

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 17th August 2026** at **6pm**.



David Pooley
Town Clerk

11th August 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 20th July 2026

**Pages
1 to 4**

(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. **PA26/04182:** 172 Killyvarder Way, St Austell, Cornwall, PL25 3DL.
Change existing garage flat roof to a pitched roof.
Ward: St Austell Bethel & Holmbush

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TGRRY4FGGWS00>

- ii. **PA26/04236:** 20 Cromwell Road, St Austell, Cornwall, PL25 4PS.
Construction of rear terrace, change of existing rear first floor flat roof to pitch roof and conversion of garage to self-contained annexe with associated fenestration changes and internal remodelling.
Ward: St Austell Poltair & Mount Charles

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TGTUUMFGIDB00>

- iii. **PA26/04312:** 2 Market Hill St Austell Cornwall PL25 5QA.
Replace the existing roof with a slate roof with variation of condition 2 of decision notice PA21/03041 dated 08.07.2021.

Ward: St Austell Central & Gover

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TGXSJ9FGL1E00>

- iv. **PA26/04391:** 5 Mount Charles Road St Austell Cornwall PL25 3LB.
Change of Use from Shop/Cafe/Bakery (Class E) to Hot Food Takeaway (Sui Generis).

Ward: St Austell Poltair & Mount Charles

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TH4NRMFGH3B00>

- v. **PA26/04615:** 20-26 Belmont Road St Austell Cornwall PL25 4UJ.
Proposed replacement of communal doors.

Ward: St Austell Central & Gover

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=THJXVBFGJKS00>

- vi. **PA26/04912:** 7 Trecarne Close, St Austell, Cornwall, PL25 3ET.
Extensions and alterations to dwelling.

Ward: St Austell Bethel & Holmbush

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TI68LEFGGF300>

- vii. **PA26/04945:** Land Adjacent To 8-11 Old Vicarage Place St Austell PL25 5YY.
Removal of the existing BT phone box to facilitate the installation of a new proposed global street hub with associated advertising screens on both sides of the unit.

Ward: St Austell Central & Gover

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TI8386FGHN000>

- viii. **PA26/04946:** Land Adjacent To 8-11 Old Vicarage Place St Austell PL25 5YY.
Advertisement Consent for removal of the existing BT phone box to facilitate the installation of a new proposed global street hub with associated advertising screens on both sides of the unit.
Ward: St Austell Central & Gover

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TI8386FGHN000>

- ix. **PA26/04951:** Land Adjacent To McDonalds Trevanion Road St Austell PL25 5BU.
Installation of a proposed new global street hub, including the associated display of advertisements on both sides of the unit.
Ward: St Austell Central & Gover

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TI8633FGHPM00>

- x. **PA26/04952:** Land Adjacent To McDonalds Trevanion Road St Austell PL25 5BU.
Advertisement consent for the installation of 1No. BT Street Hub Unit and associated illuminated advertisement panels on either side of the unit.
Ward: St Austell Central & Gover

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TI8634FGHPN00>

- xi. **PA26/05327:** 5 Lostwood Road, St Austell, Cornwall, PL25 4JN.
Formation of vehicular access drive.
Ward: Poltair & Mount Charles

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=TI2K5RFGJV900>

- xii. **PA26/00003/NDP:** Pentewan Valley Cornwall
Pentewan Valley Neighbourhood Development Plan
Ward: Pentewan Valley

8. Planning Decisions

**Pages
5 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).

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

None received.

11. Local Plan

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

13. Dates of Meetings

(Purpose: To confirm the dates of the forthcoming meetings: Monday 21st September 2026).

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 20th July 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

Also in attendance: Councillor Kimber observed the meeting by TEAMS.

P/26/34) Apologies for absence

Apologies for absence were received from Councillor Marshall and Preece.

P/26/35) Declarations of Interest

None

P/26/36) Dispensations

None

P/26/37) Minutes of the meeting dated 15th June 2026

The following amendments were suggested:

Page 1.

Second bullet point delete "Pentewan Valley Parish Council" and add "Local Parish Councils"

Fourth bullet point delete "comment" and add "report on the comments to Cornwall Council on the planning application"

Page 2.

After the bullet point "Traffic survey quality and timing" insert another bullet point with the narrative "the applicants undertook to do additional traffic surveys during August"

It was **RESOLVED** that subject to the above amendments, the minutes of the meeting held on the 15th June 2026 be approved and signed as a correct record.

Councillor Stephens arrived during the next item

P/26/38) Matters to note

The Clerk advised that further to minute number **P/26/29** Councillor Brown submitted an application and has been appointed to the Cornwall Planning Partnership.

P/26/39) Public Participation

There were no members of the public present.

P/26/40) Planning Applications

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

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied that there will be no detrimental impact on the neighbouring property including any shading on the neighbouring garden that might occur as a result of this development.

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

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

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

It was **RESOLVED** to make no objection to this application subject to Cornwall Council ensuring that the occupation of the building is by key workers as defined by the planning application and that the Historic Officer's views are taken into consideration.

- 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).

It was **RESOLVED** to make no objection to this application subject to Cornwall Council ensuring that the occupation of the building is by key workers as defined by the planning application and that the Historic Officer's views are taken into consideration.

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

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

- 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.

It was **RESOLVED** to make no objection to this application subject to the Council's Lead Local Flood Officer being satisfied with the details.

- 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).

It was **RESOLVED** to make no objection to the principle of one dwelling on this site subject to no additional access being created onto Bodmin Road.

P/26/41) Planning Decisions

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

P/26/42) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that Cornwall Council has launched a Planning Validation Guide consultation which is on the Let's Talk page on Cornwall Council's website. The Clerk suggested that as there are no Council meetings between now and the deadline date of the 7th August to submit a Town Council response, any Councillors who wish to respond should do so in a personal capacity.

