

St Austell Town Council

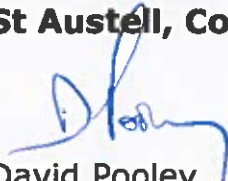


To: All Members of the Planning and Regeneration Committee

(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 18th May 2026** at **6pm**.



David Pooley
Town Clerk

12th May 2026

Tel: 01726 829859
E-mail: david.pooley@staustell-tc.gov.uk
Website: www.staustell-tc.gov.uk

AGENDA

- 1. Election of Chair**
- 2. Election of Vice-Chair**
- 3. Apologies for absence**

4. Declarations of Interest

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

5. Dispensations

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

6. Minutes from Meeting dated 7th April 2026

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

7. Matters to Note

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

8. 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.

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

- i. **PA26/01638:** 125 Chapel Field St Austell Cornwall PL25 3EN. Proposed construction of a porch and replacement of existing conservatory.
St Austell Bethel & Holmbush

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TBO5J7FGJWU00>

- ii. **PA26/01924:** 70 Retallick Meadows St Austell Cornwall PL25 3BY. Proposed conservatory removal and replacement 2 storey extension.
St Austell Bethel & Holmbush

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TC6TQIFGN4P00>

- iii. **PA26/02284:** St Austell Bus And Railway Station High Cross Street St Austell Cornwall PL25 4LA. Works to trees within a Conservation Area - felling of T51 (Torbay Pine), felling of T52 (Laburnum) and T53 felling of Macrocarpa.
St Austell Central & Gover

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCVCBSFGFL800>

- iv. **PA26/02342:** 8 Horse Whim Drive St Austell Cornwall PL25 3XB. Application for tree works within a TPO: To reduce T1 Sycamore and T2 Sycamore trees by 2-3m in width to clear paths. To remove basal epicormic growth. To remove 2-3m basal section of ivy from both trees.
St Austell Bethel & Holmbush

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TD4LDWFGLD000>

- v. **PA26/00370:** Buena Vista Gribben Road St Austell Cornwall, PL25 4ED. Reserved Matters application for the construction of a two-storey dwelling with integral garage (details following outline consent PA22/10570 dated 07.03.2023).
St Austell Poltair & Mount Charles

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T95UROFGGTM00>

- vi. **PA26/02529:** 7 Jubilee Meadow St Austell Cornwall PL25 3EX. Works to Tree covered by a Tree Preservation Order (TPO) - Oak - Remove to ground level.

St Austell Bethel & Holmbush

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TDJKO2FGFRC00>

- vii. **PA26/02519:** 14 Killyvarder Way St Austell Cornwall PL25 3DJ. Single storey extension to side of property and boundary.

St Austell Bethel & Holmbush

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TDJHSPFGFOR00>

- viii. **PA26/02680:** 70 Slades Road St Austell Cornwall PL25 4HF. Proposed rear extension & associated works with variation of condition 2 of decision notice PA25/07603 dated 29/12/2025.

St Austell Poltair & Mount Charles

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TDUWRYFGKSC00>

- ix. **PA26/02854:** 1 Church Street, St Austell Cornwall PL25 4AW. Listed building consent for the replacement of the internal ATM.

St Austell Central & Gover

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TE7C5ZFGKGF00>

- x. **PA26/02382:** Co-Op Moorland Road West Hill St Austell, PL25 5BS. Installation of new shopfront to facilitate subdivision of existing retail unit with alterations to the existing landscaping comprising new hardstanding, planting and cycle racks.

St Austell Central & Gover

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TD82U6FGFXD00>

- xi. **PA26/02979**: Land And Buildings South East Of 128 Clifden Road Clifden Road St Austell Cornwall. Change of Use of Annexe to form separate Dwelling.
St Austell Poltair & Mount Charles

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TED1P4FGG100>

10. Premises Licence Applications

None.

