

St Austell Town Council

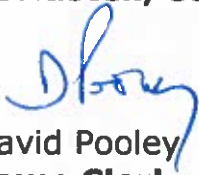


To: All Members of the Planning and Regeneration Committee

(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 26th October 2026** at **6pm**.



David Pooley
Town Clerk

20th October 2026

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AGENDA

1.	Apologies for absence	
2.	Declarations of Interest (Purpose: To receive declarations of disclosable pecuniary and other non-registerable interests in respect of items on the agenda).	
3.	Dispensations (Purpose: To receive requests for dispensations under the Code of Conduct).	

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.

4.	Minutes from Meeting dated 21st September 2026 (Purpose: To agree that the minutes of the above meeting be signed as a correct record).	Pages 1 to 8
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). <i>Each person addressing the Council will be allocated a maximum of 3 minutes or longer at the discretion of the Chair.</i>	
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. PA26/06386 12 Gover Road, St Austell, Cornwall, PL25 5ND Works to trees subject to a Tree Preservation Order – Restoration of rear boundary to its original hedge form. Only targeting the Ash as x 3 stems are standing dead and the remainder have suffered with Ash Dieback Ward: Central and Gover ii. PA26/06204 3 Elm Terrace, St Austell, Cornwall, PL25 5QF Listed building consent for the installation of electric underfloor heating to the kitchen, on an existing concrete floor overlaid with limestone flooring, using an electric cable heating mat. Ward: Central and Gover iii. PA26/01059/PREAPP 44 Sandy Hill, St Austell, Cornwall, PL25 3AT Request for new Tree Preservation Order (TRO) to protect 30–40 year-old well established Evergreen conifer trees. Ward: Bethel and Holmbush	

- | | |
|-------|---|
| iv. | <p>PA26/06066
 11 Trembear Road St Austell Cornwall PL25 5NY
 Works to trees subject to a Tree Preservation Order (TPO), works include one sycamore tree to be removed.
 Ward: Central and Gover</p> |
| v. | <p>PA26/06308
 Tengo 1 Fore Street St Austell Cornwall PL25 5PX
 Installation of kitchen ventilation and extraction system including external ductwork, high-level exhaust flue and associated plant to serve the existing ground floor cafe.
 Ward: Central and Gover</p> |
| vi. | <p>PA26/06753
 137 Edgcumbe Green St Austell Cornwall PL25 5EE
 Conversion of an existing detached garage into a single private therapy room, with external alterations to replace the existing up-and-over garage door with white uPVC French doors.
 Ward: Central and Gover</p> |
| vii. | <p>PA26/06911
 5 Church Street St Austell Cornwall PL25 4AT
 Change of use from offices to HMO.
 Ward: Central and Gover</p> |
| viii. | <p>PA26/06813
 56 Cuddra Road St Austell PL25 3GB
 Works to two sycamore trees subject to a Tree Preservation Order. Tree 1 would have 6m removed from northern side whilst thinning some of the crown by 20%. Tree 2 would have 4m removed from its southern side whilst thinning the crown by 20%.
 Ward: Carlyon Parish</p> |
| ix. | <p>PA26/06783
 The Home Farm Trust Limited Trelowen 1 Blowing House Lane St Austell PL25 5AT.
 Works to Trees covered by a Tree Preservation Order (TPO) - Ash - Fell and Remove. Ash - Would be left as a single tree considerably exposed and much taller than the surrounding hedgerow and young trees. Requesting a reduction as preventative works to ensure an even growth rate.
 Ward: Central and Gover</p> |

	x. PA26/07086 24 Trevone Crescent St Austell Cornwall PL25 5ED Works to trees subject to a Tree Preservation Order (TPO), works include Minor pruning to very large Turkey Oak C2/65 T21 Ward: St. Austell central and Gover xi. PA26/07169 St Austell Churchyard, St Austell Works to Tree covered by a Tree Preservation Order (TPO) – T1 – Large leaf lime – Reduce lowest branch on south quarter by 1.5m – 2m all around Ward: St. Austell central and Gover	
8.	The following planning applications have been put forward for consideration at the request of the Chair. PA26/06839 Land South East Of Blue Anchor Scredda St Austell PL26 8XP Application for Permission in Principle for the construction of up to 9 dwellings (minimum of 9, maximum of 9). Ward: Penwithick and Boscoppa PA26/06233 Land North Of 75 Treverbyn Road St Austell Cornwall PL25 4EW. Proposed residential development of 24 dwellings. Ward: Penwithick and Boscoppa	
9.	Planning Decisions (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).	Pages 9 to 12
10.	Cornwall Council – Urgent Delegated Planning Decisions (Purpose: To receive an update on the Cornwall Council urgent delegated planning decisions). (Verbal update).	
11.	Premises Licence Applications None received.	

12.	Community Infrastructure Levy (CIL) Funding (Purpose: To authorise the Town Clerk to sign an agreement with Cornwall Council in relation to CIL Funding). (Verbal update).	
13.	Local Plan (Purpose: To receive an update on any developments since the last meeting).	
14.	Cornwall Council Local Plan Scoping document (Purpose: To consider a summary of the Cornwall Council Local Plan Scoping document and agree a response to the Local Plan Scoping consultation). (Attached).	Pages 13 to 36
15.	Cornwall Bus Conference, 30th September 2026 – Councillor Brown (Purpose: To receive an update from the Chair on the Cornwall Bus conference). (Attached).	Pages 37 to 38
16.	Dates of Meetings (Purpose: To confirm the dates of the forthcoming meetings: Monday 30 th November 2026 and 4 th January 2027).	

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 21st September 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

P/26/59) Apologies for absence

Apologies for absence were received from Councillors: Bull, Lingham, Marshall and Thompson.

