

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on TUESDAY 7th APRIL 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

P/25/152) Apologies for absence

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

P/25/153) Declarations of Interest

None.

P/25/154) Dispensations

None.

P/25/155) Minutes from the Meeting dated 2nd March 2026

It was **RESOLVED** that the minutes of the meeting dated 2nd March 2026 be approved and signed as a correct record.

P/25/156) Matters to note

The Clerk advised that he had nothing to add.

Arising from a question, the Clerk **AGREED** to ask Cornwall Council if they would be prepared to share their full submission to the Government NPPF consultation.

Councillor Brown advised that he had attended an exhibition in St Stephens displaying some new Imerys clay trails.

P/25/157) Public participation

None.

P/25/158) Planning Applications

- i. **PA26/00355:** 38 Higher Woodside, Austell, Cornwall PL25 5EH. Proposed additional living accommodation ancillary to the main dwelling.

The Clerk advised that the Town Council resolved at their last meeting to make no objection to the application subject to the construction being in brick. The Planning Officer has since confirmed that the proposal has been amended to reflect this change.

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

- ii. **PA26/00521:** 46 Moorland Road, St Austell, PL25 5BS. Installation of an air source heat pump on the driveway of the property.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied there will be no significant noise impact on the neighbouring properties.

- iii. **PA26/00526:** 43 North Street, St Austell, Cornwall, PL25 5QE. Construction of a toilet block with disabled access provision

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

- iv. **PA26/00683:** Land to the South-West of Avonwynn, Trembear Road, St Austell, PL25 5NA. Construction of 5 dwellings with garages with new access road with variation of condition 1 of decision notice PA23/06098 dated 17.07.24

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

- v. **PA26/01332:** 5 Lower Woodside, St Austell, Cornwall, PL25 5EQ. Proposed single storey extension to dwelling and associated works.

It was **RESOLVED** to make no objection to this application subject to meeting the requirements of South West Water.

- vi. **PA26/01352:** Land North of 31/33 North Street, St Austell, Cornwall, PL25 5QE. Application for permission in principle for the construction of 1 dwelling (minimum of 1, maximum of 1)

It was **RESOLVED** to make no objection to this application subject to continuing to meet the conditions set in 2008 where appropriate.

- vii. **PA26/01362:** 1 Orchard Close, St Austell, Cornwall, PL25 4NP. Prior notification for demolition of detached residential dwelling.

The Planning Officer advised the prior approval is not required.

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

- viii. **PA26/01635:** 46 Chapmans Way, St Austell, Cornwall, PL25 4QU. Car port and small single storey side extension with associated landscaping works

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

- ix. **PA26/01686:** 11 Penmere Road, St Austell, Cornwall, PL25 3PE. Proposed single storey extensions to side and rear of existing dwelling including the conversion of existing integral garage.

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

- x. **PA26/01709:** 21 North Street, St Austell, Cornwall, PL25 5QD. Listed building consent for removal of existing cement-based render applications to front elevation, introduction of a 3-coat lime render application, introduction of a mineral paint system and introduction of new downpipe.

It was **RESOLVED** to make no objection to this application subject to the recommendations of the Historic Environment Officer being followed.

- xi. **PA26/01087:** Pondhu House Penwinnick Road St Austell Cornwall. Listed Building Consent for the reduction and rebuilding of historic boundary wall for repair to prevent complete collapse due to structural instability.

It was **RESOLVED** to make no objection to this application subject to the recommendations of the Historic Environment Officer being followed.

P/25/159) Premises Licence Applications

None.

P/25/160) Planning Decisions

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

P/25/161) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/25/162) St Austell Town Centre Revitalisation Partnership

The Town Clerk advised that the Regeneration Officer left the employ of the Town Council at the end of March which had coincided with the completion of the Town Centre Revitalisation Investment Programme (TRIP) projects. He advised that the grant funding from Cornwall Council for the Pump Track has been received and approximately £38,000 should be received within the next few days for the TRIP projects.

The Town Clerk advised that the Evergreen Investment Fund recently announced by Cornwall Council will not be a grant scheme. Early guidance issued indicates that it is an investment fund that will offer loans to businesses and community groups upon the production of a sound business case.

The Town Clerk advised that a date for the next Town Centre Revitalisation Partnership will be set once further information is received from Cornwall Council with regard to the Arts Centre, General Wolfe, Carlyon Road and the High Street Auction Fund. He suggested that focusing on the old part of the town might be a future project for the Partnership.

Arising from a question, the Clerk advised that the King's visit to the Market House was very positive and should put applicants in a good position when submitting further funding bids.

The Town Clerk advised that the two Community Infrastructure Levy (CIL) expression of interest applications had been declined. (Footpaths at The Meadows and Poltair Park and the lighting of the opes in the town centre).

Arising from a further question, the Clerk advised that he was not aware of the recent Ministerial visit to the town centre until it was reported on social media.

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

P/25/163) Local Plan

The Clerk referred to the e-mail dated 11th March 2026 from the Head of Planning and Housing Policy at Cornwall Council, enclosed with the agenda and the briefing note circulated earlier in the day outlining the proposals for community engagement events for the local plan 2050. The Clerk added Cornwall Council is keen for Town and Parish Councils to produce Neighbourhood Priority Statements (NPS) to inform the Local Plan but the detail is still unclear and only two pilot NPS have been published so far.

The Clerk advised that following the first community consultation event, Creative Kernow has produced a report identifying key issues for each CAP area and had been commissioned again to facilitate the next round of community engagement. The events are due to take place towards the end of the year and into 2027 and will involve evening events between 5.30pm and 7.30pm with up to 25 participants at each session.

Cornwall Council has asked each Town and Parish Council to provide a name and contact details for the key contact in the area, select a date for a community event and provide some suggestions of suitable accessible local venues for the event to take place.

Arising from the above the following issues were raised:

- Disappointment with the first round of public consultation and the report produced thereafter;
- Concern that Cornwall Council is unwilling to organise an engagement event(s) specifically for Town and Parish Councils;
- Concern that Creative Kernow (consultants) are working within CAP areas;
- Concern that an NPS might not carry much weight;
- The need for an informal meeting once more detail is known, possibly with the neighbouring parishes.

It was **RESOLVED** that the Town Clerk should write to Cornwall Council confirming the following:

1. The preferred date for a Community Event is 24th November 2026 or as close to that date as possible;
2. The Town Clerk is the key contact for the Town Council;
3. Chi Austel be nominated as a suitable venue.

It was **FURTHER RESOLVED** that:

1. the Town Clerk should write to Cornwall Council requesting that a Senior Planning Officer is assigned to St Austell Town Council as a single point of contact during the development of the Local Plan;
2. An informal meeting of the Planning and Regeneration Committee is convened to discuss the NPS process when more information is available.

P/25/164) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 18th May 2026.

The meeting closed at 7.13pm.