

## St Austell Town Council

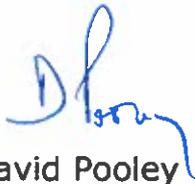


### **To: All Members of the Planning and Regeneration Committee**

(Councillors: Brown, Bull, Gray, Hamilton, Kimber, Lanxon, Lingham, Marshall, Preece, Stephens, Thompson and Whitehouse).

Dear Councillor

You are summoned to attend the **Planning and Regeneration Meeting** of **St Austell Town Council** to be held in **Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ** on **Monday 2<sup>nd</sup> March 2026** at **6pm**.



David Pooley  
**Town Clerk**

24<sup>th</sup> February 2026

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### **AGENDA**

- 1. Apologies for absence**
- 2. Declarations of Interest**

(Purpose: To receive declarations of disclosable pecuniary and other non-registerable interests in respect of items on the agenda).

- 3. Dispensations**

(Purpose: To receive requests for dispensations under the Code of Conduct).

**4. Minutes from Meeting dated 2<sup>nd</sup> February 2026**

**Pages  
1 to 6**

(Purpose: To agree that the minutes of the above meeting be signed as a correct record).

**5. Matters to Note**

A verbal update from the Town Clerk on the actions taken since the last meeting.

**6. Public Participation**

(Purpose: To invite members of the public to speak in relation to the business to be carried out at the meeting).

*Each person addressing the Council will be allocated a maximum of 2 minutes or longer at the discretion of the Chair.*

**7. Dan Thairs – Cornwall Council**

(Purpose: To receive an update on the proposed development of the Karensa site at Truro Road).

**8. Developer Meetings**

(Purpose: To consider the Town Council's position with regard to meeting with developers privately at the pre-application stage).

**9. Planning Applications**

The Town Council has been consulted on the planning applications listed below. The Committee is asked to consider the applications and agree a response to the Planning Authority (Cornwall Council).

The applications and their plans can be viewed on the Online Planning Register at [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

- i. **PA26/00355:** 38 Higher Woodside, Austell, Cornwall PL25 5EH. Proposed additional living accommodation ancillary to the main dwelling.  
**Ward: Central & Gover.**

[PA26/00355 | Proposed additional living accommodation ancillary to the main dwelling | 38 Higher Woodside St Austell Cornwall PL25 5EH](#)

- ii. **PA26/00370:** Buena Vista, Gribben Road, St Austell, Cornwall. Reserved Matters application for the construction of a two-storey dwelling with integral garage (details following outline consent PA22/10570 dated 07.03.2023).  
**Ward: St Austell Poltair & Mount Charles.**

[PA26/00370 | Reserved Matters application for the construction of a two-storey dwelling with integral garage \(details following outline consent PA22/10570 dated 07.03.2023\). | Buena Vista Gribben Road St Austell Cornwall PL25 4ED](#)

- iii. **PA26/00495:** Play Area Truro Road St Austell, Cornwall. Works to Trees in a Conservation Area, namely 1) T1 Hornbeam - To fell dangerous tree over public areas in play park due to damage caused during storms.  
**Ward: St Austell Central & Gover.**

[PA26/00495 | Works to Trees in a Conservation Area, namely 1\) T1 Hornbeam - To fell dangerous tree over public areas in play park due to damage caused during storms | Play Area Truro Road St Austell Cornwall](#)

- iv. **PA26/00574:** 8, Queens Road, St Austell, Cornwall PL25 4RQ. Formation of a new parking area with associated boundary and drainage works.  
**Ward: St Austell Central & Gover.**

[PA26/00574 | Formation of a new parking area with associated boundary and drainage works. | 8 Queens Road St Austell Cornwall PL25 4RQ](#)

- v. **PA26/00577:** 3 Seaways St Austell Cornwall PL25 3FY.  
Conversion of existing attached garage into habitable accommodation and the addition of an attached garage as a replacement.  
**Ward: St Austell Bethel & Holmbush.**

[PA26/00577 | Conversion of existing attached garage into habitable accommodation and the addition of an attached garage as a replacement. | 3 Seaways St Austell Cornwall PL25 3FY](#)

- vi. **PA26/00721:** Calartha House, Truro Road, St. Austell, Cornwall. Application for Permission in Principle for the construction of up to 9 dwellings (minimum of 6, maximum of 9).

