

## St Austell Town Council

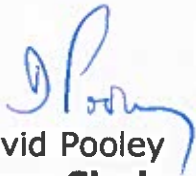


### **To: All Members of the Planning and Regeneration Committee**

(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 **Tuesday 7<sup>th</sup> April 2026** at **6pm**.



David Pooley  
**Town Clerk**

26<sup>th</sup> March 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> March 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. 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. **PA26/00521:** 46 Moorland Road, St Austell, PL25 5BS. Installation of an air source heat pump on the driveway of the property.  
**Ward: Central & Gover.**

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T9IL40FGGJH00>

- iii. **PA26/00526:** 43 North Street, St Austell, Cornwall, PL25 5QE. Construction of a toilet block with disabled access provision  
**Ward: Central & Gover.**

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T9IQM4FGGNP00>

- iv. **PA26/00683:** Land to the South-West of Avonwynn, Trembear Road, St Austell, PL25 5NA. Construction of 5 dwellings with garages with new access road with variation of condition 1 of decision notice PA23/06098 dated 17.07.24  
**Ward: Central & Gover.**

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T9U3JQFG1OU00>

- v. **PA26/01332:** 5 Lower Woodside, St Austell, Cornwall, PL25 5EQ. Proposed single storey extension to dwelling and associated works.  
**Ward: Central & Gover.**

<https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

- vi. **PA26/01352:** Land North of 31/33 North Street, St Austell, Cornwall, PL25 5QE. Application for permission in principle for the construction of 1 dwelling (minimum of 1, maximum of 1)  
**Ward: Central & Gover.**

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TB2JR8FG1YY00>

- vii. **PA26/01362:** 1 Orchard Close, St Austell, Cornwall, PL25 4NP. Prior notification for demolition of detached residential dwelling.  
**Ward: Poltair and Mount Charles.**

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TB2PKDFGJX300>

- viii. **PA26/01635:** 46 Chapmans Way, St Austell, Cornwall, PL25 4QU. Car port and small single storey side extension with associated landscaping works

**Ward: Poltair and Mount Charles**

<https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

- ix. **PA26/01686:** 11 Penmere Road, St Austell, Cornwall, PL25 3PE. Proposed single storey extensions to side and rear of existing dwelling including the conversion of existing integral garage.

**Ward: Bethel and Holmbush**

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TBSGCGFGLJI00>

- x. **PA26/01709:** 21 North Street, St Austell, Cornwall, PL25 5QD. Listed building consent for removal of existing cement-based render applications to front elevation, introduction of a 3-coat lime render application, introduction of a mineral paint system and introduction of new downpipe.

**Ward: Central & Gover.**

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TBTZVBFGMJM00>

- xi. **PA26/01087:** Pondhu House Penwinnick Road St Austell Cornwall. Listed Building Consent for the reduction and rebuilding of historic boundary wall for repair to prevent complete collapse due to structural instability.

**Ward: Central & Gover.**

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TAM6BPFGH6300>

## **8. Premises Licence Applications**

None.

**9. Planning Decisions**

**Pages  
7 to 8**

(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).

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

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

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

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

**12. Local Plan**

**Pages  
9 to 12**

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

- Cornwall Council update on the Local Plan process. (Attachment).

**13. Dates of Meetings**

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 18<sup>th</sup> May 2026.



**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 Karensa 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.



**ST AUSTELL TOWN COUNCIL**

**PLANNING AND REGENERATION COMMITTEE**

**7<sup>th</sup> APRIL 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

**PA26/00721** **Granted (CAADs, PIPs and LUs only)**

**Applicant:** Mrs Cynthia Hutton

**Location:** Calartha House Truro Road St Austell Cornwall PL25 5HN

**Proposal:** Application for Permission in Principle for the construction of up to 9 dwellings (minimum of 6, maximum of 9).

**Town Council Decision: Support in principle**

**PA25/09371** **APPROVED**

**Applicant:** Mrs Sophie Walker

**Location:** Old Orchard Bownder Vean St Austell Cornwall PL25 3DB

**Proposal:** Demolition of the existing single-storey rear extension and construction of a new two-storey rear extension to provide two first-floor bedrooms and a ground-floor annex with associated works.