Councillor Lanxon arrived during the next item

P/26/60) Declarations of Interest

Councillor Hamilton declared an interest in Agenda item 7 (ix) (Planning Applications) by virtue of being the applicant.

Councillor Whitehouse declared an interest in Agenda item 7 (ii) (Planning Applications) by virtue of knowing the applicant.

P/26/61) Dispensations

None

P/26/62) Minutes of the meeting dated 17th August 2026

It was **RESOLVED** that the minutes of the meeting held on 17th August 2026 be approved and signed as a correct record.

P/26/63) Matters to note

The Clerk advised that the Cabinet is due to consider the Local Plan Scoping report at their meeting on 23rd September 2026 and a summary report will be produced for the Town Council's October Planning and Regeneration Committee meeting.

Councillor Brown updated the Committee on progress with Planning Application Number: PA26/04391 (5 Mount Charles Road) and Planning Application Number: PA26/05327 (5 Lostwood Road).

P/26/64) Public Participation

The Chair welcomed Mr Chris Montagu to the meeting and acknowledged that he wished to speak with regard to Planning Application Number: PA26/05993.

P/26/65) Planning Applications

In order to accommodate Mr Montagu, the Chair agreed to bring Planning Application Number: PA26/05993 forward to be considered first.

Planning Applications

- x. **PA26/05993:** 37 Polkyth Road, St Austell, Cornwall, PL25 4LP.
Outbuilding used as an annexe

Mr Montagu explained that the application is for the retention of the building and its use as an annex following the issue of an enforcement notice. He added that the building has no separate boundary or demarcation from the main building, shares a vehicular access with the host dwelling and is in the curtilage of the host dwelling. The annex relies on services from the host dwelling eg: electricity and water and if approved, will be treated as overflow accommodation for family members.

The Clerk advised that the Planning Committee should consider the impact of the annex in terms of design and residential amenity as suggested by the Planning Officer.

It was **RESOLVED** to make no objection to this application subject to the annex being tied to the host building.

- i. **PA26/04587:** 68 Slades Road, St Austell, Cornwall, PL25 4HF.
Widening of driveway, new block paving and non-woven geotextile membrane

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

- ii. **PA26/05069**
137 Edgumbe Green, St Austell, Cornwall, PL25 5EE.
Application for a Lawful Development Certificate for a proposed change of use of an existing detached domestic garage to a private therapy room for appointment only soft tissue therapy and oncology massage, including external building operations comprising replacement of the existing up-and-over garage door with white uPVC French doors incorporating a single glazed pane in each door leaf and formation of additional parking spaces.

Councillor Whitehouse reiterated his interest in the following application and left the meeting

During discussion, Members noted that there were no objections from the neighbouring properties and that the permitted development right is intact.

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

Councillor Whitehouse returned to the meeting

- iii. **PA26/05271**
16 Dobell Road, St Austell, Cornwall, PL25 4NB
Removal of existing wall to provide new parking area to existing dwelling.

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

- iv. **PA26/05272**
14 Dobell Road, St Austell, Cornwall, PL25 4NB
Removal of existing wall to provide new parking area to existing dwelling.

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

- v. **PA26/05439:** 1 Margaret Avenue, St Austell, Cornwall, PL25 4SH.
Proposed garage.

Members noted the objections from the neighbouring properties which appeared to be in respect of previous iterations of the design of the garage. During discussion Members felt that on balance, what is proposed is reasonable.

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

- vi. **PA26/05444:** 29 Growan Road, St Austell, Cornwall, PL25 3JP.
Construction of two-storey wrap-around rear and side extension.

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

- vii. **PA26/05684:** 33 Sharaman Close, St Austell, Cornwall, PL25 3DH
Extension, reconfiguration and proposed garage with variation of condition 2 of decision notice PA21/10610 dated 06.01.2022

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

- viii. **PA26/05685:** 3 Elm Terrace, St Austell, Cornwall, PL25 5QF.
Listed building consent to alter and extend the opening between the kitchen and dining room and to remove one downstairs toilet to change use of room to a utility area.

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

Councillor Hamilton reiterated his interest in the following application and left the meeting

- ix. **PA26/05872:** 24 Trevone Crescent, St Austell, Cornwall, PL25 5ED.
Works to trees subject to a Tree Preservation Order – T20 Turkey Oak to rear of property 2-3m reduction and T21 Turkey Oak to front of house, roadside tree, planned 3-4m reduction.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being satisfied with the proposals.

Councillor Hamilton returned to the meeting

P/26/66) Planning Decisions

It was **RESOLVED** to note the decision report.

P/26/67) Cornwall Council – Urgent Delegated Planning Decisions

PA25/09494 – Tregonissey House

The Planning Officer has advised that several amendments have been made to the Planning Application following advice from the Conservation Officer and the Police Architectural Liaison Officer. The Planning Officer has confirmed that she is content with the amendments and the application can be put forward for determination.

It was **RESOLVED** that the Clerk should write to the Planning Officer and thank her for the positive update.

The Chair advised that Planning Applications: **PA26/04951 and PA26/04952** (land adjacent to McDonalds) have been refused following concerns from the Highways Officer.

Members noted that this accords with the Town Council's concerns and welcomed the refusal.

P/26/68) Premises Licence Applications

None.

The Chair advised that Cornwall Council's Licensing Act Committee on the 3rd September received a report on the renewal of the Cumulative Impact Areas for Truro, Falmouth, Penzance and Newquay and the possible introduction of Community Safety Zones. The Licensing Committee resolved that a consultation would take place on the renewal of the existing Community Impact Areas within its Statement of Licensing Policy.

Arising from a question, the Deputy Town Clerk advised that the Cornwall Councillors were asked for their views on the renewal of the Community Impact Areas for the four towns and that Councillor Jack Yelland has formally asked for St Austell to be designated as a Cumulative Impact Area.

