

St Austell Town Council

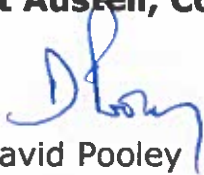


To: All Members of the Planning and Regeneration Committee

(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 20th July 2026** at **6pm**.



David Pooley
Town Clerk

14th July 2026

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

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 15th June 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

- i. **PA26/02062:** 1 Boscoppa Road, St Austell, Cornwall, PL25 3DR. Proposed self-build replacement bungalow.
Ward: Bethel & Holmbush

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

- ii. **PA26/02202:** 63 Edgcumbe Green St Austell, Cornwall, PL25 5EE. Re-position bedrooms, extend for new lounge and alter porch.
Ward: Central & Gover

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

- iii. **PA26/03499:** 5-7 Victoria Place, St Austell, Cornwall, PL25 5PE. Change of use of building to house of multiple occupancy (HMO).
Ward: Central & Gover

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

- iv. **PA26/03500:** 5-7 Victoria Place, St Austell, Cornwall, PL25 5PE. Listed Building Consent for change of use to house of multiple occupancy (HMO).
Ward: Central & Gover

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

- v. **PA26/03711:** 16 Trenance Road, St Austell, Cornwall, PL25 5AJ. Proposed front porch and single storey rear extension.
Ward: Central & Gover

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

- vi. **PA26/04157:** Land North of 32 Brockstone Road, Brockstone Road, Boscoppa, Cornwall. Creation of new access, proposed dwelling and associated works with variation of Conditions(s) 11 of decision notice PA23/01424 dated 08.08.2023.
Ward: Bethel & Holmbush

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

- vii. **PA26/04235:** Land South of Hill House Farm, Bodmin Road, St Austell, PL25 5AG. Application for Permission in Principle for the construction of up to 1 dwelling (minimum 1, maximum of 1).
Ward: Central & Gover

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

8. 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).

This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public.

9. Cornwall Council – Urgent Delegated Planning Decisions

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

10. Premises Licence Applications

**Pages
11 to 18**

(Purpose: To consider a licence application for The Booze Bay, 4 Fore Street, St Austell, Cornwall, PL25 5EN). (Attached).

11. Local Plan

**Pages
19 to 38**

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

- Designation Letter

12. PA25/06548 – Mixed use development, Former Council Offices, St Austell.

**Pages
39 to 40**

(Purpose: To note correspondence from the Planning Officer). (Attached).

13. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming meetings: Monday 17th August 2026)

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 15th June 2026 in White River Community Church, West Hill, St Austell, Cornwall, PL25 5ET at 6pm.

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

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

Councillor Brown, Chair welcomed everybody to the meeting and asked the Planning and Regeneration Committee members to introduce themselves.

P/26/18) Apologies for absence

Apologies for absence were received from Councillor Lingham.

P/26/19) Declarations of Interest

Councillor Marshall declared an interest in Planning Application Number: **PA26/03593** by virtue of being a near neighbour.

Councillor Whitehouse declared an interest in Planning Application Number: **PA26/03257** by virtue of his son being employed by the applicant.

The Chair advised that Planning Agenda Item 3 (Dispensations), Agenda Item 4 (Minutes of the meeting dated 18th May 2026) and Agenda Item 5 (Matters to Note) would be considered later and that Agenda Item 8 (i) Planning Application **PA26/02774** would be considered next.

P/26/20) Planning Applications

i. PA26/02774: Land South East of Gewans Farm, Tregorrick Road, Tregorrick, St Austell. Outline Planning Permission for residential led development of up to 325 residential units (Use of Class C3) including preparatory works and demolition of existing farmstead at Higher Tregorrick Farm, as necessary; with associated landscaping works and public realm; other open space including parks, amenity green space, natural and semi-natural green spaces, equipped and natural play spaces; associated infrastructure and internal access roads with all matters reserved except for detailed access off Tregorrick Road and other associated highway works.

The Chair advised that the application will be considered as follows:

- Representatives of Persimmon Homes will be asked to provide their presentation;
- Questions to the developers from the public, Pentewan Valley Parish Council, local Cornwall Councillors and Town Councillors;
- Comments from the public, Pentewan Valley Parish Council, local Cornwall Councillors and Town Councillors;
- The Town Clerk will comment on the planning application;
- Town Councillors will debate and agree their response to the consultation.

The Chair advised that the St Austell Town Council is a planning consultee and that the recommendation from the Town Council's Planning and Regeneration Committee will be sent to Cornwall Council who will determine the application. He added that the application is in the Parish of Pentewan Valley Parish Council and that the Town Council has received a dispensation to provide its recommendation to Cornwall Council later than the deadline originally imposed as it had been missed off the original consultation list.

The Chair invited Chris Thorn and Robbie Brown from Persimmon Homes to provide their presentation. They explained that the application is an outline planning application with all matters reserved except for highways access details. They highlighted the consultation and pre-planning work undertaken and advised that the detailed design would follow if the outline application is approved. They advised that Cornwall has a 3.9 year housing supply so was not currently meeting its target set by the Government. It was anticipated that the scheme would include:

- Approximately 325 dwellings with open space and orchards on the west of the site;
- 35% affordable dwellings, approximately 50% of which would be shared ownership and 50% social housing for rent;
- Highways improvements;
- 10% biodiversity net gain;
- S106 contributions towards highways, education and possibly health;
- Public open spaces and walking and cycling links.

The Chair invited questions from members of the public, parish council representatives, Cornwall Councillors and Town Councillors. Topics raised included:

- Land ownership – it was explained that the developer had an option on the land
- Position and location of affordable housing – the developer advised that affordable housing would be pepper potted around the site;
- The need for suitable housing for local people;
- Access to Gewans Farm;
- Traffic survey quality and timing;
- The number expected to live on the estate and the number of vehicle movements;
- Proximity of dwellings to Gewans Meadows;
- Connections with Gypsy Lane;
- Flooding and sewerage measures;
- Lighting;
- Archaeological investigations;
- Contaminated land remediation measures

Councillor Kimber left the meeting during the following statements

The Chair invited statements from the public, parish councils and Cornwall Councillors. The points made included:

- The impact on the lanes and junctions in the area including Sawles Road, Tregorrick Road, Duporth Road, the access to Gewans Farm and the junctions at either end of Porthpean Road;
- The inadequacy of infrastructure including sewerage, drainage, health services, education and highways;

- The conflict with the Site Allocation DPD and emerging Neighbourhood Development Plan for Pentewan Valley Parish;
- The need for the public to make representations to Cornwall Council.

The Chair of Pentewan Valley Parish Council and the Vice Chair of St Austell Bay Parish Council outlined their Councils' responses.

The Cornwall Councillors Ashton, Mustoe and Yelland each made statements opposing the application.

The Town Councillors debated the planning application and the merits of a succinct response as opposed to a detailed response. They highlighted the need for housing, the visual impact of the proposals, the risk of reductions in affordable housing due to viability tests, the impact on education establishments, pressures on existing infrastructure and the inadequacy of local highways and the traffic assessments undertaken.

It was suggested that the Cornwall Councillors should arrange a joint site visit with the Highways Officer to view the road issues identified by residents and others in view of the level of concern regarding the potential impact on the road network.

It was **RESOLVED** to strongly object to the application by 7 votes for and 2 votes against on the grounds of:

- The proposed highways/access for both the direct routes and feeder routes around the site being totally unsuitable as they are predominantly single width lanes which will not be able to cope with a significant increase in traffic flows and are unsuitable for access by emergency vehicles;
- Loss of good quality agricultural land (Grade 3a), open countryside and the green belt between Pentewan Valley and St Austell;
- Lack of infrastructure in a town that is already overstretched;
- The site not being identified in the current Site Allocation DPD for St Austell and being contrary to the favoured development areas in the emerging Pentewan Valley Parish Council Neighbourhood Development Plan.

P/26/21) Recess

The Chair advised at 8.40pm there would be a short recess.

