

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 22nd SEPTEMBER 2025 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

Present: Councillors: Brown, Bull, Gray, Hamilton, Lanxon, Lingham, Marshall, Preece, Stephens and Thompson.

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

P/25/58) Apologies for absence

Apologies for absence were received from Councillors: Kimber and Whitehouse

P/25/59) Declarations of Interest

None.

P/25/60) Dispensations

None.

P/25/61) Minutes from the Meeting dated 18th August 2025

It was **RESOLVED** that the minutes of the meeting dated 18th August 2025 be approved and signed as a correct record.

P/25/62) Matters to note

PA25/05552 - 2 Penmere Road, St Austell, PL25 3PE

The Clerk advised that the Forestry Officer approved the removal of T1 but refused the removal of T2 and has recommended that natural regeneration should be allowed rather than re-planting.

Based on the Town Council's response of "*no objection subject to the Tree Officer being supportive of the proposal and suitable replacement trees being planted*" it was confirmed to the Planning Officer that the Town Council would accept the Tree Officer's expertise and make no objection to the recommendation.

20mph Speed Limit

The Clerk advised that Cornwall Council's Transport Officers have advised that all the schools are in permanent 20 mph zones, except Sandy Hill School which has a proposed part time (flashing) 20 mph restriction. There is also an existing part time 20 mph limit in the vicinity of Mount Charles School to aid pedestrian movements across Victoria Road.

The Transport Officer also advised that Sawles Road has been checked and the speed in the area ranges from 16 mph to 23 mph which is within acceptable parameters. Cornwall Council intend leaving the area as a 30 mph zone.

The Meadows – Pump Track Consultation

The Clerk confirmed that due to the wet weather the consultation was held at Bishop Bronscombe School. There was good attendance at the event with, on the whole, very positive feedback for the project. A number of people expressed strong support for the Pump Track including the family of a young girl who rides for England and has to travel to Falmouth to train.

P/25/63) Public participation

The two members of the public present confirmed that they did not wish to speak.

Councillor Lanxon arrived to the meeting

P/25/64) Terms of Reference

It was **RECOMMENDED** that the revised Terms of Reference for the Planning and Regeneration Committee be approved.

P/25/65) Planning Applications

- i. **PA25/04318:** 30 Growan Road St Austell Cornwall PL25 3JP. Proposed single storey rear extension.

It was **RESOLVED** to make no objection to this application subject to the proposal being a single storey extension.

- ii. **PA25/04648:** Former Carclaze School Carclaze Road St Austell Cornwall. Proposed conversion and extension of former school to provide 8 dwellings, plus associated works.

The Clerk advised Treverbyn Parish Council has not yet considered the application. He added that the Public Open Spaces Team and Education Team are seeking contributions and the Historic Environment Planning Team are supportive of the proposals. The Planning Officer is supportive of the proposals, with conditions.

During discussion, Members raised the following:

- Concern that the site will no longer be for social housing or have any community parking;
- A strong desire for the façade of the building to be retained as far as possible.

It was **RESOLVED** to make no objection to this application subject to the Heritage Team being satisfied with the proposal and that the facade of the building is retained as far as possible.

- iii. **PA25/04825:** 47A Ledrah Road St Austell Cornwall PL25 5HG. Reconfiguration and extension with proposed garage.

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

- iv. **PA25/05698:** 28 Pennor Drive St Austell Cornwall PL25 4UW. Rear single storey extension.

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

- v. **PA25/05862:** Thomas Cook 32 Fore Street St Austell Cornwall. Internal alterations to create 3 apartments, 1 bed apartment to first storey and two bed apartments on storeys two and three.

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

- vi. **PA25/06212:** 55 - 57 Trenance Road St Austell Cornwall PL25 5AL. Application for tree works within a Conservation Area: G1, Group of Large Leylandii section fell and remove to ground. G2, Group of Large Leylandii section fell and remove to ground.

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

- vii. **PA25/06271:** 1 Boscoppa Road St Austell Cornwall PL25 3DR. Proposed replacement bungalow.

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

- viii. **PA25/06328:** 100 Truro Road St Austell Cornwall PL25 5HH. Works to Tree within a Conservation Area (TCA) - Large cedar - To be safely felled.