The Town Clerk advised that St Austell at the time of its last assessment did not meet the criteria to warrant having a Cumulative Impact Area as there were very few ASB instances directly linked to a concentration of licensed premises in any area of the town unlike Truro, Falmouth, Penzance and Newquay.

The Town Clerk added that Cumulative Impact Areas should not be confused with Community Safety Zones as they are a new concept and have not been adopted in Cornwall.

During discussion, Members agreed that they would like to be provided with further information on Community Safety Zones and be involved in any consultations relating to them.

It was **RESOLVED** that the Clerk should write to Cornwall Council's licensing team, copying in Councillor Rowse, requesting that the Town Council is provided with information on Community Safety Zones at the earliest opportunity and that it be given the opportunity to take part in any future consultations on the subject.

P/26/69) Planning Committee Reform and Draft Member and Local Council Protocols

The Clerk advised that the Planning Committee Reform is driven by Government legislation and will result in a lot more planning applications being decided by Cornwall Council Planning Officers unless the application meets strict criteria to enable it to be considered by a Cornwall Council Planning Committee. Town and Parish Councils will still be consulted on Planning Applications, but at this stage it is not known what type of applications Town and Parish Councils will be consulted on.

During discussion, Members expressed strong concern that democracy appears to have been taken away from the determination of planning applications and that the new processes and procedures will worsen the public's perception of planning, particularly as there is already a lot of distrust of the planning decision process. Members felt that the public should be educated on planning reforms through social media posts. Severe concern was expressed with regard to the lack of infrastructure to cope with Cornwall's annual housing target of 4,400 homes (68% rise).

Members expressed a view that Town and Parish Councils should be involved as fully as possible in the planning process and that flexibility should be sought from Cornwall Council with regard to the 21 day response time suggested as the time frame for Town and Parish Councils to respond to each application.

It was **RESOLVED** that the Town Clerk should write to Cornwall Council requesting flexibility on the 21-day response time and clarity on what type of planning applications Town and Parish Councils will be consulted on and suggest that Cornwall Council should publicise the new procedures to help the public understand the changes.

P/26/70) Local Plan/Neighbourhood Priority Statement

Local Plan – Scoping document

The Chair advised that Cornwall Council's Cabinet is due to consider a Local Plan scoping document at their meeting on Wednesday 23rd September and that the Clerk has been asked to produce a report on the document for the October Planning and Regeneration Committee Meeting. The Chair advised that he has a copy of the Scoping document and appendices and suggested that if Members wished to comment on the report they should send their comments direct to the Clerk.

Cornwall Council Community Engagement Events for the Local Plan

The Deputy Town Clerk advised that Cornwall Council's consultants, Creative Kernow, are undertaking a further programme of workshops with Town and Parish Councils with St Austell's workshop taking place on 1st December. The consultants are coordinating the invitation process to the workshops but have asked for assistance with the names of organisations/individuals who should attend. The Deputy Clerk advised that the format of the list of types of attendees produced by the consultants is quite prescriptive with little leeway, but in consultation with the Chair a list of names had been produced.

The Deputy Clerk advised that to comply with Data Protection Legislation, she is unable to submit the contact details for some of the private names suggested and that Creative Kernow will be asked to contact those individuals through the Town Council.

During discussion, Members suggested that David Halton, Chair of St Austell Chamber of Commerce, should be added to the list.

It was **RESOLVED** to submit a list of organisations/individuals to Creative Kernow as suggested with the addition of David Halton, Chair of St Austell Chamber of Commerce.

Informal Planning and Regeneration Committee Meeting – 14th September 2026

The Chair referred Members to the notes of the recent informal meeting of the Planning and Regeneration Committee and the suggestion from the meeting that 5 Councillors from the Planning and Regeneration Committee should be sought to form a Neighbourhood Priority Statement Steering Group.

A view was expressed that the Steering Group should have a broader range of people on it and that its membership should consist of both Councillors and the public.

During discussion, Members concurred with the views of the informal meeting in that the Steering Group should consist of 5 Councillors from the Planning and Regeneration Committee and that outside specialists should be brought in from time to time on a task and finish basis.

Councillor Preece advised that he attended the informal meeting and that his name should be added to the list of attendees.

It was **RESOLVED** to approve the notes of the informal meeting dated 14th September 2026 and the recommendations included therein, subject to Councillor Preece being added to the list of attendees.

Neighbourhood Priority Statement Steering Group

The Chair advised that he would like to be considered for a place on the Steering Group and asked that another Councillor chairs the meeting whilst the discussions take place.

*****Councillor Preece assumed the Chair*****

Councillor Preece reiterated that the Neighbourhood Priority Statement Steering Group will be formed by inviting five Councillors from the Planning and Regeneration Committee and asked for expressions of interest.

Councillors Brown, Kimber and Stephens volunteered to sit on the Neighbourhood Priority Statement Steering Group.

The Deputy Town Clerk advised that in their absence, Councillors Bull and Marshall had expressed an interest in sitting on the Steering Group.

It was **RESOLVED** that Councillors Brown, Bull, Kimber, Marshall and Stephens should sit on the Neighbourhood Priority Statement Steering Group.

It was **FURTHER RESOLVED** that Councillor Lanxon be designated as First Reserve if a member of the Steering Group cannot attend a meeting.

Councillor Brown re-assumed the Chair

P/26/71) Dates of Meetings

It was noted that the date of the next meetings of the Planning and Regeneration Committee are 26th October 2026 and 30th November 2026.