P/26/22) Planning Applications

ii. **PA26/03124:** Tregarth House, 33 Bodmin Road, St Austell, PL25 5AE. Proposed change of use of hotel (Use Class C1) to childcare centre (Use Class E(F), alterations to parking area and associated works.

The applicant, Alice Lewis advised that Baby Bugs Nursery is having to leave its current premises at Tregonissey Close due to the poor state of repair of their premises. She outlined the history and ethos of the Nursery and the plans to relocate to Tregarth House.

She acknowledged the proximity of the building to the busy Bodmin Road and the need to ensure that there are robust safety measures in place for the traffic and pedestrian movements to and from the nursery. Ms Lewis advised that the local Cornwall Councillor, Jack Yelland, is supportive of the application.

During discussions, Councillors referred to the busy road and suggested that suitable signage should be erected to reflect the presence of children.

It was **RESOLVED** to support this application subject to signage being erected to reflect the presence of children.

P/26/23) Cornwall Council – Enforcement Matters

The Chair advised of local concerns about works undertaken at the land south of Aspen Drive which were considered contrary to conditions 7 and 8 of the planning approval for Planning Application: **PA22/09143** and that Cornwall Council's Enforcement Team has agreed to investigate. The Chair added that the removal of hedgerows during the nesting season has been referred to the Police Rural Crime Unit.

A local resident advised that the site was very overgrown with deer regularly seen. Following the clearance of the site, there is now no wildlife and there are concerns that the Japanese Knotweed at the top of the site will spread into neighbouring gardens.

It was **RESOLVED** to note the update and instruct the Clerk to make further representations to Cornwall Council to undertake strong enforcement action and to ensure the Japanese Knotweed is properly dealt with.

P/26/24) Minutes of the meeting dated 18th May 2026

It was **RESOLVED** to approve the minutes of the meeting dated 18th May 2026 subject to the word "affect" on page 3 being amended to "effect".

P/26/25) Planning Applications

- iii. **PA26/03192:** 39 Roslyn Close, St Austell, Cornwall, PL25 3UN. Change of use of garage into entrance hall, family room, utility and wc.

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

Councillor Whitehouse reiterated his interest and took no part in the discussion or voting on the following item

- iv. **PA26/03257:** 20 Mount Charles Road, St Austell, Cornwall, PL25 3LD. Siting of two storage containers to rear of tyre service station, erection of security fence to part rear boundary, associated access paths and new access door in rear elevation of existing building.

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

Councillor Marshall reiterated his interest in the following and left the meeting

- v. **PA26/03593:** 26 Beech Road, St Austell, Cornwall, PL25 4TS. Application for Permission in Principle for the construction of up to 5 dwellings (minimum of 5, maximum of 5).

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

P/26/26) Matters to note

The Clerk advised that he had no matters to add to the minutes considered earlier.

In response to a question the Clerk advised that the General Wolfe and Globe Yard had been sold at auction, but the name of the purchaser was not yet in the public domain.

The Clerk **AGREED** to ask Cornwall Council when the details of the purchase will be revealed to the Town Council.

In response to a further question, the Deputy Clerk advised that she would invite Classic Builders to a future meeting of the Town Council to update Members on the Trinity Street works.

P/26/27) Planning Decisions

Further to minute number: **P/26/11** the Town Clerk advised that Gavin Smith, Development Management Group Leader in the Planning Service at Cornwall Council has advised that Town and Parish Councils are not consulted on the following:

- Applications to discharge planning conditions
- Pre-applications
- Prior Notification applications

The Chair advised that he was not happy with this response and that he would follow this up with Mr Smith.

It was **RESOLVED** that the report of planning decisions be noted.

P/26/28) Cornwall Council – Urgent Delegated Planning Decisions

The Town Clerk advised that Cornwall Council's Planning Officer had issued a 5-day protocol letter in relation to planning application PA26/01924 – 70 Retallick Meadows. The Chair and Vice Chair opted to maintain the Town Council's objection, but the Officer over-ruled the Town Council and advised that the application would be approved under delegated powers.

*** Councillor Bull took the Chair for the next item ***

P/26/29) Cornwall Planning Partnership

Councillor Bull proposed that Councillor Brown be nominated by the Town Council to be considered for a place on the Cornwall Planning Partnership.

It was **RESOLVED** that the Town Council nominate Councillor Brown to be considered for a place on the Cornwall Planning Partnership.

*****Councillor Brown re-assumed the Chair*****

P/26/30) Premises Licence Applications

There were no premises licence applications to consider.

P/26/31) Local Plan

The Clerk advised that there was no progress on the Local Plan to report.

P/26/32) Dispensations

This item was not discussed but there were no dispensations granted.

P/26/33) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 20th July 2026.

The meeting closed at 9.15pm

ST AUSTELL TOWN COUNCIL

PLANNING AND REGENERATION COMMITTEE

20th JULY 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

PA26/02854

APPROVED

Applicant: Natwest Group
Location: 1 Church Street, St Austell, Cornwall, PL25 4AW
Proposal: Listed Building consent for the replacement of the internal ATM.

Town Council Response: Support

PA26/01087

APPROVED

Applicant: Miss Emma Rodgers
Location: Pondhu House, Penwinnick Road, St Austell, PL25 5DP
Proposal: Listed Building Consent for the reduction and rebuilding of historic boundary wall for repair to prevent complete collapse due to structural instability.

Town Council Response: No objection

PA26/02680

APPROVED

Applicant: Ms Natalie Keen
Location: 70 Slades Road, St Austell, Cornwall, PL25 4HF
Proposal: Proposed rear extension and associated works with variation of condition 2 of decision notice PA25/07603 dated 29/12/2025

Town Council Response: No objection

PA26/02529

WIHDRAWN

Applicant: Mrs Jenny Monaghan
Location: 7 Jubilee Meadows, St Austell, Cornwall, PL25 3EX
Proposal: Works to Tree covered by a Tree Preservation Order (TPO) – Oak – Remove to ground level

Town Council Response: No objection

PA26/02979

APPROVED

Applicant: Mrs Sonia Andrews

Location: Land and Buildings South East of 128 Clifden Road,
Clifden Road, St Austell, Cornwall, PL25 4PA

Proposal: Change of use of annex to form separate dwelling

Town Council Response: No objection

PA26/02519

APPROVED

Applicant: Mr C McEwan

Location: 14 Killyvarder Way, St Austell, Cornwall, PL25 3DJ

Proposal: Single storey extension to side of property and boundary
wall

Town Council Response: No objection

PA26/03593

GRANTED

Applicant: Mr Stuart Dewey

Location: 26 Beech Road, St Austell, Cornwall, PL25 4TS

Proposal: Application for Permission in Principle for the construction
of up to 5 dwellings (minimum of 5, maximum of 5).

Town Council Response: No objection

PA26/03192

APPROVED

Applicant: Mr & Mrs Neil Whetter

Location: 39 Roslyn Close St Austell Cornwall PL25 3UN

Proposal: Change of use of garage into entrance hall, family room,
utility and w.c.

Town Council Response: No objection

New Premises Licence

Premises Details

Business/Premises Name *

The Booze Bay

Premises Address *

4 Fore Street St Austell Cornwall PL25 5EN

Telephone number at premises (if any)

Non-domestic value of premises. *

£ 0

Applicant Details

I/We apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Please state whether you are applying for a premises licence as:

a person other than an individual - as a limited company/
limited liability partnership

Applicant Details

If you are applying as a person described in one of the above please confirm: *

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

Other Applicant (Non Individual)

Name *

run civils ltd

Registered Address *

Address line 2

Address line 3

Other Applicant (Non Individual)

Town/City *

County

Postcode *

Registered Number (where applicable)

Description of applicant (for example partnership, company, unincorporated association, etc) *

Telephone Number *

Email *

Operating Schedule

When do you want the premises licence to start? *

If you wish the licence to be valid only for a limited period, when do you want it to end?