11. Planning Decisions

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(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. Cornwall Bus Conference – 24th June 2026

(Purpose: To nominate a representative to attend the Cornwall Bus Conference and consider making it an approved duty). [Cornwall Bus Conference | Let's Talk Cornwall](#)

16. Fountain House

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(Purpose: To consider correspondence from Cornwall Council with regard to Fountain House). (Correspondence attached).

17. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming Planning and Regeneration Committee meetings: Monday 15th June 2026 and Monday 20th July 2026.

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on TUESDAY 7th APRIL 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

P/25/152) Apologies for absence

Apologies for absence were received from Councillors: Bull, Kimber, Lingham and Stephens.

P/25/153) Declarations of Interest

None.

P/25/154) Dispensations

None.

P/25/155) Minutes from the Meeting dated 2nd March 2026

It was **RESOLVED** that the minutes of the meeting dated 2nd March 2026 be approved and signed as a correct record.

P/25/156) Matters to note

The Clerk advised that he had nothing to add.

Arising from a question, the Clerk **AGREED** to ask Cornwall Council if they would be prepared to share their full submission to the Government NPPF consultation.

Councillor Brown advised that he had attended an exhibition in St Stephens displaying some new Imerys clay trails.

P/25/157) Public participation

None.

P/25/158) Planning Applications

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

The Clerk advised that the Town Council resolved at their last meeting to make no objection to the application subject to the construction being in brick. The Planning Officer has since confirmed that the proposal has been amended to reflect this change.

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

- ii. **PA26/00521:** 46 Moorland Road, St Austell, PL25 5BS. Installation of an air source heat pump on the driveway of the property.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied there will be no significant noise impact on the neighbouring properties.

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

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

- 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

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

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

It was **RESOLVED** to make no objection to this application subject to meeting the requirements of South West Water.

- 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)

It was **RESOLVED** to make no objection to this application subject to continuing to meet the conditions set in 2008 where appropriate.

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

The Planning Officer advised the prior approval is not required.

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

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

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

- 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.

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

- 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.

It was **RESOLVED** to make no objection to this application subject to the recommendations of the Historic Environment Officer being followed.

- 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.

It was **RESOLVED** to make no objection to this application subject to the recommendations of the Historic Environment Officer being followed.

P/25/159) Premises Licence Applications

None.

P/25/160) Planning Decisions

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

P/25/161) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/25/162) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that the Regeneration Officer left the employ of the Town Council at the end of March which had coincided with the completion of the Town Centre Revitalisation Investment Programme (TRIP) projects. He advised that the grant funding from Cornwall Council for the Pump Track has been received and approximately £38,000 should be received within the next few days for the TRIP projects.

The Town Clerk advised that the Evergreen Investment Fund recently announced by Cornwall Council will not be a grant scheme. Early guidance issued indicates that it is an investment fund that will offer loans to businesses and community groups upon the production of a sound business case.

The Town Clerk advised that a date for the next Town Centre Revitalisation Partnership will be set once further information is received from Cornwall Council with regard to the Arts Centre, General Wolfe, Carlyon Road and the High Street Auction Fund. He suggested that focusing on the old part of the town might be a future project for the Partnership.

Arising from a question, the Clerk advised that the King's visit to the Market House was very positive and should put applicants in a good position when submitting further funding bids.

The Town Clerk advised that the two Community Infrastructure Levy (CIL) expression of interest applications had been declined. (Footpaths at The Meadows and Poltair Park and the lighting of the opes in the town centre).

Arising from a further question, the Clerk advised that he was not aware of the recent Ministerial visit to the town centre until it was reported on social media.

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

P/25/163) Local Plan

The Clerk referred to the e-mail dated 11th March 2026 from the Head of Planning and Housing Policy at Cornwall Council, enclosed with the agenda and the briefing note circulated earlier in the day outlining the proposals for community engagement events for the local plan 2050. The Clerk added Cornwall Council is keen for Town and Parish Councils to produce Neighbourhood Priority Statements (NPS) to inform the Local Plan but the detail is still unclear and only two pilot NPS have been published so far.

