

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 18th May 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

Present: Councillors: Brown, Bull, Gray, Hamilton, Lanxon, Marshall, Preece, Thompson and Whitehouse,

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

P/26/01) Election of Chair

David Pooley, Town Clerk, asked for nominations for Chair.

- A nomination was received for Councillor Brown

It was **RESOLVED** that Councillor Brown be elected Chair of the Planning and Regeneration Committee for the 2026/27 civic year.

P/26/02) Election of Vice-Chair

Councillor Brown asked for nominations for Vice-Chair.

- A nomination was received for Councillor Bull

It was **RESOLVED** that Councillor Bull be elected Vice-Chair of the Planning and Regeneration Committee for the 2026/27 civic year.

P/26/03) Apologies for absence

Apologies for absence were received from Councillors Lingham and Stephens.

P/26/04) Declarations of Interest

Councillor Brown declared an interest in Planning Application Number: PA26/02519 by virtue of being a close neighbour.

P/26/05) Dispensations

None.

P/26/06) Minutes from the Meeting dated 7th April 2026

It was **RESOLVED** that the minutes of the meeting held on the 7th April 2026 be approved and signed as a correct record.

P/26/07) Matters to note

The Clerk advised that the Creative Kernow Local Plan consultation is scheduled to take place in St Austell on the 1st December 2026 as the 24th November 2026 slot has been taken.

The Chair referred to the Pentewan Valley Parish Council extraordinary meeting scheduled for Thursday 21st May 2026 at 7pm where the Gewans Farm planning application will be discussed and asked if either the applicant or agent will be in attendance. The Town Clerk advised that Persimmon Homes have been invited to the meeting but, to date, they have not confirmed whether or not they will be in attendance.

The Clerk reminded Councillors that if they attend the meeting, they should be careful not to pre-determine themselves ahead of the Town Council considering the planning application in June.

P/26/08) Public participation

The Chair advised that in order to assist the two members of the public present, Planning Application Number PA26/00370 would be considered next.

P/26/09) 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

- v. **PA26/00370**: Buena Vista Gribben Road St Austell Cornwall, PL25 4ED. Reserved Matters application for the construction of a two-storey dwelling with integral garage (details following outline consent PA22/10570 dated 07.03.2023).

The Clerk advised that in 2025 the Town Council raised no objection to an outline planning application for the site, but had objected to the reserved matters application considered in March 2026 on the grounds of:

- Over ambitious for the site
- Over development of the site
- Overbearing for the site
- Overlooking issues
- Poor access off Treverbyn Road

The Clerk added that the agents have addressed the concerns raised by the Town Council and the Planning Officer has advised that the new design is better and the ridge height has been lowered. The Town Council has been re-consulted to consider the improvements made.

The Chair invited the applicants Mr and Mrs Wegner to speak.

Mr and Mrs Wegner advised that they had listened to the Town Council's concerns and that the issues identified had been considered and resolved as detailed in their agent's report.

Members agreed that it was helpful to have the detailed response from the applicant's agent and that the concerns previously identified appear to have been resolved.

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

- i. **PA26/01638:** 125 Chapel Field St Austell Cornwall PL25 3EN. Proposed construction of a porch and replacement of existing conservatory.

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

- ii. **PA26/01924:** 70 Retallick Meadows St Austell Cornwall PL25 3BY. Proposed conservatory removal and replacement 2 storey extension.

The Clerk advised there were three neighbour objections to this application on Cornwall Council's planning portal raising concerns in relation to:

- Loss of light
- Loss of privacy
- Not in keeping with the street scene
- Over development
- Over shadowing

During discussion, Members expressed concern with regard to the effect the proposal would have on the neighbouring properties and agreed with the concerns raised in the three neighbour objections.

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

- The second storey is unacceptable and over imposing
- The impact on the privacy and amenity of the neighbouring properties
- The loss of light on the neighbouring properties

- iii. **PA26/02284:** St Austell Bus And Railway Station High Cross Street St Austell Cornwall PL25 4LA. Works to trees within a Conservation Area - felling of T51 (Torbay Pine), felling of T52 (Laburnum) and T53 felling of Macrocarpa.