Please give a general description of the premises. *

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

Operating Schedule

What licensable activities do you intend to carry on from the premises? * (Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment, late night refreshment or supply of alcohol (please read guidance note 2) *

☐

a) Plays

☐

b) Films

Operating Schedule

- ☐ c) Indoor Sporting Events
- ☐ d) Boxing or Wrestling
- ☐ e) Live Music
- ☐ f) Recorded Music
- ☐ g) Performances of Dance
- ☐ h) Anything of a similar description falling under Music or Dance
- ☐ i) Provision of Late Night Refreshment
- ☐ j) Supply of Alcohol

d) Boxing or Wrestling Standard Times

Standard days and timings, where you intend to use the premises for boxing or wrestling entertainment. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

j) Supply of Alcohol Standard Times

Standard days and timings, where you intend to use the premises for the supply of alcohol. (please read guidance note 7)*
Please enter times in 24hr format (HH:MM)

Day *

Every Day
10:00

j) Supply of Alcohol Standard Times

22:00

j) Supply of Alcohol

Will the supply of alcohol be for consumption on premises or off premises or both? (please read guidance note 8) *

Off Premises

Is the premises used exclusively or primarily for supply of alcohol for consumption on the premises? *

No

State any seasonal variations for the supply of alcohol. (please read guidance note 5)

None. There are no seasonal variations. The supply of alcohol will be in accordance with the hours specified in this application throughout the year.

Please state any non-standard timings, where you intend to use the premises for the supply of alcohol at different times from the Standard days and times listed? (please read guidance note 6)

none

Designated Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form)

Title *

Mrs

First name *

Kirsty

Surname *

ElSayed

Street address *

Town/City *

County

Postcode *

Date of Birth *

Personal Licence Number (if known)

Designated Premises Supervisor

Issuing Licensing Authority (if known)

Adult Entertainment

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9). *

None

Opening Hours Standard Times

Standard days and timings, where the premises are open to the public. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *

Every Day

07:00

22:00

Opening Hours

State any seasonal variations. (please read guidance note 5)

NONE

Please state any Non-standard timings, where you intend the premises to be open to the public at different times from the Standard days and times listed? (please read guidance note 6)

NONE

Licensing Objectives

Describe the steps you intend to take to promote the four licensing objectives:

a) General - all four licensing objectives (b, c, d and e) (please read guidance note 10)

The prevention of crime and disorder Public safety The prevention of public nuisance The protection of children from harm

b) The prevention of crime and disorder *

A CCTV system will be installed and maintained, covering all public areas and entry/exit points, with recordings retained for a minimum of 28 days. Staff will be trained in responsible alcohol retailing and licensing law. An incident/refusal log will be maintained and made available to authorised officers upon request. Any disorderly, intoxicated, or anti-social

Licensing Objectives

behaviour will be managed promptly, and service of alcohol refused where appropriate. Staff will cooperate with the police and other responsible authorities

c) Public safety *

The premises will comply with all relevant fire safety, health and safety, and building regulations. Fire-fighting equipment and emergency exits will be maintained and kept unobstructed. Staff will receive appropriate training in emergency procedures. The premises will be maintained in a safe condition for customers, staff, and visitors. Occupancy levels will be monitored where applicable

d) The prevention of public nuisance *

Notices will be displayed requesting customers to respect local residents and leave the area quietly. Litter generated by the premises will be regularly collected and disposed of appropriately. Deliveries, collections, and waste disposal will be managed to minimise disturbance to neighbours. Any music or entertainment will be controlled to prevent noise nuisance. Staff will monitor the area immediately outside the premises where appropriate

e) The protection of children from harm *

A Challenge 25 age-verification policy will be operated. Acceptable photographic identification (passport, driving licence, PASS-approved card) will be required from anyone who appears under 25 years of age. Staff will receive training on age-restricted sales and the prevention of underage alcohol sales. A refusals register will be maintained. Children will not be permitted to purchase or consume alcohol.

Declarations

Declaration Type *

Sole Applicant - Individual or Other

Declarations

I have uploaded a copy of the plan of the premises. I have uploaded a copy of the consent form completed by the individual I wish to be designated premises supervisor, if applicable. I understand I must now advertise my application. I understand that if I do not comply with the above requirements my application will be rejected. Applicable to all individual applicants, including those in partnership which is not a limited liability partnership, but not companies or limited liability partnerships I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15)

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT. IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Declarations

Signature/Declaration of applicant or applicant's solicitor or other duly authorised agent (see Guidance Note 11 & 12). If signing/applying on behalf of the applicant, please state your name and in what capacity you are authorised to sign/apply. When submitting an on-line application form the 'Declaration made' checkbox must be selected.

☐ I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

☐ The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

Full Name *

Kirsty ElSayed

Date *

24/06/2026

Capacity *

Applicant

☐ Declaration made

Do you wish to provide alternative correspondence details? *

No

Email confirmation

On submission an email confirmation will be sent using the details below

Forename

Surname /Company Name

Email *

Telephone

run civils ltd

From: Michaela Pollard <michaela.pollard@cornwall.gov.uk> on behalf of Neighbourhood Planning <Neighbourhoodplanning@cornwall.gov.uk>
Sent: 06 July 2026 15:19
To: David Pooley; Neighbourhood Planning
Cc: Mark Mitchley
Subject: RE: Designation letter
Attachments: St Austell NPS Designation_St Austell NPS Map.pdf; St Austell NPS Designation_St Austell NPS Neighbourhood Area Decision.pdf; St Austell NPS Designation_St Austell NPS Parish Data Profile.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Information Classification: CONTROLLED

Hi David

Thank you for your email.

Please find attached our Decision Notice together with a map for your neighbourhood priorities statement. If you are unable to open the attachment, please contact me and I will send you a copy by post. Please can you promote the designation locally.

Please find attached your data profile for your parish.

If you require any further information, please do not hesitate to contact me.

Please complete our survey. Tell us how growth can make your area better/the changes that would improve your area.

[Planning for our future | Let's Talk Cornwall](#)

Michaela Pollard | Development Officer (Working Monday - Thursday)

Cornwall Council | Planning and Housing

michaela.pollard@cornwall.gov.uk | 01872 322222 ask for Michaela Pollard

www.cornwall.gov.uk | 'Onen hag oll'

Cornwall Council Planning, PO Box 676, Threemilestone, Truro, Cornwall, TR1 9EQ

**Be green, keep
it on the screen**

 **Stop preventable print**



From: David Pooley <David.Pooley@staustell-tc.gov.uk>
Sent: 22 May 2026 11:28
To: Neighbourhood Planning <Neighbourhoodplanning@cornwall.gov.uk>
Cc: Mark Mitchley <Mark.Mitchley@staustell-tc.gov.uk>
Subject: Designation letter

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Please find attached a designation letter for St Austell parish.