**Ward: St Austell Central & Gover.**

[PA26/00721 | Application for Permission in Principle for the construction of up to 9 dwellings \(minimum of 6, maximum of 9\). | Calartha House Truro Road St Austell Cornwall PL25 5HN](#)

- vii. **PA25/09494:** Tregonissey House Market Street St Austell Cornwall. Change the use of Tregonissey House to 12 residential units (C3) with additional alterations to windows and additions of dormers to roof. Revision of previous application that was granted for 9 units.

**Ward: St Austell Central & Gover.**

[PA25/09494 | Change the use of Tregonissey House to 12 residential units \(C3\) with additional alterations to windows and additions of dormers to roof. Revision of previous application that was granted for 9 units | Tregonissey House Market Street St Austell Cornwall PL25 4BB](#)

- viii. **PA26/00750:** 21 Chy Pons St Austell Cornwall PL25 5DH. Application for tree works in a Tree Preservation Order: Reduce a Large Macrocarpa below the storm damage to a more suitable size for its location and remove damaged limbs and branches.

**Ward: St Austell Central & Gover**

[PA26/00750 | Application for tree works in a Tree Preservation Order: Reduce a Large Macrocarpa below the storm damage to a more suitable size for its location and remove damaged limbs and branches | 21 Chy Pons St Austell Cornwall PL25 5DH](#)

- ix. **PA25/09057:** St Austell Community Hospital Porthpean Road St Austell Cornwall. Formation of ambulance bay, associated freestanding canopy and external works

**Ward: St Mewan & Grampound**

[PA25/09057 | Formation of ambulance bay, associated freestanding canopy and external works | St Austell Community Hospital Porthpean Road St Austell Cornwall PL26 6AA](#)

**10. Premises Licence Applications**

(Purpose: To consider a premises Licence for Walkers Restaurants Ltd, 11 Truro Road, St Austell).

**11. Planning Decisions**

**Pages  
7 to 10**

(Purpose: To note receipt of decisions by the Planning Authority. The decision notices, which explain the full reasons and conditions, are available for inspection in the same way as the planning applications). (Report enclosed).

**12. Cornwall Council – Urgent Delegated Planning Decisions**

(Purpose: To receive an update on the Cornwall Council urgent delegated planning decisions). (Verbal update).

**13. St Austell Town Centre Revitalisation Partnership**

(Purpose: To receive an update on the work of the St Austell Town Centre Revitalisation Partnership). (Verbal update).

**14. Local Plan**

(Purpose: To receive an update on any developments since the last meeting). (Verbal update).

**15. Dates of Meetings**

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Tuesday 7<sup>th</sup> April 2026).



**MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 2<sup>nd</sup> FEBRUARY 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.**

**Present:** Councillors: Brown (Chair), Bull, Hamilton, Lanxon, Marshall, Preece, Stephens, Thompson and Whitehouse.

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

**P/25/121) Apologies for absence**

Apologies for absence were received from Councillor Lingham.

**P/25/122) Declarations of Interest**

Councillor Hamilton declared an interest in Planning Application (i), by virtue of knowing one of the objectors to the proposal.

**P/25/123) Dispensations**

None.

**P/25/124) Minutes from the Meeting dated 5<sup>th</sup> January 2026**

It was **RESOLVED** that the minutes of the meeting dated 5<sup>th</sup> January 2026 be approved and signed as a correct record as amended at the Council meeting on 26<sup>th</sup> January 2026.

**P/25/125) Matters to note**

The Clerk advised that a consultation response had been submitted to the Cornwall Bus Travel Survey and the Cornwall Visitor Economy Sector Survey.

**P/25/126) Public participation**

None.

*\*\*Councillor Hamilton re-iterated his interest and left the meeting\*\**

**P/25/127) Planning Applications**

- i. **PA25/08285:** Beech Motors St Austell Ltd Albert Road St Austell Cornwall. Outline planning application with all matters reserved for demolition of existing commercial building and construction of up to 30 no. new residential flats.

