

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

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

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

P/25/106) Apologies for absence

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

Councillor Preece observed the meeting by TEAMS.

P/25/107) Declarations of Interest

None.

P/25/108) Dispensations

None.

P/25/109) Minutes from the Meeting dated 1st December 2025

Councillor Brown advised that on page 1 (Minute Number: P/25/92 – Matters to note), he would like to add the following words to the last sentence after “local plan”

and an early opportunity to make suggestions about future procedure to Cornwall Council

It was **RESOLVED** that subject to the above amendment, the minutes of the meeting dated 1st December 2025 be approved and signed as a correct record.

P/25/110) Matters to note

The Clerk advised that he had nothing to add.

P/25/111) Public participation

There were no members of the public present.

P/25/112) Planning Applications

- i. **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.

The Clerk advised that the Town Council had made no objection to this application and Cornwall Council had consulted the Town Council again in error.

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

Councillor Lanxon arrived to the meeting

- ii. **PA25/08544:** Carlyon House 20 Carlyon Road St Austell Cornwall. Alteration and extension of existing building to provide a health hub (Use Class E(e)) with associated external works.

During discussion, Members noted that ground works had commenced at the site and expressed concern with regard to the loss of amenity space to create the new access. Concern was also expressed with regard to the proposed closure of Park House Medical Centre in Gover and the need for a reliable bus service to and from the health hub to enable all residents to access the health hub.

It was **RESOLVED** to support this application subject to as little amenity land as possible being lost to make way for access to the building and that the bus routes in the St Austell area are reviewed to ensure that patients have access to the new health centre.

- iii. **PA25/08669:** 47 Manor Close St Austell Cornwall PL25 4HH. Additional storey above garage to side of dwelling and rear single storey extension replacing existing.

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

- iv. **PA25/08799:** Pondhu House Penwinnick Road St Austell Cornwall. Change of use and conversion of Pondhu House and its associated stables to form 8 residential units.

The Clerk advised that the proposal is to turn Pondhu House into 6 residential units and the Stable Block into 2. The Planning Officer suggests that respect for the character and features of the listed building are a key issue and consideration will need to be given to comments from the Historic Environment Team.

During discussion, Members expressed strong concern that the building had been allowed to lapse into disrepair. They also had concerns with regard to the costs associated with bringing it up to standard and the viability of future uses.

Members expressed disappointment that there were no comments from the Historic Environment Officer and the lack of Section 106 contributions proposed.

A discussion took place with regard to the Town Council's offices and the suitability/viability of Pondhu House/Stable Block as a long-term option. It was noted that Cornwall County Council's Education Service used to be located at Pondhu House.

It was noted that Members were required to comment on the planning application before them. It was suggested that Treveth should be invited to the next meeting to discuss the proposals for Pondhu House/Stable Block.

It was **RESOLVED** to object to this application on the grounds of:

- The loss of employment space;

- A lack of clarity with regard to the Section 106 proposals, particularly with regard to a lack of contribution towards Highways and Open Space;
 - A lack of information from the Historic Environment Officer.
- v. **PA25/08800:** Pondhu House Penwinnick Road St Austell Cornwall. Listed Building Consent for change of use and conversion of Pondhu House and its associated stables to form 8 residential units.

It was **RESOLVED** to object to this application on the grounds of:

- The loss of employment space;
- A lack of clarity with regard to the Section 106 proposals, particularly with regard to a lack of contribution towards Highways and Open Space;
- A lack of information from the Historic Environment Officer.

Councillor Bull declared an interest in the next application and left the meeting

- vi. **PA25/09083:** 1A Dennison Avenue St Austell Cornwall PL25 3HD. To replace the existing conservatory. Extend a single story extension to the rear of the property to extend our living space and create an extra downstairs bedroom in the current living room.

It was **RESOLVED** to make no objection to this application subject to the side window being opaque to protect the privacy of the neighbour.

Councillor Bull returned to the meeting

- vii. **PA25/09371:** Old Orchard Bownder Vean St Austell Cornwall. Demolition of the existing single-storey rear extension and construction of a new two-storey rear extension to provide two first-floor bedrooms and a ground-floor annex with associated works.

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

P/25/113) Premises Licence Applications

None.

P/25/114) Planning Decisions

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

P/25/115) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/25/116) St Austell Town Centre Revitalisation Partnership

The Clerk advised that the project works were put on hold during the Christmas period with completion due by 31st January 2026. The Clerk updated the latest position as follows:

- Refreshed signage at Priory Car Park completed
- The work on the fire station site has commenced
- The planters have been ordered for the slope past Studio 4
- The railings are complete outside the Baptist church and the planters are on order
- The design of Phase 2 at the Holy Trinity Church is complete

Arising from a question, the Clerk advised that a letter signed by the MP and the Town Council has been submitted to Cornwall Council regarding the poor state and lack of progress with regard to the future of the General Wolfe building. To date, a response has not been received.

P/25/117) Local Plan

The Clerk advised that he had e-mailed the Clerks from the surrounding parishes and of the responses received, none of the parishes are responding to Cornwall Council's request to identify larger sites (800 houses upwards) but they have expressed an interest in meeting with the Town Council again at an appropriate time.

Councillor Brown advised that Cornwall Council's Cornwall Growth Board meeting scheduled for the 22nd January 2026 might provide further information on the local plan.

P/25/118) National Planning Policy Framework (NPPF)

The Clerk advised that the Government has published a revised draft of the National Planning Policy Framework and has launched a consultation ending on the 10th March 2026 in relation to it. He added that the consultation seeks views on a wide range of technical details which are better addressed by planning authorities and planning professionals.

Councillor Brown suggested that the Town Council should consider supporting Cornwall Council's response to the consultation or do its own and that the matter should be considered again at the Planning and Regeneration Committee meeting in March.

It was **RESOLVED** to thank the Town Clerk for reporting on the revised NPPF and that the Committee should consider the matter again at the Planning and Regeneration Committee meeting in March 2026 at which time a response from Cornwall Council should be available.

P/25/119) Cornwall Council – Cornwall Bus Travel Survey

Members considered Councillor Brown's draft response to Cornwall Council's Cornwall Bus Travel Survey and made the following suggestions:

Question 7

First two bullet points should read "Disagree"

Question 20

Add:

- *At an appropriate time review the routes within the St Austell area to the new Health Hub at Carlyon Road.*
- *Regularly review the routes as and when new housing developments are completed.*

It was **RESOLVED** to thank Councillor Brown for his draft response and to submit the response, as drafted, subject to the above amendments.

Councillor Brown raised whether the Town Council should respond to the Cornwall Council Visitor Economy Sector Survey and, in light of the tight deadline, offered to provide a draft response for submission by the Clerk. This was agreed.

P/25/120) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 2nd February 2026.

The meeting closed at 7.41pm.