Regards

David

David Pooley FCPFA
Town Clerk
St Austell Town Council
Tel: 01726 829854

Email: david.pooley@staustell-tc.gov.uk

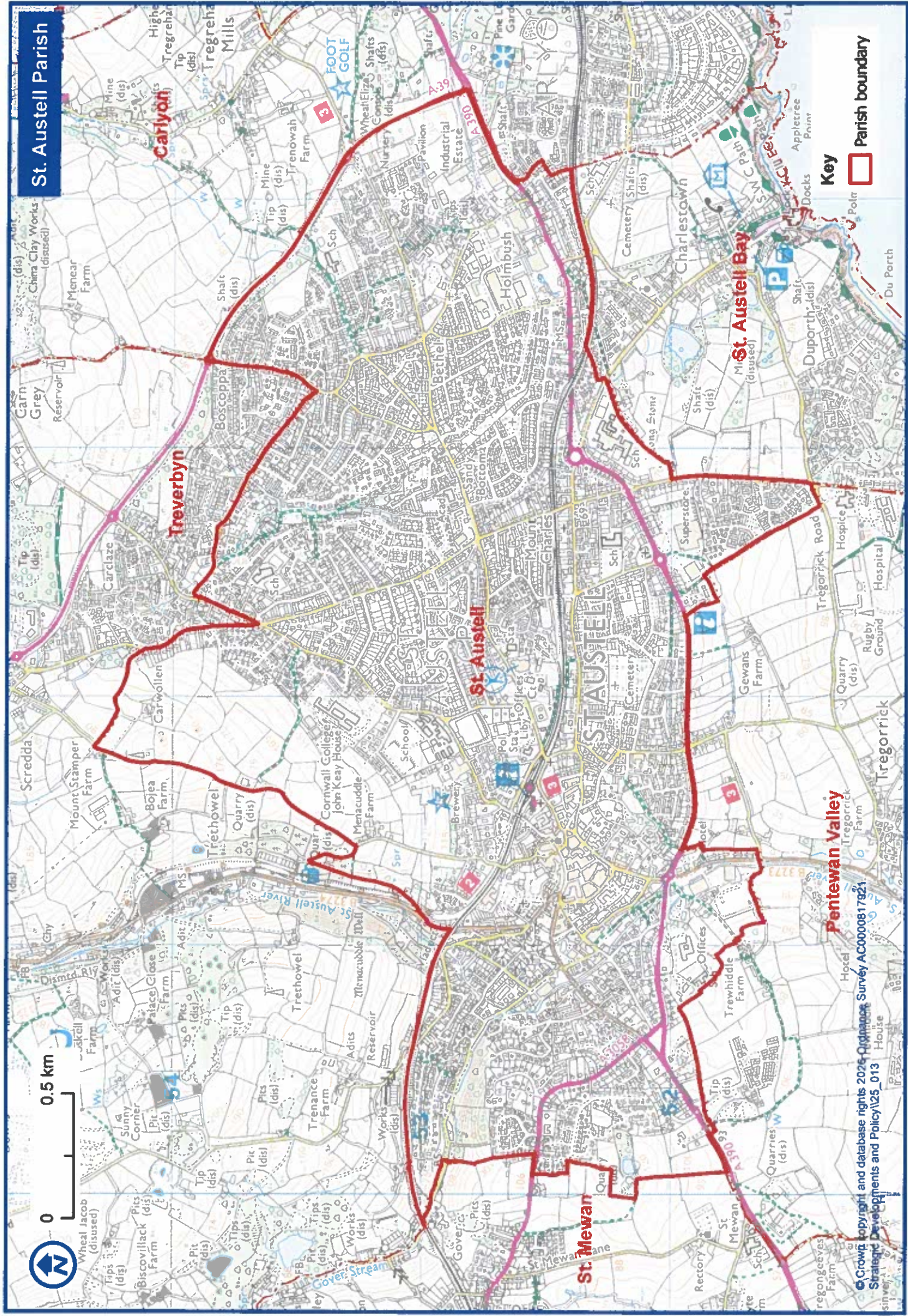
The Stable Block, Pondhu House, Penwinnick Road, St Austell, PL25 5DP



If your communication relates to a function which is the responsibility of either Cornwall Council or one or more of our neighbouring Parish Councils (Trevorbyn, St Mewan, Pentewan Valley, St Austell Bay or Carlyon Bay Parish Councils), we may share your personal information with the appropriate Council(s) and Councillor(s) in order to resolve your request. Your personal information will not be shared or provided to any other third party. For details of our Privacy Policy, please see our website www.staustell-tc.gov.uk

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St. Austell Parish



0 0.5 km

Key

Parish boundary

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Strategic Developments and Policy 013

Cornwall Council

Correspondence Address: Neighbourhood Planning Service, PO Box 676,
Threemilestone, Truro, TR1 9EQ
Email: neighbourhoodplanning@cornwall.gov.uk
Tel: 0300 1234 151
Web: www.cornwall.gov.uk



Applicant:

Mr David Pooley FCPFA
St Austell Town Council
The Stable Block
Pondhu House
Penwinnick Road
St Austell
PL25 5DP

Schedule 7 of the Levelling Up and Regeneration Act 2023 and paragraph 61G of the Town and Country Planning Act 1990 (as amended) and Neighbourhood Planning (General) Regulations 2012 (as amended).

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Priorities Statement as set out in the following application received on 22 May 2026 and accompanying plan(s):

Proposal:

The designation of the Parish of St Austell as a Neighbourhood Area

St Austell Town Council

DATED: 6 / 7 / 26

Louise Wood - Service Director Planning and
Housing

REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

The Cornwall Council has considered the proposed Designation of the Neighbourhood Area and finds that:

- The area proposed is appropriate to be designated as a Neighbourhood Area;
- The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act; and

It is therefore considered that the Designation of the Neighbourhood Area should be approved.

DATED: 6 / 7 / 2 6

Louise Wood - Service Director Planning and
Housing

St Austell Neighbourhood Priority Statement – Data Profile

This profile provides informative data to assist Towns / Parishes with their Neighbourhood Priority Statement. The majority of this data compares your area with the figures for Cornwall; in some cases, figures for parish level are not available and data for the relevant Community Area Partnerships (CAP) is given instead. Data is compiled from a number of sources including census data, planning data, council tax data and other sources. It will form part of the evidence base for your Neighbourhood Priority Statement.

In addition to the data in this document, you can find useful and locally specific health information for your community here [Joint Strategic Needs Assessment \(JSNA\) - Cornwall Council](#)

Key Data

Data Item	Parish	CAP	Cornwall
Population	20,954	48,791	570,249
Number of Dwellings*	9,789		287,330
New homes delivered 2014 – 2025 (% increase)	825 (9.2%)	2,290	30,761 (11.99%)
Housing Density (residences per hectare)	14	1.07	0.69
Affordable housing need (February 26)	1014 households		23,617 households

The density can indicate how rural a parish is, more urban areas will have a higher housing density.

** The total number of dwellings for Cornwall is based on Valuation Office Agency (VOA) Council Tax data, which records all domestic properties assigned to a Council Tax band for taxation purposes. Parish total is drawn from our internal data set. CAP data unavailable.*

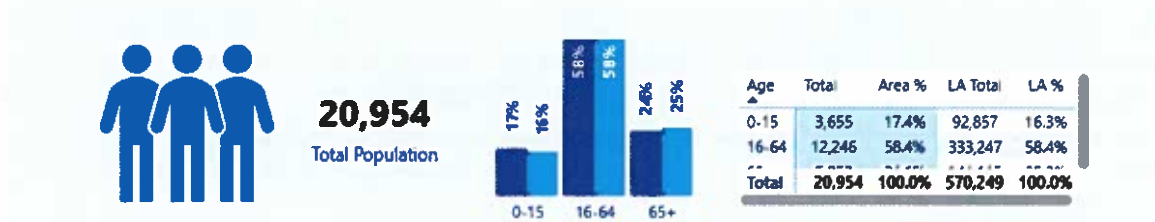
Demographics

This data will give you an overview of your parish's population distribution (with comparisons to the Cornwall level data) particularly the proportions of working age and over 65 populations. Current and projected population information can help to give you a better understanding of what kinds of services, housing, and economic needs that your parish has in the short and long term. Note that the population of the UK is expected to increase significantly¹ over the next 15 years, by almost 10%.