The Clerk advised that following the first community consultation event, Creative Kernow has produced a report identifying key issues for each CAP area and had been commissioned again to facilitate the next round of community engagement. The events are due to take place towards the end of the year and into 2027 and will involve evening events between 5.30pm and 7.30pm with up to 25 participants at each session.

Cornwall Council has asked each Town and Parish Council to provide a name and contact details for the key contact in the area, select a date for a community event and provide some suggestions of suitable accessible local venues for the event to take place.

Arising from the above the following issues were raised:

- Disappointment with the first round of public consultation and the report produced thereafter;
- Concern that Cornwall Council is unwilling to organise an engagement event(s) specifically for Town and Parish Councils;
- Concern that Creative Kernow (consultants) are working within CAP areas;
- Concern that an NPS might not carry much weight;
- The need for an informal meeting once more detail is known, possibly with the neighbouring parishes.

It was **RESOLVED** that the Town Clerk should write to Cornwall Council confirming the following:

1. The preferred date for a Community Event is 24th November 2026 or as close to that date as possible;
2. The Town Clerk is the key contact for the Town Council;
3. Chi Austel be nominated as a suitable venue.

It was **FURTHER RESOLVED** that:

1. the Town Clerk should write to Cornwall Council requesting that a Senior Planning Officer is assigned to St Austell Town Council as a single point of contact during the development of the Local Plan;
2. An informal meeting of the Planning and Regeneration Committee is convened to discuss the NPS process when more information is available.

P/25/164) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 18th May 2026.

The meeting closed at 7.13pm.

ST AUSTELL TOWN COUNCIL

PLANNING AND REGENERATION COMMITTEE

18th MAY 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.

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

PA26/00416/PRE

APPROVED

Applicant: Gillian Fletcher

Location: 6 Acorn Drive St Austell Cornwall PL25 3GU

Proposal: Exception notice for removal of Beech tree.

Town Council Response: Not consulted.

PA26/00574

APPROVED

Applicant: Mr Paul Campbell

Location: 8 Queens Road St Austell Cornwall PL25 4RQ

Proposal: Formation of a new parking area with associated boundary and drainage works.

Town Council Response: No objection.

PA26/00750

APPROVED

Applicant: Mrs Teresa Copping

Location: 21 Chy Pons St Austell Cornwall PL25 5DH

Proposal: 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.

Town Council Response: No objection.

PA25/01213/PRE

ADVICE GIVEN

Applicant: Ms R A Eldridge

Location: Land At OS Grid Ref 200422, 51913 Truro Road St Austell Cornwall.

Proposal: Professional pre application for a development of up to 20 dwellings.

Town Council Response: Not consulted.

PA26/01332

APPROVED

Applicant: Mr. and Mrs. Mitchell

Location: 5 Lower Woodside, St. Austell, Cornwall. PL25 5EQ

Proposal: Proposed single story extension to dwelling and associated works.

Town Council Response: No objection.

PA26/00526

APPROVED

Applicant: Margaret Larson

Location: 43 North Street St Austell Cornwall PL25 5QE

Proposal: Construction of a toilet block with disabled access provision.

Town Council Response: No objection.

PA26/01686

APPROVED

Applicant: Mr Chris Osborne

Location: 11 Penmere Road St Austell Cornwall PL25 3PE

Proposal: Proposed single storey extensions to side and rear of existing dwelling including the conversion of existing integral garage.

Town Council Response: No objection.

PA26/02284

Decided not to make a TPO (TCA apps)

Applicant: Mr Kai Rowlands

Location: St Austell Bus and Railway Station, High Cross Street St Austell Cornwall PL25 4LA

Proposal: Works to trees within a Conservation Area - felling of T51 (Torbay Pine), felling of T52 (Laburnum) and T53 felling of Macrocarpa.

Town Council Response: Not consulted.