The meeting closed at 8.02pm

ST AUSTELL TOWN COUNCIL

PLANNING AND REGENERATION COMMITTEE

26th October 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

PA26/04182**APPROVED**

Applicant: Mr Derek Prater
Location: Killyvarder Way St Austell Cornwall PL25 3DL.
Proposal: Change existing garage flat roof to a pitched roof.

Town Council Response: Resolved to make no objection.

PA26/04615**APPROVED**

Applicant: K Croker
Location: 20-26 Belmont Road St Austell Cornwall PL25 4UJ.
Proposal: Proposed replacement of communal doors.

Town Council Response: Resolved to make no objection.

PA26/04912**APPROVED**

Applicant: Ms. Christina Vipond
Location: 7 Trecarne Close St Austell Cornwall PL25 3ET.
Proposal: Proposal Extensions and alterations to dwelling.

Town Council Response: Resolved to make no objection.

PA26/04945**APPROVED**

Applicant: BT Group PLC
Location: Land Adjacent To 8-11 Old Vicarage Place St Austell PL25 5YY.
Proposal: 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.

Town Council Response: Resolved to make no objection.

PA26/04946**APPROVED**

Applicant: BT Group PLC
Location: Land Adjacent To 8-11 Old Vicarage Place St Austell PL25 5YY.
Proposal: 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.

Town Council Response: Resolved to make no objection.

PA26/04312**APPROVED**

Applicant: Miss Julie Hocking
Location: 2 Market Hill St Austell Cornwall PL25 5QA.
Proposal: Proposal Replace the existing roof with a slate roof with variation of condition 2 of decision notice PA21/03041 dated 08.07.2021.

Town Council Response: Resolved to make no objection.

PA26/04951**REFUSED**

Applicant: Rana-Jaswal
Location: Land Adjacent to McDonalds Trevanion Road St Austell PL25 5BU.
Proposal: Proposal Installation of a proposed new global street hub, including the associated display of advertisements on both sides of the unit.

Town Council Response: Resolved to make no objection.

PA26/04952**REFUSED**

Applicant: Rana-Jaswal
Location: Land Adjacent to McDonalds Trevanion Road St Austell PL25 5BU.
Proposal: Proposal Advertisement consent for the installation of 1No. BT Street Hub Unit and associated illuminated advertisement panels on either side of the unit.

Town Council Response: Resolved to make no objection.

PA26/05069**REFUSED**

Applicant: Miss Petra-Louise Rowden
Location: 137 Edgcumbe Green St Austell Cornwall PL25 5EE.
Proposal: Application for a Lawful Development Certificate for a Proposed change of use of an existing detached domestic garage to a private therapy room for appointment only soft tissue therapy and oncology massage, including external building operations comprising replacement of the existing up-and-over garage door with white uPVC French doors incorporating a single glazed pane in each door leaf and formation of additional parking spaces.

Town Council Response: Resolved to make no objection.

PA25/06548**APPROVED**

Applicant: Treveth Development LLP
Location: Land At Former Council Offices Site Penwinnick Road St Austell Cornwall PL25 5DR.
Proposal: A mixed-use development comprising the erection of 78 homes (Class C3), erection of 696 sqm (net usable GIA) of flexible (Class E) commercial units, means of access, open space, maintenance shed, and associated works.

Town Council Response: It was RESOLVED to make no objection to this application subject to the applicant satisfying the statutory consultee concerns.

PA25/09494**APPROVED**

Applicant: St Austell Properties Limited

Location: Tregonissey House Market Street St Austell Cornwall PL25 4BB.

Proposal: Change the use of Tregonissey House to 12 residential units (C3) with additional alterations to windows and additions of dormers to roof. Revision of previous application that was granted for 9 units.

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

PA26/04236**APPROVED**

Applicant: Mr Fasin

Location: 20 Cromwell Road St Austell Cornwall PL25 4PS.

Proposal: Proposal 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.

Town Council Response: Resolved to make no objection.

PA26/05444**APPROVED**

Applicant: Mr Kevin Starkie

Location: 29 Growan Road St Austell Cornwall PL25 3JP.

Proposal: Construction of two-storey wrap-around rear and side extension.

Town Council Response: Resolved to make no objection.

CORNWALL LOCAL PLAN: Scoping documents digest

Ambition

The Local Plan will set out:

- Challenges
- Opportunities
- House development
- Employment needs
- Infrastructure needs

The aim is to create a picture of Cornwall now and in the future.

It will run to 2050. The existing plan covers 2010-2030. The plan will be reviewed every five years.

Scoping stage

This is the time for:

- Working out key issues e.g. problems like housing shortage or traffic and opportunities like regeneration
- Deciding which topics matter locally
- Identifying areas that may be suitable for development
- Analysing constraints such as flood risk or infrastructure limits
- How the plan will be produced
- Talking to statutory bodies

Priorities

- Residents say these factors are the most important to them:
 1. Strong safe vibrant communities with more affordable homes
 2. Healthy rivers and seas
 3. A resilient economy that creates growth and jobs
 4. A caring place for families
 5. Support for people to lead healthy dignified lives
 6. Reliable and meaningful transport

Themes

The plan will consider these six themes:

1. Homes
2. Growth and economy
3. Environment and resilience
4. Connectivity and infrastructure
5. Minerals and waste
6. Place

The plan

It will set out:

- Aims and objectives for sustainable development
- Policies for shaping development
- Locations for development, housing, infrastructure and education investment

- Give particular emphasis to the importance of delivering infrastructure in tandem with development

Population change in Cornwall

- Predicted to increase at a greater rate than the rest of the UK
- There will be a significant increase in those 65+
- Cornwall's population is older than the national profile
- By 2030, 29% of the population will be 65+ with the largest change at the 80-89 age group
- Younger people are coming for economic or lifestyle changes but 15-29 year olds have a trend of leaving Cornwall for education and careers
- Ethnic diversity in Cornwall is low
- Cornwall has a higher proportion of people with disability or long term health condition than the rest of the UK
- Over 65s most common conditions are arthritis and dementia
- The gap with the rest of the UK has got larger over the last 10 years