The Clerk advised that the proposal is an outline planning application for up to 30 new residential flats on a brownfield site. He advised there were no comments from the Planning Officer, but 7 public objections had been lodged on Cornwall Council's planning system expressing concern with regard to loss of privacy, over shadowing, loss of light, highways issues, scale and massing.

The Chair welcomed Mr Ivan Tomlin, planning consultant, to the meeting.

Mr Tomlin advised that he is the planning agent and had submitted the planning application on behalf of the applicant. He advised that it is only an outline application at the present time to assess the planning authority's appetite for a residential development on the site. He added that if outline planning is approved, access, appearance etc will be considered at the reserved matters stage.

Mr Tomlin advised that the plan is to demolish the existing building and build up to 30 new units on the site. He added that to date there were no objections from the statutory consultees, but objections had been lodged by the residents of neighbouring properties.

During discussion, Members expressed a view that up to 2 storeys could be acceptable but expressed concern that the site is in an elevated position and surrounded by residential property. Concern was expressed with regard to the congestion and lack of parking in the area and the need for any development on the site to have adequate parking.

It was **RESOLVED** to support the outline planning application on a brownfield site. However, given that the site is in an elevated position and surrounded by residential properties the Town Council would like Cornwall Council to consider limiting the number of units and the height of the development to 2 storeys to reduce the impact on the neighbouring properties. Members noted the current parking and congestion in the surrounding area and would like to see adequate parking provision on site for each unit built.

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

- ii. **PA25/08985:** 27 Growan Road St Austell Cornwall PL25 3JP. Proposed two-storey side/rear extension.

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

*\*\*Councillor Lanxon declared an interest in the next application and left the meeting\*\**

- iii. **PA25/09059:** Hawkins Motors Woodland Road St Austell Cornwall. Demolition of existing car showroom/workshops and erection of new car showroom/workshop building.

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

*\*\*Councillor Lanxon returned to the meeting\*\**

- iv. **PA25/09203:** 51 Ranelagh Road St Austell Cornwall PL25 4NS. Raise the kitchen from single storey to a 2 storey with a flat roof so a bathroom can be added upstairs.

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

- v. **PA25/09318:** 1 Church Street St Austell Cornwall PL25 4AW. Listed building consent for the upgrading of the existing PIV fan and extending associated ductwork to mitigate radon gas levels.

It was **RESOLVED** to make no objection to this application subject to complying with the Historic Environment Planning requirements.

- vi. **PA26/00052:** 84A Gover Road St Austell Cornwall PL25 5NG. Extension and alterations to dwelling.

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

### **P/25/128) Treveth Holdings LLP**

The Clerk advised that when the Town Council considered the Planning application for Pondhu House and the Stable Block the comments from the Historic Environment Officer were not available which was of concern to the committee and had led to an objection to the application. He further advised that the views of the Historic Environment Officer are now available and were replicated within the agenda.

The Chair welcomed Mr Dominic O'Neil, Treveth Holdings LLP, to the meeting who advised that the Historic Environment Team believe that the proposals represent a pragmatic solution to securing a long-term future for Pondhu House subject to amendments and detailed conditions. He further advised that Cornwall Council do not want a vulnerable building to be left behind and have made it clear that there must be plans in place for Pondhu House and the Stable Block to unlock the proposals for Penwinnick Road.

Mr O'Neil referred to the Town Council's concerns with regard to the loss of employment space and stressed that Treveth is offering employment space to the Town Council on the Penwinnick Road site which was moving employment from one site to another and not creating a loss. Mr O'Neil advised that he did not know the detail of the Section 106 agreement and agreed to ask Emma Rodgers to clarify the details with the Town Council in due course.

Mr O'Neil advised that the Town Council has been offered an accessible and modern new office and depot on the Penwinnick Road site, but they are open to discussions with regard to Pondhu House and the Stable Block.