Population Age Profile

¹ [National population projections - Office for National Statistics](#)

Population Age Profile (Working Age Population)

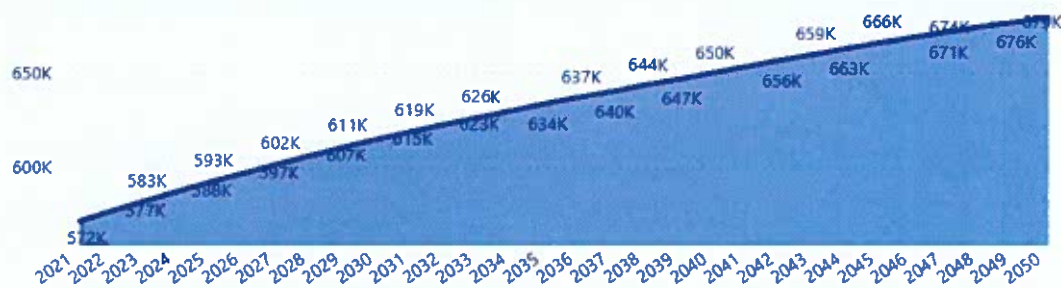


Population Trends

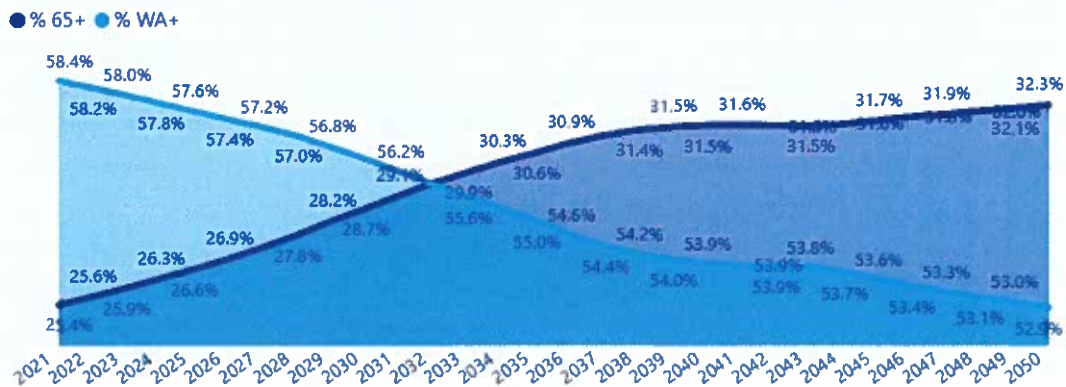
The graphs below, for Cornwall and your CAP, demonstrate the projected change in population distribution of working age and over 65s up to 2050 as well as the projected total population up to the same year.

Cornwall

POPULATION PROJECTIONS TO 2050 (EDGE ANALYTICS - LSOA TO CAP Best Fit)

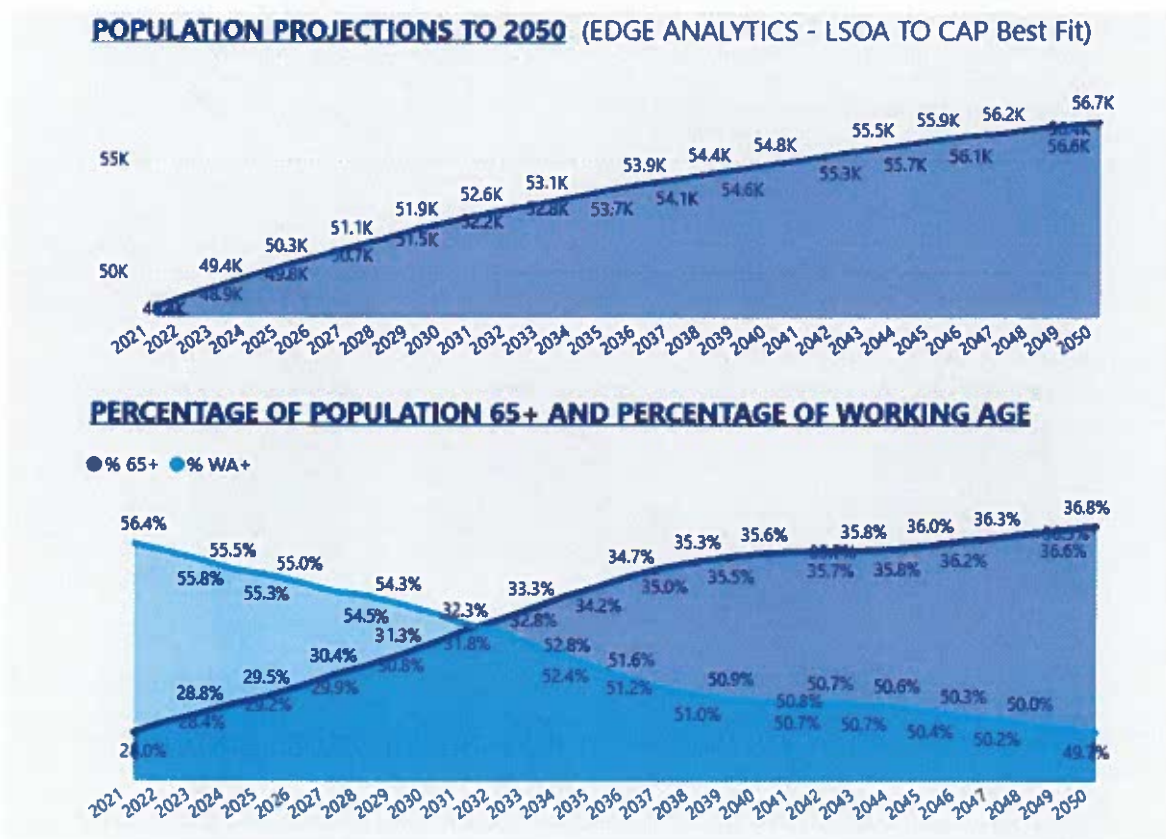


PERCENTAGE OF POPULATION 65+ AND PERCENTAGE OF WORKING AGE



It's easy to see that future projections for Cornwall indicate a significant decrease in the proportion of working age residents and a corresponding increase in the 65+ population over the 30 years. This will result in additional pressure on housing, facilities and services, as well as challenges for the economy. With higher demand on essential services there may not be sufficient workforce to support the economy and provide essential services. A higher percentage of elderly residents also means that more accessible and supported homes will be needed. To attract more workers to support the economy, we will be likely to need to build more affordable homes of all types.

Cornwall South CAP area



Housing

The following housing data will give you an insight into the homes in your parish (where available) compared to CAP level and Cornwall level. Information on types of home, including the number of bedrooms, density, size, tenure and house prices will help you to understand what already exists. Additionally, we will provide information on the number of affordable homes that exist in your area and the current level of affordable housing need. We'll also provide some information on the number

and type of new homes that have been built in your area and homes that have permission but have not yet been built.

Housing Stock

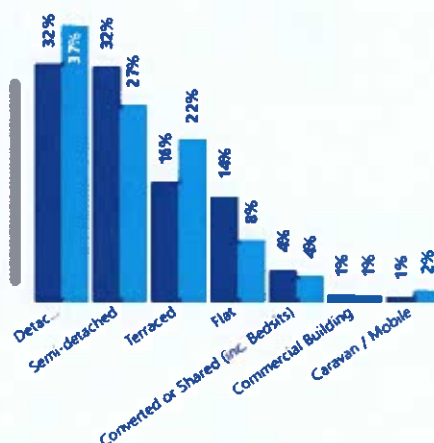


Total Number of Homes: 9,326

Detached, Semi or Terraced Homes: 79.9%

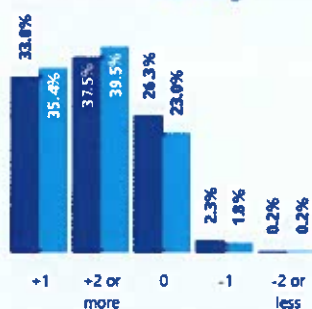
Housing Types

Attribute	Total	Area %	LA Total	LA %
Detached	2,982	32.0%	93,114	37.2%
Semi-detached	2,958	31.7%	66,428	26.5%
Terraced	1,507	16.2%	54,978	21.9%
Flat	1,319	14.1%	20,855	8.3%
Converted or Shared (inc. B...	398	4.3%	8,999	3.6%
Commercial Building	96	1.0%	2,325	0.9%
Caravan / Mobile	55	0.7%	1,076	1.0%
Total	9,326	100.0%	250,575	100.0%



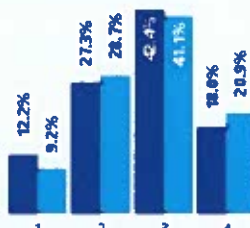
The majority of homes in the area are Detached, with 2982 homes of this type (32%). This compares to (37.2%) of homes of this type for Cornwall.