The Clerk advised that the Tree Officer has advised that there are no grounds for a Tree Preservation Order.

- iv. **PA26/02342:** 8 Horse Whim Drive St Austell Cornwall PL25 3XB. Application for tree works within a TPO: To reduce T1 Sycamore and T2 Sycamore trees by 2-3m in width to clear paths. To remove basal epicormic growth. To remove 2-3m basal section of ivy from both trees.

It was **RESOLVED** to support the Tree Officer's recommendation.

- vi. **PA26/02529:** 7 Jubilee Meadow St Austell Cornwall PL25 3EX. Works to Tree covered by a Tree Preservation Order (TPO) - Oak - Remove to ground level.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being satisfied with the proposal and that a replacement tree is planted.

*** Councillor Brown reiterated his interest in the following item and the Vice-Chair took the Chair***

- vii. **PA26/02519:** 14 Killyvarder Way St Austell Cornwall PL25 3DJ. Single storey extension to side of property and boundary wall.

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

Councillor Brown abstained from voting on this item.

Councillor Brown resumed the Chair

- viii. **PA26/02680:** 70 Slades Road St Austell Cornwall PL25 4HF. Proposed rear extension & associated works with variation of condition 2 of decision notice PA25/07603 dated 29/12/2025.

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

- ix. **PA26/02854:** 1 Church Street, St Austell Cornwall PL25 4AW. Listed building consent for the replacement of the internal ATM.

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

- x. **PA26/02382:** Co-Op Moorland Road West Hill St Austell, PL25 5BS. Installation of new shopfront to facilitate subdivision of existing retail unit with alterations to the existing landscaping comprising new hardstanding, planting and cycle racks.

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

Councillor Lanxon advised that she is a member of the Co-op party and abstained from voting on this item.

- xi. **PA26/02979:** Land And Buildings South East Of 128 Clifden Road Clifden Road St Austell Cornwall. Change of Use of Annexe to form separate Dwelling.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being happy with the access and turning arrangements.

P/26/10) Premises Licence Applications

None.

P/26/11) Planning Decisions

On reviewing the Local Planning Authority Decisions report and the number of applications where the Town Council had not been consulted, Members asked that clarification be sought from Cornwall Council on their policy for consulting Town and Parish Councils.

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

P/26/12) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/26/13) St Austell Town Centre Revitalisation Partnership

The Clerk provided an update as follows:

General Wolfe/Globe Yard. The General Wolfe and Globe Yard have been sold at auction. Mark Ellis at Cornwall Council has advised that he does not know who has purchased the building/land but things may become clearer in 3-4 weeks when the legal details are finalised.

TG Jones. A press release has been issued with regard to potential store closures but at the present time it is not known if the St Austell store is under threat.

Town Team. The Clerk advised that Andrew Stickland from the Town Team has asked to meet with him and a meeting has been set up in June.

Trinity Street. The Trinity Street partial road closure will be put in place on 22nd June to allow the cladding works to take place on the Trinity Street flats. It is anticipated that the project will take two years to complete and that during this time the traffic flow in Trinity Street will be one way only, upwards from the Trinity Street roundabouts to the junction with Truro Road. The contractor, Classic Builders is working closely with Cornwall Council's highways team about the diversion routes around the town, the potential for additional parking at the top end of Trinity Street and additional CCTV. It was further advised that Classic Builders intend coming to a Town Council meeting to outline the project and answer any questions. They have also committed to providing regular publicly available newsletters on progress with the project.

Mid Cornwall Metro. Phase one of the Mid Cornwall Metro project has been completed with trains now running hourly between Newquay and Par.

Cornwall Armed Forces Day, 20th June 2026. There are currently resourcing issues for this event which the organiser is trying to resolve. The Town Council has committed to resourcing the road closures for the parade.