During discussion, Members raised the following:

- Concern with regard to the Town Council's future office/depot space
- The issues raised by the Historic Environment Team, particularly with regard to the division of the large rooms on Pondhu House and retaining the Stable Block timber beams in the meeting room

The Clerk advised that the Chairs and Vice-Chairs are due to meet towards the end of February and the options for the future of the Town Council's offices will be discussed at that time. He added that planning permission for Pondhu House and the Stable Block will allow Treveth to proceed with the Penwinnick Road development and provide flexibility for the future of Pondhu House and the Stable Block.

It was **RESOLVED** to withdraw the Town Council's objection to Planning Application Number: **PA25/08799** in the light of the historic environment comments and further information received from Treveth.

### **P/25/129) Premises Licence Applications**

The Clerk advised that a licence application had been received that afternoon relating to a minor change of internal plan for Asda St Austell with a response deadline of 10<sup>th</sup> February 2026.

The Committee agreed that due to the minor nature of the application, a response was not required.

There were no other licensing applications.

### **P/25/130) Planning Decisions**

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

### **P/25/131) Cornwall Council – Urgent Delegated Planning Decisions**

*PA25/09083 - 1A Dennison Avenue*

The Clerk advised that the applicant had updated their plans which now show an opaque window as suggested by the Town Council.

*\*\*Councillor Bull reiterated her interest in this application\*\**

### **P/25/132) St Austell Town Centre Revitalisation Partnership**

The Clerk advised that he had submitted a grant claim to Cornwall Council for the pump track at The Meadows. The successful grant application for the project has resulted in the Town Council contributing £5,000 towards a total project cost of £81,800.

The Town Revitalisation Investment Programme (TRIP) projects are progressing slowly due to the storms/continuing wet weather. The deadline for completion is now the end of February.

Councillor Brown advised that Cornwall College provided a very interesting presentation at the recent Town Centre Revitalisation Partnership meeting at which time it was confirmed that A levels will be offered at the College with effect from September 2027.

The Clerk added that the partnership had also received an update from Noah Law MP who advised that he is working on the following:

- Exploring the potential for a Community Land Trust to locate residential units above shops in the town centre
- Exploring the potential for a Community Land Trust to take on the General Wolfe building
- Exploring if there may be further rounds of Pride in Place that might benefit the town.

The Clerk advised that the Government had announced that afternoon that £150m will be made available to restore community pride in high streets but there was no detail with regard to the locations that would benefit.

### **P/25/133) Local Plan**

The Clerk advised that he had nothing to add at this stage as the Government guidance is still awaited.

Councillor Brown advised that the Cornwall Council, Cornwall Growth Board scheduled for the 22<sup>nd</sup> January 2026 did not take place with the next one scheduled for 17<sup>th</sup> March 2026. He advised that significant reports on the Local Plan are expected to be submitted to that meeting.

### **P/25/134) Neighbourhood Priority Statement (NPS)**

The Clerk advised that Cornwall Council is encouraging all Councils to produce Neighbourhood Priority Statements (NPS) and will soon be launching a process to help local councils develop and share their priorities for their area. It is anticipated that the Neighbourhood Priority Statements will not include planning policies or have direct weight in planning decisions but will help the development of local content to be tested through the local plan process.

There is a small number of NPS pilots at the present time and the Town and Parish Councils not involved are encouraged to register an interest in starting a Neighbourhood Priority Statement.

The Clerk expressed a view that the Town Council should register an interest at the earliest opportunity in the hope that there will be some Cornwall Council resource to assist with the process. He added that Mark Mitchley, Senior Projects Officer, is currently reviewing the information received to date on the Local Plan and has expressed an interest in assisting with the project. He advised that the geographical area for the NPS is not yet known and that undeveloped land within the parish of St Austell could be vulnerable.

It was **RESOLVED** that the Clerk should submit an expression of interest for the Town Council to produce a Neighbourhood Priority Statement and that the Planning and Regeneration Committee should be the responsible committee for its production.

