

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 15th June 2026 in White River Community Church, West Hill, St Austell, Cornwall, PL25 5ET at 6pm.

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

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

Councillor Brown, Chair welcomed everybody to the meeting and asked the Planning and Regeneration Committee members to introduce themselves.

P/26/18) Apologies for absence

Apologies for absence were received from Councillor Lingham.

P/26/19) Declarations of Interest

Councillor Marshall declared an interest in Planning Application Number: **PA26/03593** by virtue of being a near neighbour.

Councillor Whitehouse declared an interest in Planning Application Number: **PA26/03257** by virtue of his son being employed by the applicant.

The Chair advised that Planning Agenda Item 3 (Dispensations), Agenda Item 4 (Minutes of the meeting dated 18th May 2026) and Agenda Item 5 (Matters to Note) would be considered later and that Agenda Item 8 (i) Planning Application **PA26/02774** would be considered next.

P/26/20) Planning Applications

i. PA26/02774: Land South East of Gewans Farm, Tregorrick Road, Tregorrick, St Austell. Outline Planning Permission for residential led development of up to 325 residential units (Use of Class C3) including preparatory works and demolition of existing farmstead at Higher Tregorrick Farm, as necessary; with associated landscaping works and public realm; other open space including parks, amenity green space, natural and semi-natural green spaces, equipped and natural play spaces; associated infrastructure and internal access roads with all matters reserved except for detailed access off Tregorrick Road and other associated highway works.

The Chair advised that the application will be considered as follows:

- Representatives of Persimmon Homes will be asked to provide their presentation;
- Questions to the developers from the public, Pentewan Valley Parish Council, local Cornwall Councillors and Town Councillors;
- Comments from the public, Pentewan Valley Parish Council, local Cornwall Councillors and Town Councillors;
- The Town Clerk will comment on the planning application;
- Town Councillors will debate and agree their response to the consultation.

The Chair advised that the St Austell Town Council is a planning consultee and that the recommendation from the Town Council's Planning and Regeneration Committee will be sent to Cornwall Council who will determine the application. He added that the application is in the Parish of Pentewan Valley Parish Council and that the Town Council has received a dispensation to provide its recommendation to Cornwall Council later than the deadline originally imposed as it had been missed off the original consultation list.

The Chair invited Chris Thorn and Robbie Brown from Persimmon Homes to provide their presentation. They explained that the application is an outline planning application with all matters reserved except for highways access details. They highlighted the consultation and pre-planning work undertaken and advised that the detailed design would follow if the outline application is approved. They advised that Cornwall has a 3.9 year housing supply so was not currently meeting its target set by the Government. It was anticipated that the scheme would include:

- Approximately 325 dwellings with open space and orchards on the west of the site;
- 35% affordable dwellings, approximately 50% of which would be shared ownership and 50% social housing for rent;
- Highways improvements;
- 10% biodiversity net gain;
- S106 contributions towards highways, education and possibly health;
- Public open spaces and walking and cycling links.

The Chair invited questions from members of the public, parish council representatives, Cornwall Councillors and Town Councillors. Topics raised included:

- Land ownership – it was explained that the developer had an option on the land
- Position and location of affordable housing – the developer advised that affordable housing would be pepper potted around the site;
- The need for suitable housing for local people;
- Access to Gewans Farm;
- Traffic survey quality and timing;
- The number expected to live on the estate and the number of vehicle movements;
- Proximity of dwellings to Gewans Meadows;
- Connections with Gypsy Lane;
- Flooding and sewerage measures;
- Lighting;
- Archaeological investigations;
- Contaminated land remediation measures

Councillor Kimber left the meeting during the following statements

The Chair invited statements from the public, parish councils and Cornwall Councillors. The points made included:

- The impact on the lanes and junctions in the area including Sawles Road, Tregorrick Road, Duporth Road, the access to Gewans Farm and the junctions at either end of Porthpean Road;
- The inadequacy of infrastructure including sewerage, drainage, health services, education and highways;

- The conflict with the Site Allocation DPD and emerging Neighbourhood Development Plan for Pentewan Valley Parish;
- The need for the public to make representations to Cornwall Council.

The Chair of Pentewan Valley Parish Council and the Vice Chair of St Austell Bay Parish Council outlined their Councils' responses.

The Cornwall Councillors Ashton, Mustoe and Yelland each made statements opposing the application.

The Town Councillors debated the planning application and the merits of a succinct response as opposed to a detailed response. They highlighted the need for housing, the visual impact of the proposals, the risk of reductions in affordable housing due to viability tests, the impact on education establishments, pressures on existing infrastructure and the inadequacy of local highways and the traffic assessments undertaken.

It was suggested that the Cornwall Councillors should arrange a joint site visit with the Highways Officer to view the road issues identified by residents and others in view of the level of concern regarding the potential impact on the road network.

