

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 2nd FEBRUARY 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

P/25/121) Apologies for absence

Apologies for absence were received from Councillor Lingham.

P/25/122) Declarations of Interest

Councillor Hamilton declared an interest in Planning Application (i), by virtue of knowing one of the objectors to the proposal.

P/25/123) Dispensations

None.

P/25/124) Minutes from the Meeting dated 5th January 2026

It was **RESOLVED** that the minutes of the meeting dated 5th January 2026 be approved and signed as a correct record as amended at the Council meeting on 26th January 2026.

P/25/125) Matters to note

The Clerk advised that a consultation response had been submitted to the Cornwall Bus Travel Survey and the Cornwall Visitor Economy Sector Survey.

P/25/126) Public participation

None.

Councillor Hamilton re-iterated his interest and left the meeting

P/25/127) Planning Applications

- i. **PA25/08285:** Beech Motors St Austell Ltd Albert Road St Austell Cornwall. Outline planning application with all matters reserved for demolition of existing commercial building and construction of up to 30 no. new residential flats.

The Clerk advised that the proposal is an outline planning application for up to 30 new residential flats on a brownfield site. He advised there were no comments from the Planning Officer, but 7 public objections had been lodged on Cornwall Council's planning system expressing concern with regard to loss of privacy, over shadowing, loss of light, highways issues, scale and massing.

The Chair welcomed Mr Ivan Tomlin, planning consultant, to the meeting.

Mr Tomlin advised that he is the planning agent and had submitted the planning application on behalf of the applicant. He advised that it is only an outline application at the present time to assess the planning authority's appetite for a residential development on the site. He added that if outline planning is approved, access, appearance etc will be considered at the reserved matters stage.

Mr Tomlin advised that the plan is to demolish the existing building and build up to 30 new units on the site. He added that to date there were no objections from the statutory consultees, but objections had been lodged by the residents of neighbouring properties.

During discussion, Members expressed a view that up to 2 storeys could be acceptable but expressed concern that the site is in an elevated position and surrounded by residential property. Concern was expressed with regard to the congestion and lack of parking in the area and the need for any development on the site to have adequate parking.

It was **RESOLVED** to support the outline planning application on a brownfield site. However, given that the site is in an elevated position and surrounded by residential properties the Town Council would like Cornwall Council to consider limiting the number of units and the height of the development to 2 storeys to reduce the impact on the neighbouring properties. Members noted the current parking and congestion in the surrounding area and would like to see adequate parking provision on site for each unit built.

Councillor Hamilton returned to the meeting

- ii. **PA25/08985:** 27 Gowan Road St Austell Cornwall PL25 3JP. Proposed two-storey side/rear extension.

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

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

- iii. **PA25/09059:** Hawkins Motors Woodland Road St Austell Cornwall. Demolition of existing car showroom/workshops and erection of new car showroom/workshop building.

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

Councillor Lanxon returned to the meeting

- iv. **PA25/09203:** 51 Ranelagh Road St Austell Cornwall PL25 4NS. Raise the kitchen from single storey to a 2 storey with a flat roof so a bathroom can be added upstairs.

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

- v. **PA25/09318:** 1 Church Street St Austell Cornwall PL25 4AW. Listed building consent for the upgrading of the existing PIV fan and extending associated ductwork to mitigate radon gas levels.

It was **RESOLVED** to make no objection to this application subject to complying with the Historic Environment Planning requirements.

- vi. **PA26/00052:** 84A Gover Road St Austell Cornwall PL25 5NG.
Extension and alterations to dwelling.

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

P/25/128) Treveth Holdings LLP

The Clerk advised that when the Town Council considered the Planning application for Pondhu House and the Stable Block the comments from the Historic Environment Officer were not available which was of concern to the committee and had led to an objection to the application. He further advised that the views of the Historic Environment Officer are now available and were replicated within the agenda.

The Chair welcomed Mr Dominic O'Neil, Treveth Holdings LLP, to the meeting who advised that the Historic Environment Team believe that the proposals represent a pragmatic solution to securing a long-term future for Pondhu House subject to amendments and detailed conditions. He further advised that Cornwall Council do not want a vulnerable building to be left behind and have made it clear that there must be plans in place for Pondhu House and the Stable Block to unlock the proposals for Penwinnick Road.

Mr O'Neil referred to the Town Council's concerns with regard to the loss of employment space and stressed that Treveth is offering employment space to the Town Council on the Penwinnick Road site which was moving employment from one site to another and not creating a loss. Mr O'Neil advised that he did not know the detail of the Section 106 agreement and agreed to ask Emma Rodgers to clarify the details with the Town Council in due course.

Mr O'Neil advised that the Town Council has been offered an accessible and modern new office and depot on the Penwinnick Road site, but they are open to discussions with regard to Pondhu House and the Stable Block.