**Town Council Decision: No objection**

**PA25/09203** **APPROVED**

**Applicant:** Mr Jason Golder

**Location:** 51 Ranelagh Road St Austell Cornwall PL25 4NS

**Proposal:** Raise the kitchen from single story to a 2 story with a flat roof so a bathroom can be added up stairs

**Town Council Decision: No objection**

**PA26/00052** **APPROVED**

**Applicant:** Mrs G White

**Location:** 84A Gover Road, St Austell, Cornwall, PL25 5NG

**Proposal:** Extension and alterations to dwelling

**Town Council Decision: No objection**

**PA25/09318** **APPROVED**

**Applicant:** Mr Rob Mainwaring

**Location:** 1 Church Street, St Austell, Cornwall, PL25 4AW

**Proposal:** Listed building consent for the upgrading of the existing PIV fan and extending associated ductwork to mitigate radon gas levels

**Town Council Decision: No objection**

## Sara Gwilliams

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**From:** Julie Calleya  
**Sent:** 11 March 2026 10:27  
**To:** CornwallALC Enquiries  
**Cc:** Training Cornwall ALC; Mary Gosling  
**Subject:** Local Plan and Local Councils involvement

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Information Classification: CONTROLLED

Dear Member Councils,

As the Cornwall Local Plan develops, CALC have been approached to request clarity from Cornwall Council on how and when Town and Parish Councils can engage with the process and be part of the conversation. CALC have been in discussion with the Head of Planning and Housing regarding this, and a full response is below. The response includes:

- Acknowledgement of Town & Parish Councils' role
- Explanation of how engagement will work
- Why this Local Plan engagement differs from the last
- Explanation of the role and limitations of Neighbourhood Priority Statements (NPS)
- Rollout plans and upcoming engagement
- How to contact the planning team
- Information about forthcoming Cabinet paper

Kind regards

**Lee Dunkley BA (Hons), MPhil, FSLCC**

County Executive Officer  
Cornwall Association of Local Councils



*The content of this email is intended for the named Council in membership of the Association and is based on the information provided at the time of the enquiry. The Association is neutral and unbiased and the advice given is for the benefit of the named council as a whole and the information provided is in line with current best practice. Details of the CALC Privacy Statement can be accessed from our website [www.cornwallalc.org.uk](http://www.cornwallalc.org.uk).*

Dear Lee

Further to our conversations please find below a note for you to circulate as you feel most appropriate to your membership.

Firstly, we fully respect and understand the wish of your member Councils to engage and contribute to the Local Plan. We welcome that and the commitment that individual Councils make to listening, contributing and working with us. We also know that burden is sometimes borne disproportionately by some individual members within Councils too – and we appreciate their passion and interest especially.

We understand that your members would like clarity on how they will be engaged with the Local Plan, as well as clarity on routes for contact, and why things might feel a bit different this time compared to the last Local Plan.

I apologise for the length of this note, but hope it goes some way to covering those points.

We recognise that there are clear differences between larger towns (significant precept, staffing level and asset base) and smaller parishes (less infrastructure, lower capacity). Impacts of developments can also vary and the local context is important in assessing this. We have to somehow navigate all those circumstances.

In summary, our proposal has three elements. Firstly, that we will continue to offer collective briefings via CALC (including the Planning Partnership and Large Councils Group) as and when you invite us or when a particular issue emerges that we think needs flagging. Secondly, we will continue what is effectively a standing offer to attend Town or Parish meetings by request. If that demand turns in to significant calls on time to attend multiple parishes in a short space of time, we might need to review with CALC how best to approach that. Thirdly, and perhaps most formally, we think the new Neighbourhood Priority Statements provide the strongest, clearest and most efficient route to collect and collate local Council input into the Local Plan. We also have a proposal for a further round of workshops focussed on towns, which we outline later in this letter in relation to Neighbourhood Priority Statement work.

I understand some Councils have also asked why engagement on this Local Plan differs to the last one.

On one level, we don't think we ever stopped having conversations or dialogue with many towns or parishes about planning and policy, especially in places where NDP conversations have continued. All those documents still form part of the development plan, even if the weight given to some policies is being overtaken by national ones.

