of the planning applications to be considered can be re-arranged, if required, to accommodate the public present.

The Town Clerk advised that planning training is being offered and will be considered later on the agenda but in order to be helpful to the new Councillors present, he explained that each planning application should be considered on its own merit and in line with the following material planning considerations:

- Impact on the street scene
- Loss of light, overlooking or overshadowing on the neighbouring properties

- Highways safety
- Design, appearance and materials
- Layout and density
- Effect on a conservation area
- Flood risk
- Previous planning applications

The Clerk advised Members that the following are not material planning considerations:

- Whether or not you like the applicant
- The history of the applicant
- The loss of a view as a result of the proposal
- De-valuation of a property as a result of the proposal

The Clerk stressed that the Town Council is an important consultee with the power to influence decision making, Cornwall Council is the Planning Authority and has the final say on each planning application.

*Councillor Hamilton declared an interest in Agenda Item 9 (Planning Applications) (x) by virtue of being a near neighbour and knowing the applicant.*

## **P/25/09) Planning Applications**

- i. **PA24/08129:** 106 Eastbourne Road St Austell Cornwall PL25 4SS. Outline application for a single dwelling to provide 1/2 bed property to rear garden space with access and layout (all other matters reserved).

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

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

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

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

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

- iv. **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.

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

- v. **PA25/02460:** 3 Market Hill St Austell Cornwall PL25 5QA. Proposed conversion of flat and shop into two residential units (conversion of flat).

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

- vi. **PA25/02519:** 26 Fairfield Close St Austell Cornwall PL25 3HE. Proposed single storey extension remodelling and associated work.

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

- vii. **PA25/02537:** 30 Tregorrick View St Austell Cornwall PL25 4EE. Works to trees subject to a Tree Preservation Order (TPO), works include 2x Small Leaved Lime full canopy reduction from 18m down to 14m plus crown lift to provide sufficient clearance over highway and to provide peace of mind to surrounding properties.

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

- viii. **PA25/02976:** 37 Brockstone Road St Austell Cornwall PL25 3DP. Ground floor rear extensions.

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

- ix. **PA25/03031:** Land North East Of 37 Slades Road Agar Road St Austell Cornwall. Proposed new dwelling plus associated works.

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

*\*\*Councillor Hamilton reiterated his interest and left the meeting\*\**

- x. **PA25/03107:** 19 Trevone Crescent St Austell Cornwall PL25 5ED. Works to Tree(s) subject to a preservation order (TPO) Crown reduction to 1 evergreen oak.

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

*\*\*Councillor Hamilton returned to the meeting\*\**

- xi. **PA25/03263:** 1 Church Street St Austell Cornwall PL25 4AW. Replacement of the external ATM.

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

- xii. **PA25/03264:** 1 Church Street St Austell Cornwall PL25 4AW. Listed building consent for replacement of the external ATM.

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

- xiii. **PA25/03265:** 1 Church Street St Austell Cornwall PL25 4AW. Advertisement consent for new ATM collar.

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

The Chair took the opportunity to suggest that a mechanism is put in place to inform the three newly elected Cornwall Councillors of the activities of the Town Council's Planning and Regeneration Committee and the decisions thereof.

It was **RESOLVED** that the Town Clerk should e-mail the agenda and minutes to the three Cornwall Councillors to keep them informed of the items to be considered and decisions made.

It was **FURTHER RESOLVED** that the three Cornwall Councillors should be invited to the Town Council's Planning and Regeneration Committee meeting on a quarterly basis to provide an update to the Committee on any relevant planning and highways matters.

### **P/25/10) Premises Licence Applications**

The Clerk advised that an urgent licence application relating to Room 5, Lounge Bar Limited had been received for consideration with a deadline of 5th June 2025.

The Clerk circulated the paperwork relating to the application and explained the four Licensing Objectives :

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

The Chair gave the committee 5 minutes to review the paperwork circulated.

*\*\*Councillor Kimber declared an interest by virtue of knowing the applicant's daughter and left the meeting\*\**

During discussion, Members expressed their support for the application and agreed that it would be a good addition to the town centre and would hopefully go some way to improving the night time economy.

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

*\*\*Councillor Kimber returned to the meeting\*\**

### **P/25/11) Planning Decisions**

It was **RESOLVED** that the report and decisions be noted.

### **P/25/12) Cornwall Council – Urgent Delegated Planning Decisions**

None.

### **P/25/13) Buses**

Councillor Brown advised that the new bus timetable has been published and expressed a view that overall there have been some welcome improvements, but there are still some routes that could be improved and outlined a number of concerns, particularly with regard to busses running to and from the Boscoppa area, to and from Bodmin and to and from the Truro College/Treliske Hospital.

It was **RESOLVED** that the Chair should draft a letter suggesting some improvements to the revised bus timetable and the Town Clerk be authorised to send a letter to Cornwall Council on this matter in consultation with the Chair and Vice-Chair.

### **P/25/14) Planning Training**

The Clerk encouraged all Members of the Planning and Regeneration Committee to attend the on-line Planning Training outlined at Agenda 14. It was noted that there is no need to book.

The Deputy Town Clerk **AGREED** to e-mail the details out which includes the link to each session.

### **P/25/15) St Austell Town Centre Revitalisation Partnership**

The Clerk advised that he had nothing to add since the update at the Council meeting on the 12<sup>th</sup> May other than the piazza project is progressing and due diligence checks are being carried out with regard to a potential contractor for the banner project.

The Clerk added that he is unaware of the full details, but at 4pm that afternoon, Cornwall Council had e-mailed suggesting that there might be another funding round for town centre projects with a deadline for completion of the 31<sup>st</sup> December 2025.

A decision on the pump track funding application is still awaited.

### **P/25/16) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 16<sup>th</sup> June 2025 and Monday 21<sup>st</sup> July 2025.

The meeting closed at 7.41pm.