During discussion, Members raised the following:

- Concern with regard to the Town Council's future office/depot space
- The issues raised by the Historic Environment Team, particularly with regard to the division of the large rooms on Pondhu House and retaining the Stable Block timber beams in the meeting room

The Clerk advised that the Chairs and Vice-Chairs are due to meet towards the end of February and the options for the future of the Town Council's offices will be discussed at that time. He added that planning permission for Pondhu House and the Stable Block will allow Treveth to proceed with the Penwinnick Road development and provide flexibility for the future of Pondhu House and the Stable Block.

It was **RESOLVED** to withdraw the Town Council's objection to Planning Application Number: **PA25/08799** in the light of the historic environment comments and further information received from Treveth.

P/25/129) Premises Licence Applications

The Clerk advised that a licence application had been received that afternoon relating to a minor change of internal plan for Asda St Austell with a response deadline of 10th February 2026.

The Committee agreed that due to the minor nature of the application, a response was not required.

There were no other licensing applications.

P/25/130) Planning Decisions

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

P/25/131) Cornwall Council – Urgent Delegated Planning Decisions

PA25/09083 - 1A Dennison Avenue

The Clerk advised that the applicant had updated their plans which now show an opaque window as suggested by the Town Council.

Councillor Bull reiterated her interest in this application

P/25/132) St Austell Town Centre Revitalisation Partnership

The Clerk advised that he had submitted a grant claim to Cornwall Council for the pump track at The Meadows. The successful grant application for the project has resulted in the Town Council contributing £5,000 towards a total project cost of £81,800.

The Town Revitalisation Investment Programme (TRIP) projects are progressing slowly due to the storms/continuing wet weather. The deadline for completion is now the end of February.

Councillor Brown advised that Cornwall College provided a very interesting presentation at the recent Town Centre Revitalisation Partnership meeting at which time it was confirmed that A levels will be offered at the College with effect from September 2027.

The Clerk added that the partnership had also received an update from Noah Law MP who advised that he is working on the following:

- Exploring the potential for a Community Land Trust to locate residential units above shops in the town centre
- Exploring the potential for a Community Land Trust to take on the General Wolfe building
- Exploring if there may be further rounds of Pride in Place that might benefit the town.

The Clerk advised that the Government had announced that afternoon that £150m will be made available to restore community pride in high streets but there was no detail with regard to the locations that would benefit.

P/25/133) Local Plan

The Clerk advised that he had nothing to add at this stage as the Government guidance is still awaited.

Councillor Brown advised that the Cornwall Council, Cornwall Growth Board scheduled for the 22nd January 2026 did not take place with the next one scheduled for 17th March 2026. He advised that significant reports on the Local Plan are expected to be submitted to that meeting.

P/25/134) Neighbourhood Priority Statement (NPS)

The Clerk advised that Cornwall Council is encouraging all Councils to produce Neighbourhood Priority Statements (NPS) and will soon be launching a process to help local councils develop and share their priorities for their area. It is anticipated that the Neighbourhood Priority Statements will not include planning policies or have direct weight in planning decisions but will help the development of local content to be tested through the local plan process.

There is a small number of NPS pilots at the present time and the Town and Parish Councils not involved are encouraged to register an interest in starting a Neighbourhood Priority Statement.

The Clerk expressed a view that the Town Council should register an interest at the earliest opportunity in the hope that there will be some Cornwall Council resource to assist with the process. He added that Mark Mitchley, Senior Projects Officer, is currently reviewing the information received to date on the Local Plan and has expressed an interest in assisting with the project. He advised that the geographical area for the NPS is not yet known and that undeveloped land within the parish of St Austell could be vulnerable.

It was **RESOLVED** that the Clerk should submit an expression of interest for the Town Council to produce a Neighbourhood Priority Statement and that the Planning and Regeneration Committee should be the responsible committee for its production.

P/25/135) Off Street Parking Places Order – 2026

Members expressed strong concern with regard to the proposed changes to the Parking Places Order which they felt would adversely impact on St Austell residents visiting Hamleys Corner, Par, St Andrews Road, Par and Par Beach. Members also expressed a view that the vitality and economy of Par would be adversely affected if the proposals were implemented and that the costs associated with introducing charges will probably not be recovered within a sensible timeframe in many of the smaller car parks.

It was **RESOLVED** to object in the strongest terms to the proposed introduction of charges at Hamleys Corner, Par, St Andrews Road, Par and the introduction of winter charges at Par Beach, Par for the following reasons:

- The car parks are used for daily exercise by many residents from the urban areas of St Austell, many of whom are on low incomes;
- The impact on the economy and vitality of Par

- Concern that the costs associated to Cornwall Council to introduce the charges will not be recovered in a sensible timescale.

P/25/136) Dates of Meetings

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

The meeting closed at 7.49pm.