P/26/43) Premises Licence Applications

The Booze Bay, 4 Fore Street, St Austell, Cornwall, PL25 5EN

The Clerk advised that the Police Licensing Officer has asked that if the licence is approved, the following conditions are placed on the licence:

- No sale of single cans
- No sale of beers/lager over 6% ABV
- All spirits to be kept behind the counter

During discussion, Members expressed the following concerns:

- Proven and continuous anti-social behaviour problems in the town centre;
- The proximity of hostels, temporary accommodation and private accommodation close to the town centre which house people with alcohol addictions;
- 4 Fore Street is very close to the Market House steps and Holy Trinity Church grounds both of which have ongoing anti-social problems;
- The branding Booze Bay suggests that cheap alcohol is the main focus of the business;
- Fore Street is within an Alcohol Control Area;
- Security guards generally patrol the town on varying hours between 9am and 8pm 6 days a week. There will be long periods of time when this shop is trading and there will be no security presence.

It was unanimously **RESOLVED** to object to this application on all four licensing objectives and that the Clerk should draft a formal objection in consultation with the Chair and Vice Chair of the Committee reflecting the views of Members.

P/26/44) Local Plan

The Clerk advised that the parish of St Austell has been formally designated a Neighbourhood Area for the purpose of producing a Neighbourhood Priority Statement and a Data Profile had been provided by Cornwall Council. He would be seeking further guidance from Cornwall Council to try to better understand the processes required and the support available to produce a Neighbourhood Priority Statement (NPS).

The Chair advised that he had spoken to the Town Clerk of Helston Town Council about the pilot NPS exercise they were running as Helston appeared to be the nearest pilot organisation in size to St Austell. They hope to publish their NPS in September. He advised that it would be helpful to review this document and to arrange an informal meeting of the Planning and Regeneration Committee members to discuss the setting up of a working group including community representatives to address the themes and requirements identified. The need to involve all areas of St Austell in consultation exercises was stressed. It was also acknowledged that St Austell parish was very different from many other parishes in that most expansion and new building will be outside of the parish boundary.

It was **RESOLVED** to note the update and await further developments.

P/26/45) PA25/06548 – Mixed use development, Former Council Offices, St Austell

The Clerk advised that the Planning Officer overseeing the above application has advised that the application for 78 homes has been approved under delegated authority and that due to viability constraints it will not deliver any affordable housing or Section 106 contributions.

In addition, the Clerk advised that Councillor Jack Yelland has expressed his concerns to the Planning Officer with regard to the lack of affordable housing and that a response had been received from the Affordable Housing Team to explain the complexities.

It was noted that Treveth is still in discussions with Homes England about funding for affordable housing on the site.

During discussion Members expressed their strong concern that the application was determined under officer delegated authority despite Treveth being a wholly owned company of Cornwall Council. Severe concerns were expressed by a number of Councillors on the lack of affordable housing and Section 106 contributions particularly as the driver for Treveth was to deliver affordable housing for local people.

Members noted that there will properties for rent at market rental rates which in this location would be less expensive than in other parts of Cornwall.

It was **RESOLVED** that the Clerk in consultation with the Chair and Vice-Chair of the Committee should write to the Chief Executive of Treveth, the Chief Executive of Cornwall Council and the Leader of Cornwall Council to express the Committee's strong disappointment that:

- There was a lack of transparency in the approval process
- The site may not deliver any affordable housing
- The site will not deliver any Section 106 contributions for infrastructure improvements

P/26/46) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 17th August 2026

The meeting closed at 19:34

ST AUSTELL TOWN COUNCIL

PLANNING AND REGENERATION COMMITTEE

17th AUGUST 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

PA26/03257

APPROVED

Applicant: Mr Dean Andrews

Location: 20 Mount Charles Road, St Austell, Cornwall, PL25 3LD.

Proposal: 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.

Town Council Response:

Resolved to support

PA26/02382

APPROVED

Applicant: Co-operative Group Food Limited

Location: Co-Op Moorland Road West Hill St Austell PL25 5BS.

Proposal: Proposal Installation of new shopfront to facilitate subdivision of existing retail unit with alterations to the existing landscaping comprising new hardstanding, planting and cycle racks.

Town Council Response:

Resolved to support

PA26/04157

APPROVED

Applicant: Mr and Mrs Christopher and Zona Maun

Location: Land North Of 32 Brockstone Road Brockstone Road Boscoppa Cornwall St Austell PL25 3DW.

Proposal: 'Creation of new access, proposed dwelling and associated works' with variation of Condition(s).

Town Council Response:

Resolved to make no objection

PA26/03711

APPROVED

Applicant: Rebecca Andrews-Smith

Location: 16 Trenance Road St Austell Cornwall PL25 5AJ

Proposal: Proposed front porch and single storey rear extension.

Town Council Response:

Resolved to make no objection

PA26/03124

APPROVED

Applicant: Miss Mandy Payne and Ms Alice Lewis

Location: Tregarth House 33 Bodmin Road St Austell PL25 5AE.

Proposal: Proposed change of use of hotel (Use Class C1) to childcare centre (Use Class E(F)), alterations to parking area and associated works.

Town Council Response: RESOLVED to support this application subject to signage being erected to reflect the presence of children

PA26/02062

APPROVED

Applicant: Mr & Mrs Ian Penhallurick

Location: 1 Boscoppa Road St Austell Cornwall PL25 3DR.

Proposal: Proposed self-build replacement Bungalow.

Town Council Response: Resolved to make no objection