### **P/25/135) Off Street Parking Places Order – 2026**

Members expressed strong concern with regard to the proposed changes to the Parking Places Order which they felt would adversely impact on St Austell residents visiting Hamleys Corner, Par, St Andrews Road, Par and Par Beach. Members also expressed a view that the vitality and economy of Par would be adversely affected if the proposals were implemented and that the costs associated with introducing charges will probably not be recovered within a sensible timeframe in many of the smaller car parks.

It was **RESOLVED** to object in the strongest terms to the proposed introduction of charges at Hamleys Corner, Par, St Andrews Road, Par and the introduction of winter charges at Par Beach, Par for the following reasons:

- The car parks are used for daily exercise by many residents from the urban areas of St Austell, many of whom are on low incomes;
- The impact on the economy and vitality of Par

- Concern that the costs associated to Cornwall Council to introduce the charges will not be recovered in a sensible timescale.

**P/25/136) Dates of Meetings**

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 2<sup>nd</sup> March 2026.

The meeting closed at 7.49pm.

**ST AUSTELL TOWN COUNCIL**

**PLANNING AND REGENERATION COMMITTEE**

**2<sup>nd</sup> MARCH 2026**

**LOCAL PLANNING AUTHORITY DECISIONS**

**1. PURPOSE OF REPORT**

To note decisions of the Local Planning Authority notified since the last meeting.

**2. LEGAL AND RISK MANAGEMENT ISSUES**

None directly.

**3. EQUALITIES ISSUES**

The Council endeavours to highlight to Cornwall Council any equalities issues arising from consideration of the planning applications.

**4. RESOURCE ISSUES**

None outside of existing budgets.

**5. ENVIRONMENTAL CONSIDERATIONS**

The Town Council considers environmental issues when considering planning applications but is constrained by local and national planning policy.

**6. RECOMMENDATIONS**

It is recommended that Councillors note the decisions made.

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**Decisions Made**

Councillors are asked to note the receipt of the following decisions by the Planning Authority (the decision notices which explain the full reasons and conditions are available for inspection in the same way as planning applications).

DAVID POOLEY  
TOWN CLERK

**PA25/08236****APPROVED****Applicant:** Trueblock Properties Ltd**Location:** 4 Fore Street St Austell Cornwall PL25 5EN**Proposal:** Change of use of betting office to Use Class E (including beauty salon) at ground floor and residential flat (Use Class C3) at first floor, and associated works**Town Council Response: No objection.****PA26/00126/PRE****Closed-advice given****Applicant:** Mat Clarke**Location:** Truro Road Recreation Ground Truro Road St Austell Cornwall**Proposal:** Exception notice for works to T1 Hornbeam tree**Town Council Response: No objection.****PA25/08544****APPROVED****Applicant:** Mr James McClure**Location:** Carlyon House 20 Carlyon Road St Austell Cornwall PL25 4DB**Proposal:** Alteration and extension of existing building to provide a health hub (Use Class E(e)) with associated external works**Town Council Response: Support****PA25/09059****APPROVED****Applicant:** Hawkins Motors Ltd**Location:** Hawkins Motors Woodland Road St Austell Cornwall PL25 4RA**Proposal:** Demolition of Existing Car Showroom/Workshops and Erection of New Car Showroom/Workshop Building.**Town Council Response: No objection.****PA25/09083****APPROVED****Applicant:** Mrs Melissa Goodchild**Location:** 1A Dennison Avenue St Austell Cornwall PL25 3HD**Proposal:** To replace the existing conservatory. Extend a single story extension to the rear of the property to extend our living space and create an extra downstairs bedroom in the current living room.**Town Council Response: No objection.**

**PA25/08985**

**APPROVED**

**Applicant:** Mr and Mrs Dixon

**Location:** 27 Gowan Road St Austell Cornwall PL25 3JP

**Proposal:** Proposed two-storey side/rear extension

**Town Council Response: No objection.**

**PA26/00249            S52/S106 and discharge of condition apps**

**Applicant:** Mr Timothy Baily

**Location:** 3 Market Hill St Austell Cornwall PL25 5QA

**Proposal:** Submission of details to discharge Condition 3 - Materials in respect of Decision Notice PA25/02460 dated 30.06.2025.

**Town Council Response: No objection.**

