

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 21st JULY 2025 in The Registrar's Office, Carlyon Road, St Austell, Cornwall, PL25 4LD at 6pm.

Present: Councillors: Brown, Hamilton, Kimber, Lanxon, Lingham, Marshall, Preece, Stephens and Whitehouse.

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

P/25/30) Apologies for absence

Apologies for absence were received from Councillors: Bull, Cohen, Rowse and Thompson.

Councillor Kimber advised that he needed to leave at 6.50pm

Councillor Lingham advised that she needed to leave just after 7pm

The Chair took the opportunity on behalf of the Committee to congratulate Councillor Kimber on the birth of his daughter.

Councillor Lanxon arrived to the meeting

P/25/31) Declarations of Interest

None.

P/25/32) Dispensations

None.

P/25/33) Minutes from the Meeting dated 16th June 2025

With regard to minute number: P/25/28) Councillor Brown suggested that "of the partnership" should be added after "chair".

It was **RESOLVED** that subject to the above amendment, the minutes of the meeting held on the 16th June 2025 be approved and signed as a correct record.

P/25/34) Matters to note

None.

P/25/35) Public participation

There were no members of the public present.

P/25/36) Planning Applications

- i. **PA25/03624:** 85 Eastbourne Road St Austell Cornwall PL25 4ST. Clear section of land to side of house. Reduce levels including Cornish hedge on boundary to road level and provide retaining walls around to create safe level hardstanding bay for car parking and stepped access to side to join existing pathway and steps up to house.

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

- ii. **PA25/03904:** 44A South Street St Austell Cornwall PL25 5BN. Works to trees subject to a Tree Preservation Order (TPO), works include Mature Copper Beech 5m Crown Raise over the roundabout and carriageway. Client has requested a 2-3m clearance between crown and building to facilitate some property maintenance and painting.

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

- iii. **PA25/04021:** 47 Roslyn Close St Austell Cornwall PL25 3UN. Non-material amendment in relation to decision notice PA23/02358 dated 26.05.2023 to increase the size of the approved rear balcony and add privacy screen.

The Clerk advised that the Planning Officer has advised that this is not a non-material amendment and a full householder application is required.

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

- iv. **PA25/04216:** 41 Bethel Road St Austell Cornwall PL25 3HB. Conservatory to front.

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

- v. **PA25/04292:** WHSmith 31 Fore Street St Austell Cornwall. Advertisement consent for 1 x Non Illuminated Fascia TG Jones.

During discussion, a suggestion was put forward that the lettering on the new sign should be commensurate with the size of the Post Office sign.

A proposal to make no objection to the application subject to the lettering on the new sign being commensurate with the size of the Post Office sign was lost 2 votes for, 6 votes against.

A proposal to make no objection to the application was carried 6 votes for, 2 votes against.

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

- vi. **PA25/04318:** 30 Growan Road St Austell Cornwall PL25 3JP. Proposed front extension increasing the size of the bathroom due to current size not big enough for growing family along with 2 storey rear extension for an extra bedroom which is required for the applicants.

During discussion, concern was expressed with regard to the scale of the proposal and over-dominance of the site.

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

- vii. **PA25/04411:** Land Adjacent To 76 Bodmin Road St Austell Cornwall PL25 5AG. Application for Permission in Principle for the construction of an affordable-led housing development of 4 dwellings (minimum 3, maximum 4).

Members expressed concern with regard to the suitability of the site for four dwellings and the impact on trees. Concern was also expressed with regard to vehicular access to the site.

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

- Overdevelopment
- Impact on trees
- Vehicular access concerns

- viii. **PA25/04455:** 45 Dobell Road St Austell Cornwall PL25 4NB. Convert existing single storey double garage into a two storey annex with pitched roof.

Members expressed concern with regard to the potential impact on the neighbouring property with regard to overlooking, overbearing and being out of character with the street scene.

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

- Overlooking
- Overbearing
- Out of character with the street scene

- ix. **PA25/04633:** 97 Holmbush Road St Austell Cornwall PL25 3LL. Works to Tree(s) covered by a Tree Preservation Order (TPO) - T1 - Mature Ash - Suffering significantly with ADB. Overhanging limbs into property 97 to be removed.

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

- x. **PA25/04717:** Minibugs Nurseries Blue Support House 17A Moorland Road St Austell. Works to trees subject to a Tree Preservation Order - T5 - T8 and further Sycamores in between, to reduce the front row of trees down to mid second storey window (approx 6m) and reduce any extended limbs from secondary row of trees back to fence line.

It was **RESOLVED** to object to this application on the grounds of the excessive reduction proposed.

P/25/37) Premises Licence Applications

None.

P/25/38) Planning Decisions

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

P/25/39) Cornwall Council – Urgent Delegated Planning Decisions

None

P/25/40) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - Land Adjacent To 48 Eliot Road St Austell PL25 4NN

The Clerk advised that due to time constraints, he had consulted the Chair and they had agreed that a letter should be sent to the Planning Inspectorate reiterating the Town Council's objection.

It was **RESOLVED** to note the Clerk's actions.

P/25/41) Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 - Land North Of 36 Eliot Road St Austell PL25 4NN

The Clerk advised that due to time constraints, he had consulted the Chair and they had agreed that a letter should be sent to the Planning Inspectorate reiterating the Town Council's objection.

It was **RESOLVED** to endorse the Clerk's action.

P/25/42) Town Centre Highways Feasibility Report

The Clerk advised that the Town Centre Highways Feasibility Report had been funded from the Town Vitality Fund and Highways Officers had looked at the potential to reverse the traffic flow through Fore Street, the potential for taxis/buses to be allowed to pass through Fore Street and the practicality of a one way system around the church.

The Clerk explained that there seems to be a growing trend for towns to move away from pedestrianisation and highlighted Boscombe in Dorset as an example. He added that interestingly traders and residents in Camborne have recently resisted a proposal to pedestrianise Camborne Town Centre as they felt it would adversely impact trade.

The Clerk concluded that the report demonstrates a strong reluctance to change any elements of the traffic flow through Fore Street or to permit buses/taxis to access Fore Street.

Highways Officers are however open to changing the surfacing around the Holy Trinity Church to provide priority for pedestrians over cars.

During discussion, Members views were mixed with regard to allowing buses/taxis through Fore Street but were generally in favour of the reversal of the flow of traffic to allow a safer exit from Fore Street onto Bodmin Road.

The Highways Officers are due to attend the next St Austell Town Centre Revitalisation Partnership meeting to discuss in detail their findings and recommendations.

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

Councillor Kimber left the meeting

P/25/43) St Austell Town Centre Revitalisation Partnership

The Clerk advised that the Partnership met on 1st July 2025 and Chris Sampson was elected as Chair.

The banner is still on target to be erected next week but the piazza has been delayed slightly due to a delay in a gas pipe being re-located. It is still hoped that the piazza will be completed for the fun day on the 14th August 2025.

The Clerk added that following approval at the Town Council meeting on the 14th July 2025, a funding bid to the Town Centre Regeneration and Investment Programme (TRIP) has been submitted. Although not confirmed, it is understood that bids have been submitted for White River Place and the Arts Centre.

Due to a delay in the application being determined by Cornwall Council and the availability of the preferred contractor, discussions are taking place with Cornwall Council officers with regard to a potential extension of time for the completion of the pump track project.

Arising from the above, the Clerk **AGREED** to email Councillors with a summary of the projects submitted for the TRIP funding.

P/25/44) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 18th August 2025 and Monday 22nd September 2025.

The meeting closed at 7.15pm.