Economic activity

- Cornwall's economy is growing faster than the rest the UK but productivity is significantly below average
- The largest employment sectors are accommodation and food; service activities, health and retail
- Median earnings are low compared to the rest of the UK In 2025, £678 p/w in Cornwall and £769.50 elsewhere
- Employment rates are higher than the rest of the UK (76.8% v. 75.4%)
- Highest areas for Universal Credit are Penzance, Newquay and Bodmin
- Given house building targets, the construction sector is likely to grow

Transport

- It is recognized that many people do not have access to a car
- A Local Transport Plan will be developed alongside the Local Plan
- Transport development has been predicated on cars and this is now considered to have been at the expense of cycling, public transport and walking
- Cycling is at the heart of this strand
- Cornwall Council financially supports 50% of the bus network
- Bus use is healthy
- Rail passenger growth is strong although the network remains under utilised but there are hopes Mid Cornwall Metro plans will help
- The focus is on making what we have better rather than building new

Environment

- Cornwall's wildlife is in decline
- Sea rise and flooding are considered significant risks: 53,701 houses are at risk of flood

Housing

- More accessible and adaptable housing is needed
- Equal weight is put on new builds and improving existing stock
- There is a shortage of affordable housing
- By 2047, Cornwall's population will be 680,313 (591,500 now) with a significant growth in the number of older people
- The Strategic Housing and Economic Needs Assessment (SHENA) will form a key evidence base for housing, policy and allocations
- A key demographic is people who fall between affordable housing eligibility and open market provision
- Particular consideration is to be given to improving housing accessibility so older people can be supported at home

Economy

- Key growth opportunities are identified as renewable energy, critical minerals, marine industries (in Plymouth), and tourism
- More work is needed to understand the needs of businesses
- Poor housing is hampering efforts to recruit more workers
- Office space has not grown healthily but industrial space has
- Housing stock now has a use as a venue for home working, something Cornwall Council is exploring
- There is shrinking in demand for town centre workspaces, especially retail

Tourism

- Cornwall's visitor economy is nationally significant
- There has been growth in short term letting and second home ownership, placing pressure on the tourism
- Cornwall Council will use credit and debit card data to better understand tourism in different places

Energy and Water

- Cornwall has a renewable energy target of 100% by 2035 – currently 40% of Cornwall's energy comes from renewables (9% in 2009)
- Grid capacity is an increasing challenge
- There are concerns about the adequacy of water supply and sewerage
- Better irrigation for food crops and livestock is an increasing expectation

Resilience and adaptation

- A mechanism is needed for assessing and moving critical infrastructure affected by climate change

Design and Distinctiveness

- The Cornwall Design Code needs to be updated
- A materials guide would also be beneficial

Natural environment

- Nature recovery is a key facet of development, but it is not yet well understood
- Cornwall is categorized into Zone 1: the existing core nature network and Zone 2: opportunity areas where habitats can be improved

Landscapes and seascapes

- Housing need is treated differently in the national landscape and can have principal residence restrictions and rural exception status applied

Heritage

- There is a Cornish Distinctiveness Toolkit
- Many conservation area appraisals and plans are considered dated or non-existent

Connectivity

- One of the most important parts of the new plan and better provision is a fundamental part of the plan
- The stated aim is to reduce car usage by improving other means of transport
- There is acknowledgement that public transport networks are disconnected in some areas
- The plan will seek to identify 'connected corridors'
- Action is required to decarbonise all forms of transport

Minerals and waste

- No significant changes are needed to existing policies
- Protection needs to be afforded to lithium (especially in the St Austell area) and geo-thermal power
- The former St. Austell clay area represents unique challenges
- There is a strong focus on reducing waste, especially from tourism

Timetable:

January 2026 GATEWAY 1 Publication of self-assessment

September 2027: GATEWAY 2 Check to see if work so far is in order

March - April 2028 Public consultation

July 2028 GATEWAY 3 readying evidence to submit to UKG

November 2028 - May 2029 Public examination of plan

June 2029 Plan adopted

APPENDICES (Appendix 1 is the main document above)

Appendix 2: Settlement classification

- The plan will classify all places with a population greater 300 into five categories based on facilities, size, employment, connectivity and proximity. These factors will inform the starting point for any development for the area.
- Each factor has a point scoring system attached to it and the higher the score, the more sustainable the development.

- The plan will also consider coastal / tourist places and the proportion of second homes and potential for flood risk etc.

Appendix 3: Site allocation

- The expectation is that at least 10% housing growth will be on sites of about one hectare
- There will be more sites allocated than in the last plan and they need to allocate sites quickly and more methodically
- House building in areas easy to reach by public transport will be encouraged
- Identification will be in three stages:
 1. Housing and Employment Land Availability Assessment – every site will be scored
 2. Understanding growth potential around settlements – *automation* will find it (i.e. AI) but results will be consulted upon
 3. Detailed assessment of candidate allocations – this will be for the most promising sites

Appendix 4: Visions for the Local Plan and also mineral and waste plans

- *See separate sheet for Local Plan vision and success criteria*
- Cornwall is a place specifically identified as having critical minerals. These are lithium, tin and tungsten
- The balance of mineral extraction and environmental protection will determine whether Cornwall becomes a mining area within the next decade – this is being actively pursued
- Cornwall needs to increase recycling rates to meet national targets
- Cornwall needs to better manage tourist waste

Appendix 5: Schedule of policy areas

This appendix shows the links between local and national policies and the scoping document.

