

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 20th July 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

Also in attendance: Councillor Kimber observed the meeting by TEAMS.

P/26/34) Apologies for absence

Apologies for absence were received from Councillor Marshall and Preece.

P/26/35) Declarations of Interest

None

P/26/36) Dispensations

None

P/26/37) Minutes of the meeting dated 15th June 2026

The following amendments were suggested:

Page 1.

Second bullet point delete "Pentewan Valley Parish Council" and add "Local Parish Councils"

Fourth bullet point delete "comment" and add "report on the comments to Cornwall Council on the planning application"

Page 2.

After the bullet point "Traffic survey quality and timing" insert another bullet point with the narrative "the applicants undertook to do additional traffic surveys during August"

It was **RESOLVED** that subject to the above amendments, the minutes of the meeting held on the 15th June 2026 be approved and signed as a correct record.

Councillor Stephens arrived during the next item

P/26/38) Matters to note

The Clerk advised that further to minute number **P/26/29** Councillor Brown submitted an application and has been appointed to the Cornwall Planning Partnership.

P/26/39) Public Participation

There were no members of the public present.

P/26/40) Planning Applications

- i. **PA26/02062:** 1 Boscoppa Road, St Austell, Cornwall, PL25 3DR. Proposed self-build replacement bungalow.

It was **RESOLVED** to make no objection to this application subject to the Planning Officer being satisfied that there will be no detrimental impact on the neighbouring property including any shading on the neighbouring garden that might occur as a result of this development.

- ii. **PA26/02202:** 63 Edgcumbe Green St Austell, Cornwall, PL25 5EE. Re-position bedrooms, extend for new lounge and alter porch.

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

- iii. **PA26/03499:** 5-7 Victoria Place, St Austell, Cornwall, PL25 5PE. Change of use of building to house of multiple occupancy (HMO).

It was **RESOLVED** to make no objection to this application subject to Cornwall Council ensuring that the occupation of the building is by key workers as defined by the planning application and that the Historic Officer's views are taken into consideration.

- iv. **PA26/03500:** 5-7 Victoria Place, St Austell, Cornwall, PL25 5PE. Listed Building Consent for change of use to house of multiple occupancy (HMO).

It was **RESOLVED** to make no objection to this application subject to Cornwall Council ensuring that the occupation of the building is by key workers as defined by the planning application and that the Historic Officer's views are taken into consideration.

- v. **PA26/03711:** 16 Trenance Road, St Austell, Cornwall, PL25 5AJ. Proposed front porch and single storey rear extension.

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

- vi. **PA26/04157:** Land North of 32 Brockstone Road, Brockstone Road, Boscoppa, Cornwall. Creation of new access, proposed dwelling and associated works with variation of Conditions(s) 11 of decision notice PA23/01424 dated 08.08.2023.

It was **RESOLVED** to make no objection to this application subject to the Council's Lead Local Flood Officer being satisfied with the details.

- vii. **PA26/04235:** Land South of Hill House Farm, Bodmin Road, St Austell, PL25 5AG. Application for Permission in Principle for the construction of up to 1 dwelling (minimum 1, maximum of 1).

It was **RESOLVED** to make no objection to the principle of one dwelling on this site subject to no additional access being created onto Bodmin Road.

P/26/41) Planning Decisions

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

P/26/42) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that Cornwall Council has launched a Planning Validation Guide consultation which is on the Let's Talk page on Cornwall Council's website. The Clerk suggested that as there are no Council meetings between now and the deadline date of the 7th August to submit a Town Council response, any Councillors who wish to respond should do so in a personal capacity.

P/26/43) Premises Licence Applications

The Booze Bay, 4 Fore Street, St Austell, Cornwall, PL25 5EN

The Clerk advised that the Police Licensing Officer has asked that if the licence is approved, the following conditions are placed on the licence:

- No sale of single cans
- No sale of beers/lager over 6% ABV
- All spirits to be kept behind the counter

During discussion, Members expressed the following concerns:

- Proven and continuous anti-social behaviour problems in the town centre;
- The proximity of hostels, temporary accommodation and private accommodation close to the town centre which house people with alcohol addictions;
- 4 Fore Street is very close to the Market House steps and Holy Trinity Church grounds both of which have ongoing anti-social problems;
- The branding Booze Bay suggests that cheap alcohol is the main focus of the business;
- Fore Street is within an Alcohol Control Area;
- Security guards generally patrol the town on varying hours between 9am and 8pm 6 days a week. There will be long periods of time when this shop is trading and there will be no security presence.

It was unanimously **RESOLVED** to object to this application on all four licensing objectives and that the Clerk should draft a formal objection in consultation with the Chair and Vice Chair of the Committee reflecting the views of Members.

P/26/44) Local Plan

The Clerk advised that the parish of St Austell has been formally designated a Neighbourhood Area for the purpose of producing a Neighbourhood Priority Statement and a Data Profile had been provided by Cornwall Council. He would be seeking further guidance from Cornwall Council to try to better understand the processes required and the support available to produce a Neighbourhood Priority Statement (NPS).

The Chair advised that he had spoken to the Town Clerk of Helston Town Council about the pilot NPS exercise they were running as Helston appeared to be the nearest pilot organisation in size to St Austell. They hope to publish their NPS in September. He advised that it would be helpful to review this document and to arrange an informal meeting of the Planning and Regeneration Committee members to discuss the setting up of a working group including community representatives to address the themes and requirements identified. The need to involve all areas of St Austell in consultation exercises was stressed. It was also acknowledged that St Austell parish was very different from many other parishes in that most expansion and new building will be outside of the parish boundary.

It was **RESOLVED** to note the update and await further developments.

P/26/45) PA25/06548 – Mixed use development, Former Council Offices, St Austell

The Clerk advised that the Planning Officer overseeing the above application has advised that the application for 78 homes has been approved under delegated authority and that due to viability constraints it will not deliver any affordable housing or Section 106 contributions.

In addition, the Clerk advised that Councillor Jack Yelland has expressed his concerns to the Planning Officer with regard to the lack of affordable housing and that a response had been received from the Affordable Housing Team to explain the complexities.

It was noted that Treveth is still in discussions with Homes England about funding for affordable housing on the site.

During discussion Members expressed their strong concern that the application was determined under officer delegated authority despite Treveth being a wholly owned company of Cornwall Council. Severe concerns were expressed by a number of Councillors on the lack of affordable housing and Section 106 contributions particularly as the driver for Treveth was to deliver affordable housing for local people.

Members noted that there will properties for rent at market rental rates which in this location would be less expensive than in other parts of Cornwall.

It was **RESOLVED** that the Clerk in consultation with the Chair and Vice-Chair of the Committee should write to the Chief Executive of Treveth, the Chief Executive of Cornwall Council and the Leader of Cornwall Council to express the Committee's strong disappointment that:

- There was a lack of transparency in the approval process
- The site may not deliver any affordable housing
- The site will not deliver any Section 106 contributions for infrastructure improvements

P/26/46) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 17th August 2026

The meeting closed at 19:34