

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

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

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

**P/25/137) Apologies for absence**

Apologies for absence were received from Councillors Gray and Stephens.

**P/25/138) Declarations of Interest**

None.

**P/25/139) Dispensations**

None.

*\*\*Councillor Lingham arrived to the meeting\*\**

**P/25/140) Minutes from the Meeting dated 2<sup>nd</sup> February 2026**

Councillor Kimber asked that it be noted that he had submitted his apologies for the meeting.

It was **RESOLVED** that the minutes of the meeting dated 2<sup>nd</sup> February 2026 be approved and signed as a correct record.

*\*\*Councillor Lanxon arrived to the meeting\*\**

**P/25/141) Matters to note**

The Clerk advised that an expression of interest for the Town Council to produce a Neighbourhood Priority Statement (NPS) had been submitted to Cornwall Council. (Minute Number P/25/134).

Arising from two questions, the Clerk advised that Treveth has not yet clarified the detail of the Section 106 agreement for the Penwinnick Road site and it is understood that Cornwall will not benefit from the £150m Pride in High Streets Government funding.

**P/25/142) Public participation**

None.

**P/25/143) Dan Thairs – Cornwall Council**

The Chair welcomed Dan Thairs, Strategic Commissioning Lead (Accommodation with Care) to the meeting.

Mr Thairs advised that in April 2025, outline planning permission was approved for a 77-unit scheme with 37 parking spaces at the Karenza site on Truro Road. He advised that they are about to go out to tender to commission a developer to build the care scheme and a provider to run the service. He advised that the service will provide dedicated 24/7 care and have access to enhanced community facilities such as a canteen, a Doctor and chiropodist. Mr Thairs advised that they will re-engage with the Town Council when the next stage of the planning process is reached. Mr Thairs advised that they hope to have full planning by the end of 2027 with a build out of approximately 2 years and the Town Council will be kept updated throughout this period.

During discussion, Members raised the following:

- General support for an extra care scheme in St Austell
- Whether Live West have been approached to run the service
- Welcomed the proposed enhanced community service
- Strong concern with regard to the right turn onto the busy A390 into and out of the site
- The need to protect key trees on the site

### **P/25/144) Developer Meetings**

The Clerk advised that Persimmon Homes has asked the Town Council if it would be agreeable to a pre-application meeting with no press or public present to discuss the proposed Gewans Farm development and asked for Members' views.

During discussion, it was strongly suggested that although the Town Council welcomes preliminary discussions with developers, they should always take place in public.

It was **RESOLVED** that the Town Council's Planning and Regeneration Committee welcomes engagement with landowners and planning agents about significant developments but believes that in the interest of transparency and openness such meetings should always be held in public.

### **P/25/145) Planning Applications**

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

It was **RESOLVED** to make no objection to this application subject to the construction being in brick.

- 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).

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

- Over ambitious for the site
- Over development of the site
- Over bearing of the site
- Overlooking issues

- Poor access off Treverbyn Road
- 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.

It was noted that this application has been determined.

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

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

- 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.

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

- 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).

It was **RESOLVED** to support in principle the development of the site, however we believe that it is impossible to pass a comment on numbers for the size of the site at this stage. We would like to see a tree survey undertaken and Mr Leather's comments considered carefully.

- 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.

It was **RESOLVED** to make no objection to this application subject to the comments of the Historic Environment Officer and Police being followed as fully as possible.

- 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.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer's approval.

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

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

### **P/25/146) Premises Licence Applications**

*Walkers Restaurant Ltd, 11 Truro Road, St Austell*

It was **RESOLVED** to support the licence application for the sale of alcohol to be consumed on the premises accompanying a meal.

### **P/25/147) Planning Decisions**

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

### **P/25/1487) Cornwall Council – Urgent Delegated Planning Decisions**

None.

### **P/25/149) St Austell Town Centre Revitalisation Partnership**

The Clerk advised that the Town Revitalisation Investment Programme (TRIP) projects in the town centre should be completed during the week when all the pots will be installed and soil in place ready for planting.

Arising from a question, the Clerk confirmed that the roof top garden project will not be considered without large scale Government funding.

### **P/25/150) Local Plan**

The Clerk advised that Cornwall Council officers are not yet ready to share their response to the National Planning Policy Framework (NPPF) consultation until it has been shared with their Members.

During discussion, it was agreed that the Town Clerk should draft a response to the NPPF consultation paper, in consultation with the Chair and Vice-Chair, supporting Cornwall Council's submission if it is available before the deadline of 10<sup>th</sup> March 2026.

Councillor Brown advised that he had attended a recent on-line presentation on the NPPF and recommended that Members of the Committee have a look at the presentation slides which are available on Cornwall Council's website. He advised that it is becoming very clear that Cornwall Council will take several years to be able to demonstrate a 5-year land supply which means that there will be little protection for development sites on the edge of St Austell. Councillor Brown added that the Government are considering Regional Spatial Strategies which will be a higher-level plan than the Local Plan.

Councillor Brown advised that due to a change of personnel at CALC, he has been asked to produce a note explaining the consultation undertaken with Town and Parish Councils during the Town Framework process. He added that he would like to see a similar process adopted by Cornwall Council for the Local Plan as the process worked well and he hoped that CALC could help with representations to Cornwall Council.

Councillor Brown advised that the Cornwall Planning Partnership has met recently and discussed the next steps in relation to the local plan. The Cornwall Growth Board is due to receive a detailed plan in the coming weeks.

Arising from the above, Councillor Kimber advised that there are a number of large scale sites on the boundary between Treverbyn and St Austell which, if developed, will have an impact on St Austell.

**P/25/151) Dates of Meetings**

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Tuesday 7<sup>th</sup> April 2026.

The meeting closed at 7.50pm.