Appendix 6: Connected, safe, reliable roads and transport

- Cornwall is one of five councils taking part in the bus franchise pilot
- There is interest in exploring a Cornwall wide 20mph limit in certain areas
- Parking ticket fines will rise in 2027

Appendix 7: Engagement strategy

This appendix shows the detailed consultation timetable; who will be consulted, where and how.

Appendix 8: Approach to the spatial strategy

- The spatial development strategy will last 25 years and the area could be larger than Cornwall
- Development will not be equal across sites
- Options for the approach to development will be put out to consultation. They are:

1. Continue existing strategy
2. Highly distributed growth using a fixed percentage
3. Growth focused on strategic urban areas
4. Rural regeneration
5. Economic growth led distribution
6. New settlements and expanded growth on public transport corridors
7. Brownfield only development

CORNWALL LOCAL PLAN scoping documents Appendix 4: measurable outcomes

Vision: challenges and opportunities

- Homes and places that work for people
- Responding to climate and nature emergencies
- A strong economy across all of Cornwall
- Infrastructure that keeps pace with growth
- Integrity not isolation
- Engaged people at the heart of communities

Vision 1: Meet housing needs to create thriving and sustainable communities:

1. Provide at least 66,315 homes by 2041
2. All new developments (above the threshold) to have 25%-50% new homes as affordable homes as per their applicable value zone
3. At least 40% of new homes delivered as accessible

Vision 2: Planning decisions and infrastructure investment will help build and maintain services, active travel opportunities and reduce car dependence:

1. A number of homes created within 400m of a frequent bus service. This needs tighter definition.

Vision 3: Infrastructure delivery will be more predictable and certain:

1. Critical and necessary infrastructure will be delivered in accordance with the *Infrastructure Delivery Plan*. Communication is needed with infrastructure providers.

Vision 4: Grow our economy to ensure thriving and sustainable communities:

1. Amount and type of floor space lost and gained by employed sector to now be tracked by rural and urban setting
2. An aim to consider factors in the *Good Growth Plan*
3. A consideration of planning refusals when on employment land
4. Using EPC ratings to track employment settings

Vision 5: Address our climate change and ecological emergencies:

1. The number of habitats will increase
2. Reporting will measure the construction of renewable energy by type
3. Analysis of investment in decarbonising activities

Vision 6: Keep Cornwall distinctive:

1. Increase in percentage of development that meets the guidance in the *Cornwall Materials Code*

Local Plan Scoping Consultation Questions

Privacy Notice

We will use the information you provide to inform the development of the Cornwall Local Plan and related policies and strategies.

The Data Controller for the information you provide in this survey is Cornwall Council, New County Hall, Treyew Road, Truro TR1 3AY. Data Protection Registration Number: Z1745294. Once the survey has closed, your data will be held within Cornwall Council's secure network and premises for up to 2 years. Where we ask you to supply personal data on this form, we will only make access to this data available to authorised members of staff who are required to process it for the purposes outlined in this privacy notice.

Please note that other information you provide, such as responses to open questions, may be published in full.

For more information, please see our full [privacy policy](#).

Please note that, if you are responding on behalf of an organisation, the responses you provide may be attributed to your organisation in the consultation reporting.

Name:	
Postal Address:	
Email Address:	
Phone Number:	

Would you like to be kept informed about the progress of the Local Plan (in accordance with Regulation 20 (4d) of the Town and Country Planning, England Regulations 2026)?

Yes ☐

No ☐

Cornwall Local Plan Vision

Q1. Have we captured the right challenges and opportunities for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q2. Are there any other challenges or opportunities that we should include? (please tell us what we should include)

Q3. Does the proposed vision set out a positive and understandable vision for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q4. Is there anything else that we should include in the vision?

Q.5 Have we set out the most appropriate measures for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q6. If no – do you have suggestions for alternative measures? (please let us know what you think that we should measure or any other comments that you have on the vision).

Q7. Do you have any other comments that you would like to make about either of the visions?

Minerals and Waste vision

Q8. Have we captured the right challenges and opportunities for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q9. Are there any other challenges or opportunities that we should include? (please tell us what we should include)

Q10. Does the proposed vision set out a positive and understandable vision for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q11. Is there anything else that we should include in the vision?

Q.12 Have we set out the most appropriate measures for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q13. If no – do you have suggestions for alternative measures? (please let us know what you think that we should measure or any other comments that you have on the vision).

Draft Engagement Strategy

Q1. Do you support our principles and approach to engagement on the plan in section 4 of the strategy?

Yes ☐ No ☐ Unsure ☐

Q2. Are there any other principles or approaches that we should include? (please tell us what we should include)

Q3. Have we set out all of the people and organisations that should be involved in developing the new local plan in section 5 of the strategy?

Yes ☐ No ☐ Unsure ☐

Q4. Is there anyone else that we should include here?

Q.5 Are the engagement types that we have set out in section 7 of the strategy appropriate?

Yes ☐ No ☐ Unsure ☐

Q6. If no – do you have suggestions for alternative techniques? (please let us know what you think we could do).

Q7. Do you have any other comments that you would like to make about the engagement strategy approach?

Growth and distribution

Growth Requirement and Plan Period

Q1. Which plan period should the new Cornwall Local Plan cover?

- 10 years from adoption ☐

- 15 years from adoption ☐
- 20 years from adoption ☐
- No preference ☐

What are the main reasons for your preferred plan period? (please state)

Factors Influencing Growth Distribution

Q2. In section 3 we have set out the broad factors that can help determine locations for growth – are there others that we should include? (please state)

Understanding the differences between our places

Q4. Do you agree that different parts of Cornwall may require different approaches to planning for growth based on their differing character and types of settlement?

