

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 1st DECEMBER 2025 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

Councillor Lanxon arrived during the next item

P/25/88) Apologies for absence

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

P/25/89) Declarations of Interest

Councillor Marshall declared an interested in Agenda Item 8 (xvi) by virtue of being the applicant.

P/25/90) Dispensations

None.

P/25/91) Minutes from the Meeting dated 27th October 2025

It was **RESOLVED** that the minutes of the meeting dated 27th October 2025 be approved and signed as a correct record.

P/25/92) Matters to note

The Clerk advised that he had responded to Cornwall Council's consultation on the Penwinnick Road roundabout, the Holy Trinity Church piazza has been completed and Cornwall Council has been chased for an update on the future of the General Wolfe building. Cornwall Council has not made further contact with regard to the High Street Rental Auctions Legislation.

Councillor Brown advised that he had attended a CALC Larger Council's meeting where Councillor Sarah Preece and Adam Birchall from Cornwall Council were in attendance and provided a presentation on the Local Plan. Councillor Brown further advised that the Mayor, Clerk and himself had met with Adam Birchall on TEAMS that afternoon and had received a useful briefing on the work to date with regard to the production of the new local plan.

P/25/93) Public participation

There were no members of the public present.

Dominic O'Neil arrived to the meeting

P/25/94) Emma Rogers, Head of Land and Planning, Treveth Holdings LLP

The Chair welcomed Emma Rogers and Dominic O'Neil from Treveth Holdings LLP to the meeting.

Ms Rogers advised that the Planning Application for the former Council Offices at the Penwinnick Road site is live and is the same as presented to Members at the last update meeting.

Ms Rogers advised that the commercial units proposed for the site are flexible in size, can be split if necessary and will have apartments over the top. Due to viability issues, there is no affordable housing within the proposal at the present time, but there have been some very positive discussions with Homes England about additional funding to deliver affordable housing should planning permission be granted. Mr O'Neill confirmed that the site has been designed with affordable housing within it.

Ms Rogers advised that the statutory consultees are generally supportive of the proposal but the following organisations have lodged objections:

Environment Agency – concerns with regard to the flood mitigation measures proposed.

Historic Environment Planning – concerns with regard to the adverse impact on Pondhu House (Grade II listed building) and the loss of trees.

Ms Rogers advised that Pondhu House will be turned into 6 apartments and the Stable Block will be 2 Mews cottages which should alleviate the concerns of the Historic Environment Officer. Mr O'Neill confirmed that this would be the subject of a separate planning application.

P/25/95) Planning Applications

- ii. **PA25/06548:** Land At Former Council Offices Site Penwinnick Road St Austell Cornwall. 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.

The Clerk advised that the planning application is a much better proposal than the Cornwall Council planning brief presented to the Town Council a few years ago and Pentewan Valley Parish Council has made no objection to the proposal subject to the provision of a multi-use trail connecting the Wainhomes site at Trewhiddle. Ms Rogers advised that this request will be included within the development.

Ms Rogers advised that the contaminated land issue identified will be rectified in the usual way and that the traffic movement study has concluded that there will be no difference between the traffic movements previously seen to those proposed and should not impact on the air quality.

During discussion, Members raised the following:

- The lack of affordable housing within the development

- The historic environment officer's concerns
- The flooding issues in the area and the impact this could have on the development
- The concerns raised by the Open Spaces Officer
- The concerns raised by the Devon and Cornwall Police Architectural Liaison Officer

Following discussion, Members expressed a general view that the application should be supported as long as the concerns raised by the statutory consultees are satisfactorily resolved.

It was **RESOLVED** to make no objection to this application subject to the applicant satisfying the statutory consultee concerns.

- i. **PA25/06336:** Market House Market Hill St Austell Cornwall PL25 5QB. Listed Building Consent to replace 2no. existing highway streetlighting units on front of Market House with new.

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

- iii. **PA25/06848:** Aldwick House Trevarrick Road St Austell Cornwall PL25 5JR. Works to Tree(s) subject to a preservation order (TPO) T1 & Chestnut T2/3 Oaks - Reduce canopies by approx 3m.