Occupancy Rating



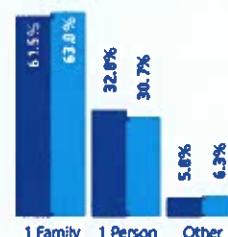
O. Rating	Total	Area %
+2 or more	3,497	37.5%
+1	3,151	33.8%
0	2,450	26.3%
-1	213	2.3%
-2 or less	22	0.2%
Total	9,333	100.0%

Bedrooms



Beds	Total	Area %
1	1,144	12.2%
2	2,549	27.3%
3	3,963	42.4%
4	1,686	18.0%
Total	9,342	100.0%

Household Types

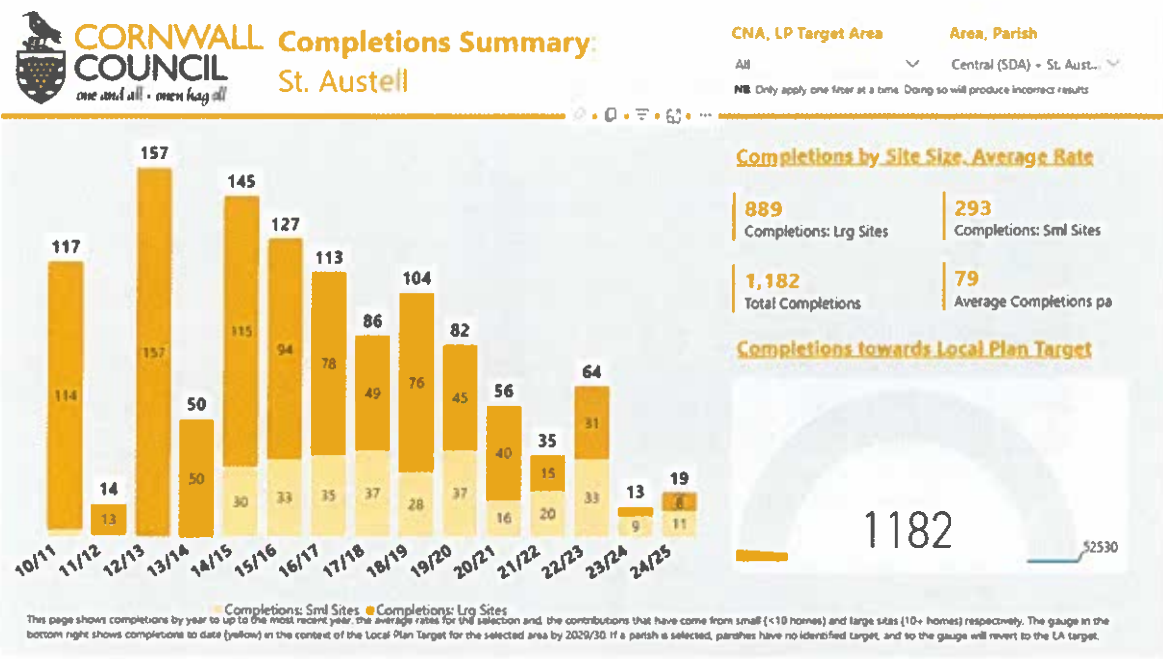


HH	Total	Area %
1 Family	5,752	61.5%
1 Person	3,066	32.8%
Total	9,356	100.0%

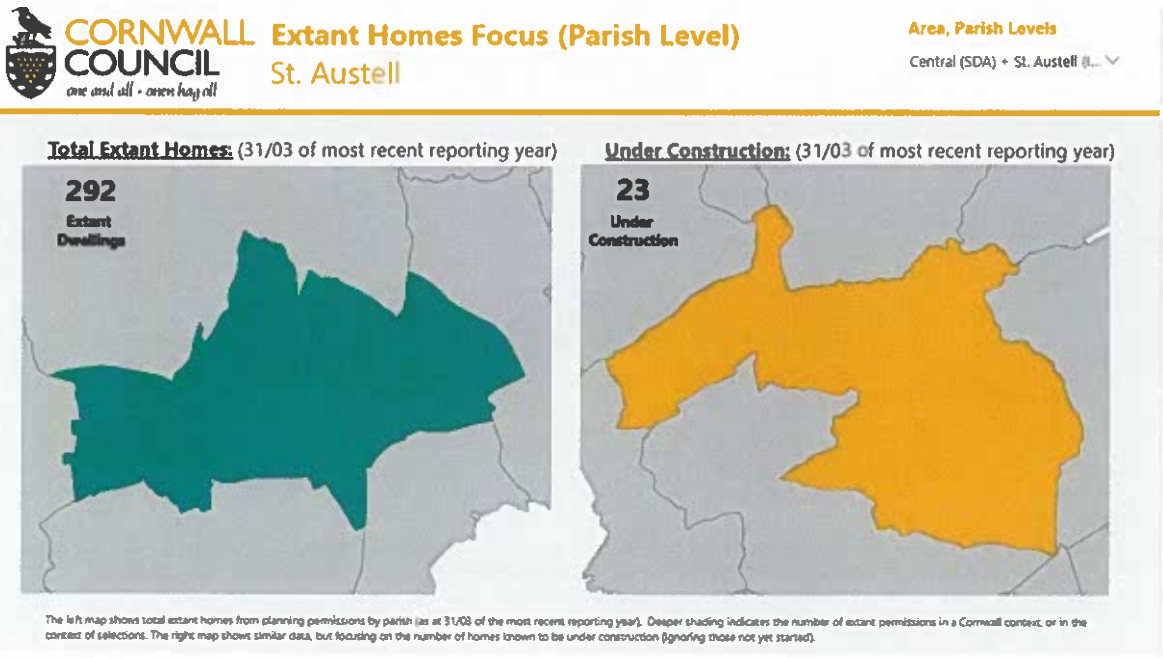
Occupancy Rating compares the number of bedrooms in a residents with the number of people in the household. It is used to illustrate if homes have enough bedrooms to accommodate their occupants. Positive figures indicate households may have more beds than required, while negative values indicate they must not meet their needs. The most frequent value in the census occupancy rating is +2 or more (3497) homes. This indicates most stock has more bedrooms than required by residents. The majority of housing stock is 3 Bedrooms with 3963 homes of this type. Most homes have 4 rooms (3463). The most common household size (number of people in a household) is 2, with 3463 homes housing 2 people.

The data in this table is based on the number of households rather than dwellings; we don't have the data for homes with no usual residents. Household size refers to the number of people in a household.

New Housing Delivery



Extant Homes



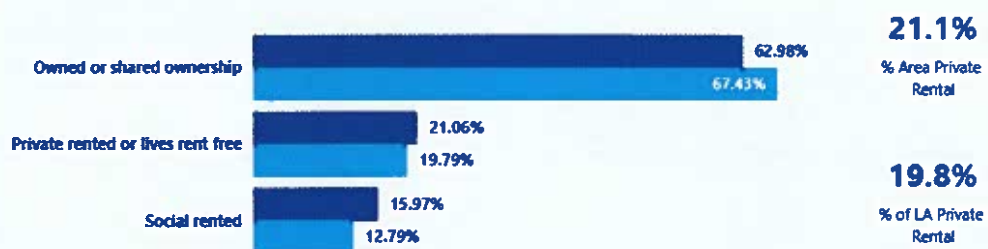
House Prices and Sales

Property Sales by Number of Bedrooms (Counts and Price)