Yes ☐ No ☐ Unsure ☐

Q5. Do you agree with the broad geographical areas used to describe Cornwall's different settlement patterns and characteristics?

Yes ☐ No ☐ Unsure ☐

Q6. If not, how and why could the geography of Cornwall be described differently for planning purposes? (please state)

Settlement Classification (please note that there is more detail in [the accompanying topic paper](#))

Q7. Do you agree that facilities, size, employment, connectivity and proximity are appropriate measures for understanding the role and function of settlements?

Yes ☐ No ☐ Unsure ☐

Q8. Are there any that should not be included or additional factors that should be included in the settlement classification? (please state)

Growth Strategy Options

Q9. Do you think that we have identified the most relevant and genuine reasonable alternative options for the basis of Cornwall's future growth strategy?

Q10. Are there other genuine reasonable alternatives that we should consider? (please state your preferred alternatives and reasons why)

Q11. We will be giving all of the reasonable alternatives further consideration, but which of the following options do you think should form the basis of Cornwall's future growth strategy?

- Option 1: Continue the existing Local Plan strategy ☐
- Option 2: Highly distributed growth ☐
- Option 3: Growth focused on strategic urban areas ☐
- Option 4: Rural regeneration ☐
- A combination of these options ☐
- None of these ☐

Q10. What are the main reasons for your preferred option? (please state)

Q11. Which option do you think would best balance housing delivery, economic growth, infrastructure provision and environmental protection? (please state)

New Settlements and Strategic Growth

Q12. Do you think new settlements should form part of Cornwall's long-term growth strategy?

Yes ☐ No ☐ Unsure ☐

Further developing the reasonable alternatives

Q13. In section 8 we have set out the growth and constraint factors that we think can be used to help understand opportunities for growth across any of our settlements. Do you think that we have the right mix of factors?

Yes ☐ No ☐ Partly ☐

Q14. Are there any that should not be included or additional factors that should be included? (please state)

General comments

Q15. Do you have any other comments that you would like to make about this document? (please state)

Delivering homes and supporting economic growth

Q1. Based on section 2 – is there anything else that we need to know or other evidence that you're aware for delivering homes? (please state)

Q2. Do you agree with the potential actions that we have identified in section 3 for delivering housing?

Yes ☐ No ☐ Unsure ☐

Q3. Do you agree with the potential policy areas that we have identified in section 4 for delivering housing?

Yes ☐ No ☐ Unsure ☐

Q4. Do you have any other comments or suggestions to make about this section?

Supporting Growth

Q5. Based on sections 6 and 7 – is there anything else that we need to know or other evidence that you're aware for supporting growth? (please state)

Q6. Do you agree with the potential actions that we have identified in section 8 for supporting growth?

Yes ☐ No ☐ Unsure ☐

Q7. Do you agree with the potential policy areas that we have identified in section 9 for delivering housing?

Yes ☐ No ☐ Unsure ☐

Q8. Do you have any other comments or suggestions to make about this section?

Creating high quality places and sustainable places

Sustainable transport and connectivity

Q1. Based on section 2 – is there anything else that we need to know or other evidence that you're aware for sustainable transport and connectivity? (please state)

Q2. Do you agree with the potential actions that we have identified in section 3 for sustainable transport and connectivity?

Yes ☐ No ☐ Unsure ☐

Q3. Do you agree with the potential policy areas that we have identified in section 4 for sustainable transport and connectivity?

Yes ☐ No ☐ Unsure ☐

Q4. Do you have any other comments or suggestions to make about this section?

Well-designed and healthy places

Q5. Based on section 5 – is there anything else that we need to know or other evidence that you're aware for well-designed and healthy places? (please state)

Q6. Do you agree with the potential actions that we have identified in section 5 for well-designed and healthy places?

Yes ☐ No ☐ Unsure ☐

Q7. Do you agree with the potential policy areas that we have identified in section 6 for well-designed and healthy places?

Yes ☐ No ☐ Unsure ☐

Q8. Do you have any other comments or suggestions to make about this section?

Conserving and enhancing the environment

Managing flood risk and coastal change

Q1. Based on section 2 – is there anything else that we need to know or other evidence that you're aware for managing flood risk and coastal change? (please state)

Q2. Do you agree with the potential actions that we have identified in section 3 for managing flood risk and coastal change?

Yes ☐ No ☐ Unsure ☐

Q3. Do you agree with the potential policy areas that we have identified in section 4 for managing flood risk and coastal change?

Yes ☐ No ☐ Unsure ☐

Q4. Do you have any other comments or suggestions to make about this section?

Natural Environment

Q5. Based on section 6 – is there anything else that we need to know or other evidence that you're aware for natural environment? (please state)

Q6. Do you agree with the potential actions that we have identified in section 7 for natural environment?

Yes ☐ No ☐ Unsure ☐

Q7. Do you agree with the potential policy areas that we have identified in section 9 for natural environment?

Yes ☐ No ☐ Unsure ☐

Q8. Do you have any other comments or suggestions to make about this section?

Historic Environment

Q9. Based on section 11 – is there anything else that we need to know or other evidence that you're aware for historic environment? (please state)

Q10. Do you agree with the potential actions that we have identified in section 12 for historic environment?

Yes ☐ No ☐ Unsure ☐

Q11. Do you agree with the potential policy areas that we have identified in section 13 for historic environment?

Yes ☐ No ☐ Unsure ☐

Q12. Do you have any other comments or suggestions to make about this section?

Using our resources wisely

Energy and water

Q1. Based on section 2 – is there anything else that we need to know or other evidence that you're aware for energy and water? (please state)

Q2. Do you agree with the potential actions and policies that we have identified in section 4 for energy and water?

Yes ☐ No ☐ Unsure ☐

Q3. Do you have any other comments or suggestions to make about this section?

