

**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 16<sup>th</sup> JUNE 2025 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.**

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

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

*\*\* The Town Clerk left the meeting \*\**

**P/25/17) Apologies for absence**

Apologies for absence were received from Councillors Bull and Lingham.

**P/25/18) Declarations of Interest**

None.

**P/25/19) Dispensations**

None.

**P/25/20) Minutes from the Meeting dated 19<sup>th</sup> May 2025**

It was **RESOLVED** that the minutes of the meeting held on the 19<sup>th</sup> May 2025 be approved and signed as a correct record.

**P/25/21) Matters to note**

The Deputy Town Clerk advised that a letter had been drafted to Vicky Fraser and the bus companies suggesting improvements to the revised bus timetable and had been circulated to Councillors for their input before sending.

The Deputy Town Clerk advised that a link to the Planning training had been circulated to Councillors and that the next session was on Thursday and that the Clerk is hoping to arrange a meeting of the Town Centre Revitalisation Partnership within the next few weeks.

Councillor Brown advised that Councillor Rowse has been appointed to Cornwall Council's Central Sub Area Planning Committee.

**P/25/22) Public participation**

There were no members of the public present.

The Chair advised that due to a technicality, the Penwinnick Road site presentation would be delayed for a few minutes.

## **P/25/23) Planning Applications**

- i. **PA24/09820:** Plastic Plant Bucklers Lane St Austell Cornwall. Replace existing single storey factory building with a two storey factory building complete with offices.

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

- ii. **PA25/01974:** Jewson Ltd Manfield Way St Austell Cornwall. Reconfiguration of existing builders' merchant yard comprising new yard layout including storage racking, installation of open sided canopy, product hire compound, revised parking and servicing and associated works.

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

*\*\*The Town Clerk returned to the meeting\*\**

The Deputy Town Clerk advised that an urgent application had been received that morning relating to signage for the Jewson Ltd planning application previously considered.

The Chair agreed that this item could be considered.

- iii. **PA25/04029:** Jewson Ltd Manfield Way St Austell Cornwall. Advertisement Consent for signage.

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

The Chair advised that the technical difficulty had been resolved and welcomed Emma Rodgers (Head of Land and Planning) and Dominic O'Neil (Development Director) from Treveth to the meeting.

## **P/25/24) Penwinnick Road Site**

Emma Rodgers and Dominic O'Neil advised that since their last meeting with the Town Council, stakeholder meetings have taken place with representatives from the Town Council, local members and Pondhu School and three public consultations have been held. Ms Rodgers advised that demolition of the site is complete, and comprehensive ecological surveys have been carried out including detailed bat surveys. The listed trough is still on the site and is scheduled to be moved to Truro Road Park in September.

Ms Rodgers advised that due to a number of constraints, including flood risk and the presence of bats, a reduced number of 76 new homes are proposed for the site consisting of town houses, mews style properties and flats. She added that in due course, they hope to convert Pondhu House and the Stable Block into 8 units. The majority of the Mayoral trees will be retained and a number of pedestrian and cycling routes will be created to assist with a desire for car free streets.

Parking will be available on site with 1 space for a 1-bedroom property and 2 spaces for 2-bedroom properties and above. There will be 240 sq metres of commercial space which Ms Rodgers advised could accommodate an office for the Town Council. A space for a depot for the Town Council has been identified on the old Penwinnick House site.

The tenure of the properties will be a mixture of rental, shared ownership and open market.

During discussion, Members raised the following:

- The fabric of the buildings
- Whether there was any provision for allotments
- The likely tenants for the commercial space
- Visitor parking
- Public transport links to and from the site
- Cycle links from the site to the Pentewan trail

The Committee thanked Ms Rodgers and Mr O'Neill for the informative update.

*\*\*Councillor Kimber left the meeting\*\**

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

Members returned to consider the remaining planning applications.

- iv. **PA25/02830:** 21 Polmarth Close St Austell Cornwall PL25 3TW. Proposed kitchen extension with 2 additional bedrooms.

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

- v. **PA25/02906:** 5 Trenance Place St Austell Cornwall PL25 5NS. Non Material Amendment (1) to Application No. PA23/05531 dated 7<sup>th</sup> December 2023 for two storey flat roof, rear extension to a semi detached property creating 1 new first floor bedroom and 1 new ground floor family/dining room, namely, to change from masonry insulated cavity to insulated timber frame construction.

The Clerk advised that this application had been determined.

- vi. **PA25/03151:** Jewson Ltd Manfield Way St Austell Cornwall. Refurbishment of existing builders merchant (sui generis) comprising external works to the existing warehouse buildings and associated works.

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

- vii. **PA25/03449:** 7 Morcom Close St Austell Cornwall PL25 3UF. Non-Material Amendment in relation to Decision Notice PA24/03018 dated 09.07.24: to increase the roof height.

The Clerk advised that this application had been determined.

- viii. **PA25/03627:** Nya Court Priory Road St Austell Cornwall. Submission of details to discharge condition 5 in respect of application PA21/01006.

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

- ix. **PA25/03728:** 70 Penmere Road St Austell Cornwall PL25 3PE. Works to a tree subject to a preservation order (TPO) Oak radial crown reduction of approx 1-2m.

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

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

None.

#### **P/25/26) Planning Decisions**

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

#### **P/25/27) Cornwall Council – Urgent Delegated Planning Decisions**

None

#### **P/25/28) St Austell Town Centre Revitalisation Partnership**

The Clerk advised that he will contact the Chair shortly to arrange a meeting of the Partnership. He added that the church piazza is progressing and all being well, contractors should be in place shortly to deliver the banner project.

The Clerk expressed concern with regard to the short deadlines set for the bidding and delivery processes associated with the Town Regeneration and Investment Programme (TRIP) recently released by Cornwall Council as part of the Shared Prosperity Fund.

During discussion, a number of Members expressed a view that the re-location of the Arts Centre to White River Place should be explored.

#### **P/25/29) Dates of Meetings**

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 21<sup>st</sup> July 2025 and Monday 18<sup>th</sup> August 2025.

The meeting closed at 7.45pm.