Tenure of Home

Tenure of Homes

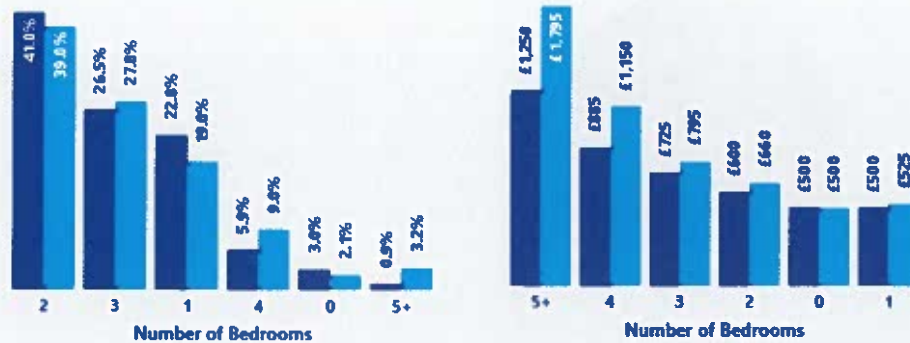


Most properties are Owned or shared ownership (5892, 63%). This compares to (67.4%) for Cornwall as a whole. There are 1970 private rental properties, (21.1%) compared to (19.8%) in the county as a whole

Private Rental Market

Private Rental Properties by Number of Bedrooms and Average Rental Price

Private Rental Properties: Number of Bedrooms (Counts and Price)



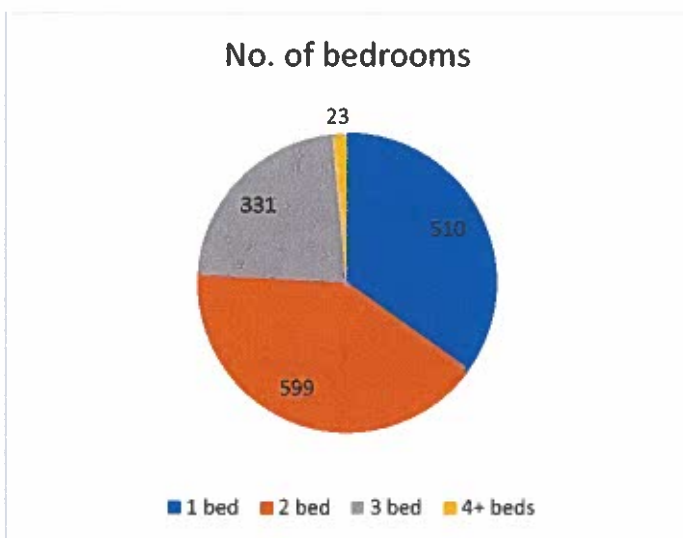
The above table (left) shows the number of private rental properties for the area, broken down by the number of bedrooms offered and equivalent prices at County level. On the right, the average (median) rental price per month for properties of each type are shown. It is important to consider how many properties average prices are drawing from, particularly at smaller geographies. The average price for a 3 bedroom rental property in the area is £725. The median price at Cornwall level for a similar property would cost approximately £795. This suggests that broadly, an average rental property in the area costs £70 less than the Cornwall average

Affordable Housing

Affordable housing need changes as applicants join and leave the Homechoice register. The figures below are a snapshot for your parish in February 2026.

Households on Homechoice with a Local Connection	1,014
Number of existing affordable homes (to rent)	1,463
Percentage of total housing stock	15.7%
Total Number of affordable lettings (last 5 years)	290

What kind of homes are affordable housing applicants eligible for in St Austell parish?



Tourist Accommodation

Short Term Rentals (STRs) - tourism focused rents listed on AirBnB & Vrbo



183
Short-term
rents active in
past year

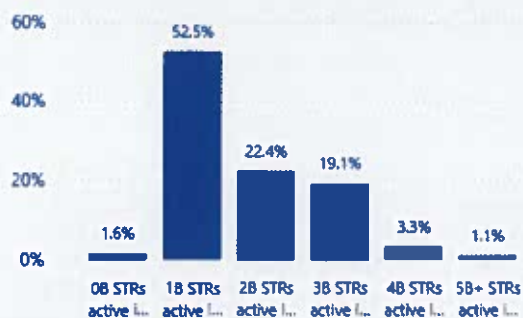


162
Short-term
rents active 1yr
ago



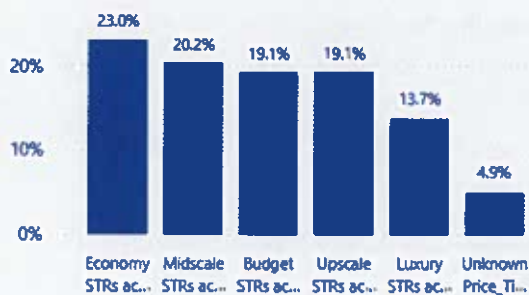
21
Gain or loss of
short-term rents in
1 year

Short-Term Rentals active in the last year (by number of Beds)



Beds	No. STRs
0B STRs active in last year	3
1B STRs active in last year	96
2B STRs active in last year	41
3B STRs active in last year	35
4B STRs active in last year	6
5B+ STRs active in last year	2
Total	183

Short-Term Rentals active in the last year (by price tier)



Price Tier	No. STRs
Economy STRs active in last year	42
Midscale STRs active in last year	37
Budget STRs active in last year	35
Upscale STRs active in last year	35
Luxury STRs active in last year	25
Unknown Price_Tier STRs active in last year	9
Total	183

Other Tourist-focused Accommodation*

Hol. Accom.	Number
Holiday Let	21
B&Bs	6
Hotel	1
Holiday/Camp Sites	0

* Note that due to the nature of the original datasets, there may be some double counting between the figures in the left table and those sourced from AirBnB/Vrbo. This is because we have not yet been able to establish for example which of the 'B&B' properties are let by AirBnB specifically.

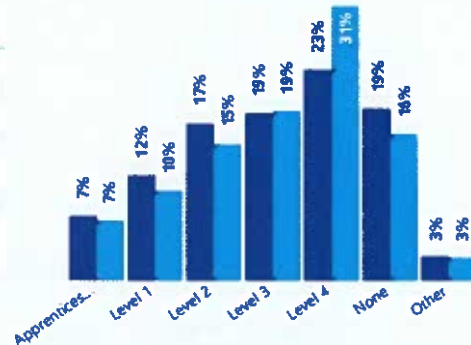
Economy

The following economy data provides information on the economic activity of your population, the types of occupation, and number of service facilities in your parish. This data can help for you to understand what kind of economic development you may need to improve economic activity and sustainability in your area.



Qualifications

Qualification Lvl	Total	Area %	LA Total	LA %
Apprenticeship	1,220	7.1%	31,455	6.6%
Level 1	2,014	11.7%	47,665	10.0%
Level 2	3,009	17.4%	72,356	15.2%
Level 3	3,215	18.6%	89,932	18.8%
Level 4	4,058	23.5%	145,914	30.6%
None	3,304	19.1%	77,912	16.3%
Other	461	2.7%	12,171	2.5%
Total	17,281	100.0%	477,405	100.0%

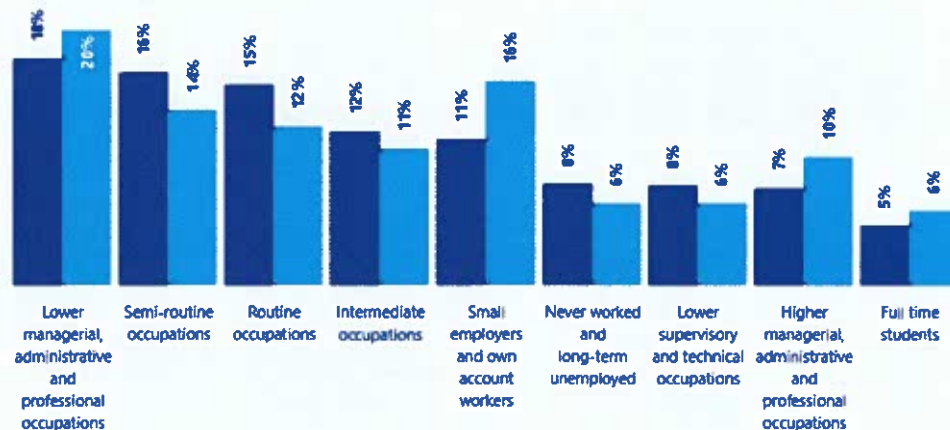


Economic Activity



Economic Activity	Total	Area %	LA Total	LA %
Active: In Employment	8,921	51.57%	254,214	53.3%
Economically inactive	7,892	45.62%	210,805	44.2%
Active: Unemployed	486	2.81%	12,372	2.6%
Total	17,299	100.00%	477,391	100.0%

National Statistics Socio-economic Classification (NS-SEC)



Economic activity is for all persons aged 16 and over. The economically inactive will include retired residents, students and other persons not actively working or seeking paid work.