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

- iv. **PA25/07001:** 9 Wedgewood Road St Austell Cornwall PL25 3HY. Conversion of attached garage into a bedroom and construction of rear extension to replace conservatory.

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

- v. **PA25/07075:** Niles Bakery Ltd Morven Road St Austell Cornwall. 7no. general industrial (B2) units.

It was **RESOLVED** to support this application subject to the applicant satisfying the concerns of the statutory consultees.

- vi. **PA25/07603:** 70 Slades Road St Austell Cornwall PL25 4HF. Proposed rear extension & associated works.

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

- vii. **PA25/07697:** 80 Porthpean Road St Austell Cornwall PL25 4PN. Proposed conversion of loft, new roof dormer to the rear elevation and associated works.

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

- viii. **PA25/07726:** 43 Prince Charles Road St Austell Cornwall PL25 4JJ. Part retrospective change of use from single dwelling to two residential flats.

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

- ix. **PA25/07795:** 65 Penwinnick Road St Austell Cornwall PL25 5DS. Change use from residential C3 to holiday let C4.

It was **RESOLVED** to note that planning permission is not required.

- x. **PA25/08010:** Cornwall College John Keay House Tregonissey Road St Austell Cornwall PL25 4DJ. Non Material Amendment to Decision Notice PA23/05158 dated 8th December 2023 for a revised design for the approved ground-mounted PV array.

It was **RESOLVED** to note that this application has been determined.

- xi. **PA25/08236:** Betfred 4 - 6 Fore Street St Austell Cornwall. Change of use of betting office to Use Class E (including beauty salon) at ground floor and residential flat (Use Class C3) at first floor and associated works.

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

- xii. **PA25/08295:** 50 Alexandra Road St Austell Cornwall PL25 4QN. Loft conversion, new replacement roof finish, raised ridge to allow warm roof construction new dormer to the west elevation and cabrio window in east elevation.

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

- xiii. **PA25/08306:** 1 Orchard Grove St Austell Cornwall PL25 5TW. Works to Tree covered by a Tree Preservation Order (TPO) - S1 - Sycamore - Pollarded to height of 4-5m.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being satisfied with the proposal. However, if the Tree Officer determines that the tree needs to be felled, Members would like to see a replacement tree planted.

- xiv. **PA25/08425:** 6 Trevone Crescent St Austell Cornwall PL25 5ED. Extension and associated alterations to 6 Trevone Crescent.

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

- xv. **PA25/08462:** 4 Sharaman Close St Austell Cornwall PL25 3DH. Proposed conversion of existing conservatory to a reception room.

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

Councillor Marshall reiterated his interest and left the meeting

- xvi. **PA25/08542:** 1 Beech Road St Austell Cornwall PL25 4TS. Internal reconfiguration and loft conversion.

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

Councillor Marshall returned to the meeting

- xvii. **PA25/08611:** The Carlyon Arms 30 Sandy Hill St Austell Cornwall. Construction of outdoor seating area.

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

Councillors Lanxon, Preece and Thompson abstained from voting on this application

- xviii. **PA25/08698:** Wheal Eliza Hockey Pitch St Austell Cornwall. Works to Trees covered by a Tree Preservation Order (TPO) - T1 Oak – Repollard back to previous cuts. T2 Oak - Crownlift lowest limbs over boundary sympathetically and deadwood upper canopy.

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

- xix. **PA25/08735:** The Home Farm Trust Limited Trelowen 1 Blowing House Lane St Austell. Application for tree works within a Conservation Area: G001 – Sycamore and buddlia - Fell/dismantle.

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

P/25/96) Premises Licence Applications

None.

P/25/97) Planning Decisions

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

P/25/98) Cornwall Council – Urgent Delegated Planning Decisions

PA25/07228 – Boscoppa Road, St Austell

The Clerk advised that following receipt of a 5 day protocol, the Chair and Vice Chair of the committee have agreed to accept the Planning Officers recommendation for approval on the basis that a mining report will be a condition of the second Technical Details Consent (TDC) stage of the application process.