However, in terms of direct comparison in terms of process, we have fundamentally different guidance and expectations from Government this time round. In the last Local Plan there was a lot of incremental work which fed in to town transport plans, allocations (via the Cornwall Site Allocations DPD or neighbourhood plans), and all the other wider work on neighbourhood plans too. This time the Government require us to a) find sites for a larger number of houses in the plan period; b) allocate to a much greater level of granularity (i.e. encompassing smaller sites and smaller settlements than last time); c) to do site allocation via the Local Plan in a single document at the same time as all the other policy preparation; and d) to do all that and get it to examination within a 30 month window rather than the 6 years we took to agree the strategic policies, the further 2 years to finish the Site Allocations DPD, then the further 4 years to secure the Climate Emergency DPD, or the many separate NDP processes that we have collectively run and concluded over the last 15 years.

Therefore, we will have to inevitably analyse sites in a more prescribed and filtered way, and we don't have the option in the same way of doing it over many years including via many different NDPs or a separate Site Allocations DPD. There is immense pride in some NDPs, but they also took huge amounts of volunteer time and commitment. We hope that the NPS route provides a clearer more achievable template for feedback and policy development, and evidence around infrastructure, including transport. So, in some ways, for the majority of places, we hope that it is a more proportionate and structured conversation. Also, the evidence of NDPs and other work is not lost – it all still exists, especially in terms of the local transport and green infrastructure studies which are a good platform for updating from.

Taking the NPS point forward, we think that Neighbourhood Priority Statements will be a useful vehicle for towns and parishes to inform the Local Plan. We have been undertaking some pilot studies and are grateful to the towns

and parishes involved. As a result, and taking into account feedback, we are expecting to roll the NPS process out to all parishes in spring.

Our experience in the pilot has been that NPS are relatively quick to produce (several parishes have completed them within 9 months) and the parishes who have taken part have found that they have been a really good way to engage with their communities and to think about what is important for their places in the future.

However, there are some caveats:

- a) NPS's were conceived by the last Government but the approach for them is not clearly articulated in latest guidance. However, we think the principle is still good and so are continuing with them.
- b) they do not form policy in their own right as NDPs do. They can only inform policy in the Local Plan. Practically that means contributing to evidence for strategic policies that are already proposed, or acting as a catalyst for, new strategic policies if a trend emerges. But, importantly they can also form an evidence base of local infrastructure needs. There may be rare occasions when there is a specific local issue of such consequence it needs its own policy.
- c) they cannot allocate or prevent allocation – they can provide context about constraints which can be taken in to account in allocations, but that difference is really important to be clear about.
- d) there is no funding – but, given how efficient the pilots are, that is not currently thought to be a barrier and the team have resources which are available, including templates, precedents from the pilots and standard surveys.

In summary, therefore, we think NPSs will be the main way for towns and parishes to feed in to the Local Plan. We are also working on a further round of facilitated workshops for next winter focussed on towns (but we recognise that in many places it could also be helpful to involve directly adjoining parishes via a cluster approach) to progress to the next level of more place specific detail. We have capacity for 24 sessions. We are preparing a briefing note on how we think this could practically work, and would intend to make better use of the local expertise and knowledge of clerks in arranging those sessions (in response to some of the feedback from last years events).

Some Councils have also asked for clarification on how best to contact us. General/new enquiries are best via [neighbourhoodplanning@cornwall.gov.uk](mailto:neighbourhoodplanning@cornwall.gov.uk) and we can re-direct from there. However, relationships are important and we accept that many parishes or towns will be comfortable emailing colleagues like Colleen O'Sullivan, Rob Lacey or me depending on who they have historically or most recently dealt with and that is fine too.

If there is further clarification required then please do let us know.

A paper will go to Cabinet on 18<sup>th</sup> March to set out the intended timetable for the Local Plan now that some of the relevant regulations have been published by Government. This paper includes the first initial report on the community engagement sessions of the last few months, with a more detailed report to follow shortly once the team have managed to finishing collating everything.

Link to report:

[Local Plan Update - Final Interim Report on Local Plan progress including Baseline report recommen.pdf](#)

Kind regards

Adam

**Adam Birchall | Head of Planning and Housing Policy  
Cornwall Council | Planning & Housing Service**

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