Premises Counts

The information below gives information on the number and type of businesses / services and facilities that exist within the parish. Use local knowledge to supplement this list or to identify nearby services that are used by residents but may fall outside of the neighbourhood area.



Types and Counts of Premises in the Area

Property Type	Number
Shops and Showrooms	238
Offices and Work Studios	117
Retail Service Agents	65
Workshops and Light Industrial	61
Restaurants and Cafes	40
Fast food Outlets/ Takeaways	23
Warehouses, Stores and Storage Depots	22
Holiday Let	21
Other Licensed Premises/ Vendors	17
Pubs, Bars and Nightclubs	13
Banks/Financial Services	11
Indoor and outdoor leisure and sporting activities	9
Public and Village Halls	9
Primary, Junior, Infants or Middle School	8
Dentist	7
Nursery/Creche	7
B&Bs	6
ATMs	4
GP Surgeries and Clinics	4
Hospitals and Hospices	4
Petrol Filling Stations	4
Colleges	3
Secondary School	3
Theatres, Cinemas, Bingo and Conference Centres	3
Community Service Centres	2
Markets (Indoor and Outdoor)	2
Church Halls	1
Hotel	1
Libraries	1
Heaths and Moorlands	0
Holiday/Camp Sites	0

The table above provides counts of particular property types for the selected area. While this is a useful measure in indicating the volume of services and offerings a geography has available, it should also be recognised that on the ground access to services does not simply confirm to geographical boundaries (e.g. many people will use a GP for example outside of a selected geography because it is closer than one within that boundary).

You can also see data for main town centres here, there may be useful information about the range of services and facilities that are available within a wider area. [Town Economic Vitality Index - Cornwall Council](#)

Transport

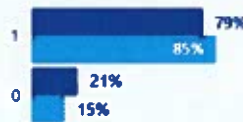
The following transport data indicates the proximity of key services by showing the travel time and distance to key services by car and walking. This provides a clear measure of which services are accessible and which are not, as well as how walkable your parish is. You can use this information to inform your decisions to improve transport routes to specific services.

Car or Van Availability



79.0%

% with car or van

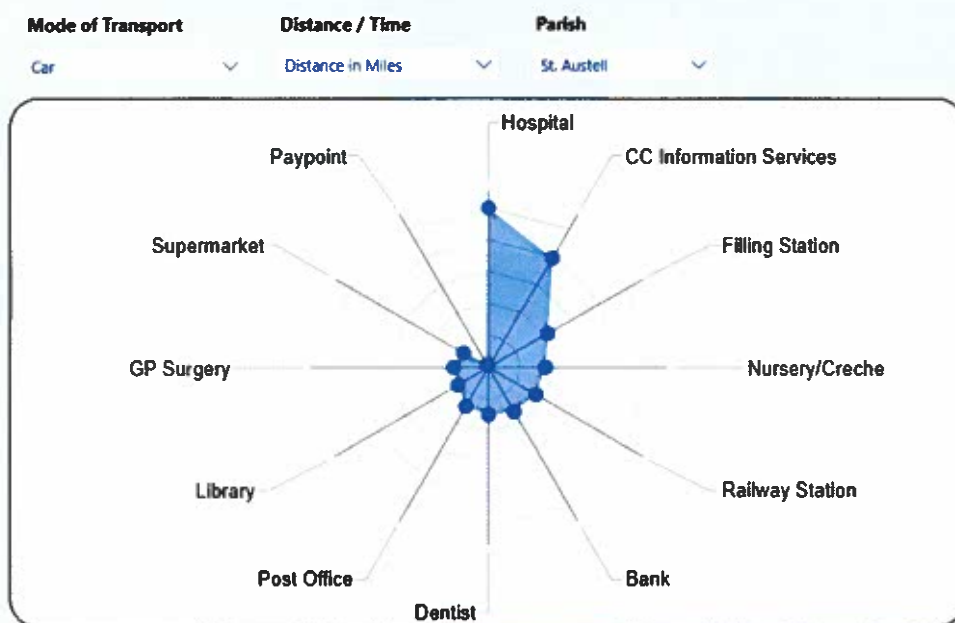


'1' indicates one or more cars/vans.

	Total	Area %	LA Total	LA %
0	1,964	21.0%	37,618	15.0%
1	7,392	79.0%	212,895	85.0%
Total	9,356	100.0%	250,513	100.0%

Transport Radar including Travel Time in Minutes/Distance to Key Service

St. Austell, Distance in Miles to key services: (Car)



The radar shows relative travel distances to key services from a central point in the neighbourhood area.

St. Austell, Travel Time in Mins to key services: (Car)

Parish	Bus	Secondary School	Primary School	Nursery/Creche	Post Office	Dentist	Library	Extral Station	GP Surgery	ATM	Supermarket	Hospital	CC Info Services
St. Austell	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3

St. Austell, Travel Time in Mins to key services: (Walk)

Parish	Bus	Secondary School	Primary School	Nursery/Creche	Post Office	Dentist	Library	Extral Station	GP Surgery	ATM	Supermarket	Hospital	CC Info Services
St. Austell	0.2	0.4	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0	2.2	2.4	2.6

Migration

The following migration data provides an overview of the address status of migrants to your parish over the past year. This data can help you to better understand where new residents are coming from, if they are likely to stay, and the impact that might have on housing and the economy.

Migrant Indicator

Detailed Employment Type	Area %	Total	LA Total	LA %
Address one year ago is the same as the address of enumeration	89.21%	18,860	504,537	89.21%
Migrant from within the UK_Address one year ago was in the UK	8.4%	1,744	55,355	9.79%
Address one year ago is student term time or boarding school address in the UK	0.2%	48	3,036	0.54%
Migrant from outside the UK_Address one year ago was outside the UK	0.2%	44	2,656	0.47%

This table shows the proportion of residents who are living at the same address as last year. Note that migrants from within the UK will include people moving address within the parish or from elsewhere in Cornwall as well as people from further afield.

We provide the most up to date information available from a wide range of sources, including Cornwall Council data, census data, data from the Office for National Statistics and other external sources.

From: Paul Banks <Paul.Banks@cornwall.gov.uk>
Sent: 07 July 2026 14:54
To: David Pooley
Cc: Councillor Jack Yelland
Subject: PA25/06548 - mixed use development, Former Council Offices, St Austell

Information Classification: PUBLIC

Hi David,

I refer to the above application for which the Town Council made no objections subject to the applicant satisfying the statutory consultees. I am writing to confirm that after considerable discussions the Environment Agency, who were the key statutory consultee with outstanding concerns, we are in a position to progress to approve the application under delegated authority. This should see the redevelopment of the site and the delivery of 78 homes. Due to viability constraints the scheme will not deliver any affordable housing or other s106 contributions.

I trust this information is helpful, if you require any further detail please let me know.

Kind regards

Paul

Paul Banks | Principal Development Officer (Area Team 6)
Cornwall Council | Planning and Housing Service
paul.banks@cornwall.gov.uk | Tel: 01872 322222
www.cornwall.gov.uk | 'Onen hag oll'

To keep up to date with changes in the Development Management Service, please check [What's new in Planning](#)

Please let us know if you need any particular assistance from us such as facilities to help with mobility, vision or hearing, or information in a different format.

Please consider the environment. Do you really need to print this email?

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