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

- ix. **PA25/06517:** 10 North Hill Park St Austell Cornwall PL25 4BJ. Application for tree works within a Conservation Area: Fell Apple Tree.

It was **RESOLVED** to object to this application unless the Tree Officer is satisfied with the proposal.

- x. **PA25/06709:** Land At OS Grid Ref 200422, 51913 Truro Road St Austell Cornwall. Permission in Principle for a minimum of 5 dwellings and a maximum of 9 dwellings.

Members expressed concern at the small number of homes proposed for the site and suggested that due to its proximity to the entrance of the town, any development should be well designed and in keeping with the street scene. Members felt that affordable housing should be incorporated into any development and that the access to the site should not be from the busy A390.

It was **RESOLVED** to object to this application on the grounds of the inefficient use of land and concerns regarding the proposed access onto the A390.

Members expressed a view that it is important to create well designed properties on the approach to St Austell and that affordable housing should be incorporated into any proposal put forward.

- xi. **PA25/06774:** Tregarne Chapel Tregarne Terrace St Austell Cornwall. Non material amendment in relation to decision notice PA21/05140 dated 17.09.2021 to allow tiled canopies over unit 3 and 4 entrances. Unit 4 N.E. elevation window omitted. Door, flat roof and balustrading amendments to North corner incl WC window bricked up.

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

P/25/66) Premises Licence Applications

None.

P/25/67) Planning Decisions

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

P/25/68) Cornwall Council – Urgent Delegated Planning Decisions

PA25/05212 – 27 Edgcumbe Green

Due to time constraints, this application was reviewed under delegated procedures. The Chair and Vice-Chair of the Committee expressed concern with regard to the proximity of the proposal to the boundary and overlooking/loss of privacy arising from the balcony. They agreed to make no objection to the Planning Officer's recommendation subject to the Planning Officer being satisfied that the two issues expressed are acceptable.

The Planning Officer has since confirmed that the annex is single storey with one high level window on the south elevation which serves as a bathroom and not a primary room. She also advised that the proposed balcony will not cause any additional unreasonable levels of overlooking, overshadowing or overbearing.

PA25/04455 – 45 Dobell Road

The Clerk advised that under the 5 day protocol procedure the Chair and Vice-Chair agreed that they would like to maintain the Town Council's objection to the application but not request Cornwall Council committee consideration.

P/25/69) Local Plan

The Clerk advised that Cornwall Council has arranged a Local Plan training session on 30th September 2025 4pm to 5.15pm by TEAMS. The link has been circulated to all Councillors.

A drop in event is also being arranged in St Austell on 22nd October 2025, 12pm to 3pm – venue to be confirmed. There will be a generic presentation on the local plan and a mapping exercise. All members and the public are encouraged to attend.

During discussion, a view was expressed that the proposed drop in events across Cornwall are helpful but should not take the place of meetings with the local Town and Parish Councils and Cornwall Council to discuss issues.

The Clerk suggested that Members attend the drop in events and make representations at that time to encourage Cornwall Council to arrange meetings with Town and Parish Councils regularly during the development of the Local Plan.

It was noted that the next Cornwall Council Growth Board is scheduled for the 9th October which is the committee responsible for overseeing the development of the local plan.

P/25/70) Permission in Principle: Guidance for Local Councils

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

P/25/71) St Austell Town Centre Revitalisation Partnership

The Clerk advised that the two banners are in situ and the finger post sign that was removed to allow the installation of the second banner will be replaced shortly. The piazza is progressing but at a slower pace than anticipated. The consultant and contractor have been chased for an update.

Cornwall Council has advised that they have received one expression of interest for the General Wolfe building which is being evaluated.

The Regeneration Officer is working on the TRIP funded projects which is turning out to be a large piece of work due to the bureaucracy attached to the grant funding.

The Clerk referred to the Chi Austel building and advised that during a tour of the building last week he was impressed with the number of staff using it and the quality of the finish.

Arising from the above the following was raised:

- The need for the piazza to be completed by Remembrance Day
- Concern that if Cornwall Council staff have to pay for parking to use the Chi Austel offices it might put them off from using the building regularly
- The timescales for the replacement of the White River Place, Centre Manager.

P/25/72) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 27th October 2025 and Monday 1st December 2025.

The meeting closed at 7.12pm.