Minerals and Waste

Q4. Based on section 7 – is there anything else that we need to know or other evidence that you're aware for minerals and waste? (please state)

Q5. Do you agree with the potential actions that we have identified in section 8 for minerals and waste?

Yes ☐ No ☐ Unsure ☐

Q6. Do you agree with the potential policy areas that we have identified in section 10 for minerals and waste?

Yes ☐ No ☐ Unsure ☐

Q7. Do you have any other comments or suggestions to make about this section?

Infrastructure

Q8. Based on section 13 – is there anything else that we need to know or other evidence that you're aware for Infrastructure? (please state)

Q9. Do you agree with the potential actions that we have identified in section 14 for Infrastructure?

Yes ☐ No ☐ Unsure ☐

Proposed settlement classification method

Q1. Do you agree with the key indicators described in section 2.2 as a way to assess the role, function and sustainability of settlements?

Yes ☐ No ☐ Unsure ☐

Q2. Is there anything else that should be taken into account? (please state)

Q3. Do you agree with the proposed 'further filters' in section 2.3?

Yes ☐ No ☐ Unsure ☐

Q4. Are there any further filters that should be applied? (please state)

Q5. Do you agree that the factors listed in section 3 of facilities, size, employment, connectivity and proximity are appropriate measures for understanding the role and function of settlements?

Yes ☐ No ☐ Partly ☐

Q8. Are there any that should not be included or additional factors that should be included in the settlement classification? (please state)

Q.7 Do you agree with the way that we propose to weigh the factors in section 4?

Q.8 Do you have any other comments or views on the proposed settlement classification method? (please state).

Proposed site allocation methodology

Q1. Is the process for assessing sites clear and logical?

Yes ☐ No ☐ Unsure ☐

Q2. Is there anything else that should be taken into account? (please state)

Q3. Is there any other evidence we should consider when assessing sites?

Yes ☐ No ☐ Unsure ☐

Q4. Do you agree with the proposed approach to recording and further testing sites described in stage 3?

Yes ☐ No ☐ Unsure ☐

Q5. What is the best way for us to engage on potential site allocations with stakeholders?

Q6. Do you have any other comments or views on the proposed approach to making site allocations? (please state).

REPORT ON CORNWALL BUS SERVICE CONFERENCE HELD AT COUNTY HALL, TRURO ON WEDNESDAY 30 SEPTEMBER 2026

As authorised by the council, I attended the Bus Services Conference at County Hall. The Council Chamber was full but I didn't recognise many of the others present. We were one of nine local councils represented.

Invitees were those with an interest in how local bus services work, what challenges they face and what the future might hold.

The aim was to create a shared understanding of the importance of buses within Cornwall's transport network and how the current network is funded and delivered. Also to assess current challenges and future opportunities both operationally and strategically.

A series of speakers from Cornwall Council, Go Cornwall, smaller bus companies and Great Western Rail gave presentations. Questions had been requested in advance and I had sent one. A few were answered but unfortunately, most including mine weren't answered on the day and I felt it unfortunate that there was no opportunity on the day for spontaneous questions or detailed discussion by attendees. There was, however, an exercise at the end to draw out key conclusions. I also subsequently returned a feedback form.

Speakers were consistent in emphasising the difficult financial situation in which they operated but there was little speculation that under current arrangements the service network would change significantly in the short term. There was a high level of confidence in how the network worked and the commitment of staff but they wanted to explain how stakeholders could offer support through positive promotion of buses in their communities and groups so as to increase sustainability.

Commercial operators decide what services they want to run. They set routes, timetables and fares but have to be aware of the operating costs and passenger behaviour which cause market instability. The council then judges the gaps it wants to plug.

Costs are broadly Staff 50%, Fuel 20% and Other 30%. Double Deckers are essential for peak school time services but are not that much more expensive than Single Deckers to run at other times of the day; so it makes sense to use them rather than leave them standing idly.

An 8 year contract for the bus network was agreed in 2020. Over 50% of bus services are supported by Council subsidy, currently £13 million a year + inflation.

There was record patronage in 2023-24, 32.5 million journeys. It costs £230K a year to run a bus 6 days a week, 13 hours a day.

First Bus' withdrawal from Cornwall and the pandemic were both major shocks, in fairness dealt with very well.

Looking ahead the most significant issue could well be the implications of the Bus Services Act 2025 which makes franchising an option for any council. Cornwall is a pilot. This would mean a council would control, plan and fund all aspects of the bus network. In practice, however, joint working with bus companies would probably become even greater.

Bus franchising doesn't have a standard national model and it could cover all or part of a local authority area. Inevitably any structure would impose greater financial risk on the councils taking this up.

Cornwall was one of five Councils which took part in a pilot exercise. This concluded in August 2026 and is being evaluated. The pilot was without commitment to any future decision, but I guess the Government would be keen to see at least one rural council take this up.

Great Western Railways talked about their connections with bus services like at St Austell for the Eden Project. They didn't, however, discuss current issues affecting their own services like the cutting of services and the unreliability of the new trains.

The conference set several priorities which were sensible even if not particularly dramatic. They included

- Improving the frequency, reliability and punctuality of services
- Expanding evening and Sunday services
- Providing affordable, accessible services which reflect passenger needs.
- Growing the number of passengers by improving the overall quality and attractiveness of the network.
- Improving connections between rural communities, towns and key destinations.
- Ensuring transport remains available for vulnerable and isolated residents.

Leigh Frost and Dan Rogerson were at the conference but gave no indication of what Cornwall Council's political attitude to introducing franchising might be. Presumably this will go through internal processes for a while. We should keep our eyes open because what is decided could be important. If there is any wider consultation, we should definitely participate.

Malcolm Brown
Chair, Planning and Regeneration Committee