PA25/07547 – 9 Orchard Grove, St Austell

The Clerk advised that the Tree Officer approved the removal of the ash tree but did not recommend the replanting of a tree due to the natural regeneration that is likely to take place.

P/25/99) St Austell Town Centre Revitalisation Partnership

The church piazza was completed in time for Remembrance Sunday, and the five Town Centre Revitalisation Investment projects are progressing as follows:

- **Priory Car Park signage.** Complete
- **Old Fire Station Site refurbishment.** Due to start this week.
- **Baptist Church Railings/Planters.** Contract let.

- **Slope past Studio 4 to toilets in White River Place.** Contract let.
- **Holy Trinity Church – Phase 2.** Contract let.

The pump track at The Meadows is open and well used.

The Town Centre Revitalisation Partnership is next due to meet on Tuesday 27th January 2026.

Arising from a question, the Clerk confirmed that the Arts Centre feasibility study should be available for that meeting and that he will chase Cornwall Council officers nearer the time if it has not been received.

Referring to the recent Government budget, the Chair advised that apart from a Kernow Industrial Growth fund earmarked for Cornwall, there does not appear to be any further rounds of Shared Prosperity Funding.

The Clerk added that he had reviewed the business rates payable by the Town Council following the revaluation and reported that there will be little change for the Town Council. He did not know how the re-valuation would affect town centre retailers.

P/25/100) Local Plan

The Clerk circulated PowerPoint slides from a recent CALC meeting where Councillor Sarah Preece and Adam Birchall were in attendance to provide an update on the preparation of a new local plan for Cornwall. An e-mail has also been received from Michelle Pollard, Cornwall Council officer, outlining the work to date, links to an interactive mapping system of the sites identified so far and the need to identify larger sites – around 800 houses upwards. The Clerk advised that he would speak to other Clerks to see if there would be any benefit in providing a joint response. The deadline for a response is 30th January 2026.

Mr Birchall has agreed to send over a “Plan-Making Regulations Explainer” document published by the Government which attempts to help Local Authorities understand the new plan making system.

Councillor Brown advised that Cornwall Council are at the very early stages of the development of the plan, but they will be under pressure to start in earnest after the Government guidance is issued. He further advised that he had met Adam Birchall that afternoon with the Mayor and Clerk and it was clear from the meeting that this area has been suggested for lots of development along with Falmouth, Camborne, Newquay, Bodmin and Truro. Cornwall Council is trying to identify a suitable process for Town and Parish Council and Community engagement which could be different in different areas. It is likely that there will be a Cornwall Councillor Working Group which will report to the Portfolio Holder and then to the Growth Board.

P/25/101) Taxi Licensing Consultation

The Clerk advised that Cornwall Council is consulting on the proposal to standardise taxi zones by having one single zone for Cornwall. The taxi zones are currently based on the old Borough and District boundaries which means that taxis are currently unable to operate outside of the zone that they are licenced for.

During discussion, a view was expressed that there might be an adverse impact on rural areas if a single zone is applied as taxi operators are likely to gravitate to busier areas such as Truro and Newquay.

It was **RESOLVED** to support the proposal for a single taxi zone for Cornwall by 4 votes in favour, no votes against and 3 abstentions.

P/25/102) Land off Menear Road, North of St Austell, PL25 3TD

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009

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

P/25/103) Appeal Decision: PA25/00149 - Construction of dwelling and associated works - Land north of 36 Eliot Road, St Austell – Appeal Allowed

Members expressed their disappointment with the appeal decision.

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

P/25/104) Appeal Decision: PA24/02590 - Construction of dwelling and associated works - Land Adj 48 Eliot Road, St Austell - Appeal Allowed

Members expressed their disappointment with the appeal decision.

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

P/25/105) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 5th January 2026 and Monday 2nd February 2026.

The meeting closed at 7.45pm.