PA26/01352
only)

Granted (CAADs, PIPs and LUs

Applicant: Mr Johan Steyn

Location: Land North Of 31/33 North Street St Austell PL25 5QE

Proposal: Application for Permission in Principle for the construction of 1 dwelling (minimum of 1, maximum of 1)

Town Council Response: Not consulted.

David Pooley

From: Sadik Miah <Sadik.Miah@cornwall.gov.uk>
Sent: 06 May 2026 10:55
To: David Pooley
Cc: Sarah Scoltock
Subject: Notification relating to a property asset in your town/parish: Fountain House, 1 & 1a Eastbourne Road, St Austell
Attachments: Fountain House, 1 & 1a Eastbourne Road, St Austell (2).docx
Follow Up Flag: Flag for follow up
Flag Status: Flagged

Information Classification: CONTROLLED

Dear David Pooley,

Notification relating to a property asset in your town/parish: Fountain House, 1 & 1a Eastbourne Road, St Austell

I've attached for your consideration a report regarding the above Council asset, which is situated in your town/parish.

Why are we contacting you?

The Council service responsible for the asset has determined that it no longer has an operational need to retain it. In these circumstances, the Council needs to consider the future of the asset, according to an established process.

The first step is to consider whether any other Council service requires the asset for operational purposes. If no such internal use is identified, alternative options may be considered, which include (but are not limited to):

- (i) Examining the potential to transfer the asset to a local council or community group where service delivery will be maintained or improved, or alternative community benefit is identified, as part of the Council's devolution programme.
- (ii) Disposal of the asset. If disposal is pursued, this may be via sale or lease on the open market or a range of other transfer options. This could include an option to sell or lease the asset to a local council or community group, where this is appropriate.

In the case of the above asset, no requirement for Cornwall Council to retain the asset has been identified.

The local Cornwall Councillor and Council officers have already been consulted as part of Cornwall Council's asset release process for their views.

Before Cornwall Council commences activity to dispose of the asset, we want to engage with your council to ensure that you have had the opportunity to provide any views that you may wish to express. The Council has a legal duty to obtain best consideration when disposing of its property,

therefore any transfer to a local council at lower than Market Value would need a justification to consider this as an option.

Please could you let us know within eight weeks of the date of this email if your council would have any interest in this asset. Your response will enable Cornwall Council to understand your Council's interest before we take further actions.

It would be appreciated if you could respond using the form below, even if it is to indicate that your council has no interest in the asset.

If no response is received by this deadline date, it will be assumed that your council has no interest and it is likely that Cornwall Council would then proceed with activity to dispose of the asset.

What happens next?


- (i) If your council has no interest in the property, please use the form below to confirm that this is the case.
- (ii) If you would like to express interest in the asset, please confirm this by the deadline and include a brief explanation of the intended use of the asset in the form below. Where in exceptional circumstances additional time is required to enable your council to meet to make a decision on this matter, please let us know before the consultation deadline expires and confirm the date by which you will be able to respond.


Please provide your comments/queries below and email back to me (sadik.miah@cornwall.gov.uk):

Question	Response
Does your town/parish council have an interest in the asset?	<i>Please delete as applicable:</i> The town/parish council has an interest in the asset YES/NO
Please provide some brief details regarding the likely future use of the asset by your council.	<i>Please briefly comment below</i>

Thanks

Asset Management Group Briefing Document

	Comment
Site name and address	Fountain House, 1 & 1a Eastbourne Road, St Austell, PL25 4SZ
UPRN	00606
Directorate	Property Operational
Property Description	<p>Service moved out of the building on 31/03/2026. Property has been used for mental health facility, however, is a converted residential property.</p> <p>2 storey stone clad building with a series of small, divided rooms. Located on the main road towards the town centre, but at a busy junction and has no parking</p>
Plan Insert or attach	

<p>Photograph Insert or attach</p>	
<p>Recommendation</p>	<p>If there is no further service requirement, follow the asset release process.</p>
<p>Surveyor</p>	<p>Phil Jones</p>
<p>Date prepared</p>	<p>16/04/2026</p>