During discussion, Members raised the following:

- The need to write to TG Jones and Post Office if the closures are likely to affect St Austell stressing how important the shop/post office is to St Austell
- Concern with regard to the proposed 2 year closure of Trinity Street to two way traffic
- The need for the new banners on Poundland to be washed off
- Clarification of the time scales for when the tarmac in Fore Street will be replaced with granite
- BID's hanging baskets are scheduled to be hung at the weekend.

It was **RESOLVED** that if more information becomes available which indicates that the St Austell TG Jones shop is vulnerable and the timing is appropriate, the Town Clerk should write to TG Jones and the Post Office stressing how important the shop/Post Office is to St Austell.

P/26/14) Local Plan

The Clerk advised that Cornwall Council has started the Local Plan process and a Neighbourhood Priority Statement (NPS) presentation was provided to Town and Parish Councils on 28th April 2026. He added that Neighbourhood Priority Statements appear to be simpler than Neighbourhood Developments Plans, but they are still a lot of work and require a consultation process. Unlike a Neighbourhood Development Plan, Neighbourhood Priority Statements do not require a referendum.

It became clear during the presentation that producing a Neighbourhood Priority Statement would probably be the main method for Town and Parish Councils to influence the Local Plan by virtue of Cornwall Council having a legal obligation to consider all Neighbourhood Priority Statements produced.

The Clerk advised that the Neighbourhood Priority Statement does not stop development but it can provide a steer towards:

- Infrastructure
- Preserving green open spaces
- The provision of hostels/HMOs
- The direction of expansion

In addition, Cornwall Council has advised that a Neighbourhood Priority Statement can be produced jointly with another Parish if that is the wish of both parties.

The Clerk expressed a view that the Town Council should try to produce a Neighbourhood Priority Statement for St Austell as a minimum.

During discussion, Members raised the following:

- The deadline for submitting a completed NPS to Cornwall Council is October 2027;
- 2 pilot NPS studies have been published (St Day and Lanner);
- The Helston NPS is likely to be most relevant to St Austell, but it has not been published yet;
- A broad agreement that the surrounding Parishes are likely to want to produce their own statements;
- The need for an informal meeting to be set up to agree a way forward;
- Concern that Cornwall Council might not have the resource to assist Town and Parish Councils, particularly if there is a large number of Parishes wishing to produce an NPS;
- Concern that producing an NPS will be a lot of work and that it might not carry much weight;
- The need to advise Cornwall Council that St Austell would like to be a designated NPS area

It was **RESOLVED** that the Town Clerk should make an application to designate a Neighbourhood Area for the purposes of producing a Neighbourhood Priorities Statement to Cornwall Council using the template letter provided.

P/26/15) Cornwall Bus Conference – 24th June 2026

The Clerk advised that Councillor Yelland had drawn the Town Council's attention to the Cornwall Bus Conference due to take place in Truro on 24th June. He added that it would be helpful if attendance at the conference could be made an approved duty for the Chair of the Planning and Regeneration Committee to attend and report back.

It was **RESOLVED** that the Chair of the Planning and Regeneration Committee should attend the Cornwall Bus Conference in Truro on the 24th June 2026 and that it be made an approved duty.

P/26/16) Fountain House

The Town Clerk advised that Cornwall Council no longer has an operational need to retain Fountain House but before going through a disposal process wanted to give the Town Council the opportunity to consider whether or not it would like to express an interest in the property.

Members noted that the building is in a very poor condition, consists of a lot of small rooms and has no parking.

During discussion, Members expressed a view that the property should be sold, made good and put back into use but expressed strong concern that the property could be bought and turned into move-on accommodation or similar which would add to the difficulties St Austell is experiencing.

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

- i. Advise that the Town Council does not wish to submit an interest in Fountain House;
- ii. Outline the Town Council's strong wish for the property to be sold and put back into use but not sold on as move-on accommodation or similar;
- iii. Obtain the latest temporary/emergency housing figures for St Austell.

P/26/17) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 15th June 2026 and Monday 20th July 2026.

The meeting closed at 7.56pm.