It was **RESOLVED** to strongly object to the application by 7 votes for and 2 votes against on the grounds of:

- The proposed highways/access for both the direct routes and feeder routes around the site being totally unsuitable as they are predominantly single width lanes which will not be able to cope with a significant increase in traffic flows and are unsuitable for access by emergency vehicles;
- Loss of good quality agricultural land (Grade 3a), open countryside and the green belt between Pentewan Valley and St Austell;
- Lack of infrastructure in a town that is already overstretched;
- The site not being identified in the current Site Allocation DPD for St Austell and being contrary to the favoured development areas in the emerging Pentewan Valley Parish Council Neighbourhood Development Plan.

P/26/21) Recess

The Chair advised at 8.40pm there would be a short recess.

P/26/22) Planning Applications

ii. PA26/03124: Tregarth House, 33 Bodmin Road, St Austell, PL25 5AE. Proposed change of use of hotel (Use Class C1) to childcare centre (Use Class E(F), alterations to parking area and associated works.

The applicant, Alice Lewis advised that Baby Bugs Nursery is having to leave its current premises at Tregonissey Close due to the poor state of repair of their premises. She outlined the history and ethos of the Nursery and the plans to relocate to Tregarth House.

She acknowledged the proximity of the building to the busy Bodmin Road and the need to ensure that there are robust safety measures in place for the traffic and pedestrian movements to and from the nursery. Ms Lewis advised that the local Cornwall Councillor, Jack Yelland, is supportive of the application.

During discussions, Councillors referred to the busy road and suggested that suitable signage should be erected to reflect the presence of children.

It was **RESOLVED** to support this application subject to signage being erected to reflect the presence of children.

P/26/23) Cornwall Council – Enforcement Matters

The Chair advised of local concerns about works undertaken at the land south of Aspen Drive which were considered contrary to conditions 7 and 8 of the planning approval for Planning Application: **PA22/09143** and that Cornwall Council's Enforcement Team has agreed to investigate. The Chair added that the removal of hedgerows during the nesting season has been referred to the Police Rural Crime Unit.

A local resident advised that the site was very overgrown with deer regularly seen. Following the clearance of the site, there is now no wildlife and there are concerns that the Japanese Knotweed at the top of the site will spread into neighbouring gardens.

It was **RESOLVED** to note the update and instruct the Clerk to make further representations to Cornwall Council to undertake strong enforcement action and to ensure the Japanese Knotweed is properly dealt with.

P/26/24) Minutes of the meeting dated 18th May 2026

It was **RESOLVED** to approve the minutes of the meeting dated 18th May 2026 subject to the word "affect" on page 3 being amended to "effect".

P/26/25) Planning Applications

iii. **PA26/03192:** 39 Roslyn Close, St Austell, Cornwall, PL25 3UN. Change of use of garage into entrance hall, family room, utility and wc.

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

Councillor Whitehouse reiterated his interest and took no part in the discussion or voting on the following item

iv. **PA26/03257:** 20 Mount Charles Road, St Austell, Cornwall, PL25 3LD. Siting of two storage containers to rear of tyre service station, erection of security fence to part rear boundary, associated access paths and new access door in rear elevation of existing building.

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

Councillor Marshall reiterated his interest in the following and left the meeting

- v. **PA26/03593:** 26 Beech Road, St Austell, Cornwall, PL25 4TS. Application for Permission in Principle for the construction of up to 5 dwellings (minimum of 5, maximum of 5).

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

P/26/26) Matters to note

The Clerk advised that he had no matters to add to the minutes considered earlier.

In response to a question the Clerk advised that the General Wolfe and Globe Yard had been sold at auction, but the name of the purchaser was not yet in the public domain.

The Clerk **AGREED** to ask Cornwall Council when the details of the purchase will be revealed to the Town Council.

In response to a further question, the Deputy Clerk advised that she would invite Classic Builders to a future meeting of the Town Council to update Members on the Trinity Street works.

P/26/27) Planning Decisions

Further to minute number: **P/26/11** the Town Clerk advised that Gavin Smith, Development Management Group Leader in the Planning Service at Cornwall Council has advised that Town and Parish Councils are not consulted on the following:

- Applications to discharge planning conditions
- Pre-applications
- Prior Notification applications

The Chair advised that he was not happy with this response and that he would follow this up with Mr Smith.

It was **RESOLVED** that the report of planning decisions be noted.

P/26/28) Cornwall Council – Urgent Delegated Planning Decisions

The Town Clerk advised that Cornwall Council's Planning Officer had issued a 5-day protocol letter in relation to planning application PA26/01924 – 70 Retallick Meadows. The Chair and Vice Chair opted to maintain the Town Council's objection, but the Officer over-ruled the Town Council and advised that the application would be approved under delegated powers.

*** Councillor Bull took the Chair for the next item ***

P/26/29) Cornwall Planning Partnership

Councillor Bull proposed that Councillor Brown be nominated by the Town Council to be considered for a place on the Cornwall Planning Partnership.

It was **RESOLVED** that the Town Council nominate Councillor Brown to be considered for a place on the Cornwall Planning Partnership.

Councillor Brown re-assumed the Chair

P/26/30) Premises Licence Applications

There were no premises licence applications to consider.

P/26/31) Local Plan

The Clerk advised that there was no progress on the Local Plan to report.

P/26/32) Dispensations

This item was not discussed but there were no dispensations granted.

P/26/33) Dates of Meetings

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

The meeting closed at 9.15pm