

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 17th August 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

P/26/47) Apologies for absence

Apologies for absence were received from Councillors: Bull, Lingham, Marshall and Thompson.

P/26/48) Declarations of Interest

None

P/26/49) Dispensations

None

P/26/50) Minutes of the meeting dated 20th July 2026

It was **RESOLVED** that the minutes of the meeting held on 20th July 2026 be approved and signed as a correct record.

P/26/51) Matters to note

Booze Bay

The Clerk advised that further to minute number **P/26/43**, Councillor Bull will represent the Town Council at the licensing hearing due to take place virtually on Wednesday 26th August 2026.

The Chair referred to the successful tender of the Mount Charles Social Club and thanked the Town Clerk for his hard work and skill. He advised that in due course the Planning and Regeneration Committee might be consulted on planning applications for the site and stressed the importance of the Town Council engaging with local residents. The Clerk advised that once the sale had gone through, he would like to invite all Councillors to view the building and invite local residents to an informal meeting with teas/coffees/biscuits to discuss the proposals and listen to any comments/concerns.

P/26/52) Public Participation

None.

P/26/53) Planning Applications

- i. **PA26/04182:** 172 Killyvarder Way, St Austell, Cornwall, PL25 3DL. Change existing garage flat roof to a pitched roof.

During discussion, Members noted that the property is attached to a sub station and felt it appropriate to ask the Planning Officer if the electricity board has been consulted on the proposal.

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

- ii. **PA26/04236:** 20 Cromwell Road, St Austell, Cornwall, PL25 4PS.
Construction of rear terrace, change of existing rear first floor flat roof to pitch roof and conversion of garage to self-contained annexe with associated fenestration changes and internal remodelling.

It was **RESOLVED** to make no objection to this application subject to it being ancillary to the host building.

- iii. **PA26/04312:** 2 Market Hill St Austell Cornwall PL25 5QA.
Replace the existing roof with a slate roof with variation of condition 2 of decision notice PA21/03041 dated 08.07.2021.

It was **RESOLVED** to make no objection to this application subject to compliance with the Historic Officer conditions.

- iv. **PA26/04391:** 5 Mount Charles Road St Austell Cornwall PL25 3LB.
Change of Use from Shop/Cafe/Bakery (Class E) to Hot Food Takeaway (Sui Generis).

The Clerk read out comments from Councillor Thompson and noted two public objections. During discussion the parking difficulties in the area were raised but Members welcomed the potential to bring an empty building back into use and the creation of jobs.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being satisfied with the proposal.

- v. **PA26/04615:** 20-26 Belmont Road St Austell Cornwall PL25 4UJ.
Proposed replacement of communal doors.

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

- vi. **PA26/04912:** 7 Trecarne Close, St Austell, Cornwall, PL25 3ET.
Extensions and alterations to dwelling.

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

- vii. **PA26/04945:** Land Adjacent To 8-11 Old Vicarage Place St Austell PL25 5YY.
Removal of the existing BT phone box to facilitate the installation of a new proposed global street hub with associated advertising screens on both sides of the unit.

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

- viii. **PA26/04946:** Land Adjacent To 8-11 Old Vicarage Place St Austell PL25 5YY.

Advertisement Consent for removal of the existing BT phone box to facilitate the installation of a new proposed global street hub with associated advertising screens on both sides of the unit.

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

- ix. **PA26/04951:** Land Adjacent To McDonalds Trevanion Road St Austell PL25 5BU.

Installation of a proposed new global street hub, including the associated display of advertisements on both sides of the unit.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being satisfied with the proposal, particularly in relation to the potential for the installation to be a distraction to drivers on a busy A road.

- x. **PA26/04952:** Land Adjacent To McDonalds Trevanion Road St Austell PL25 5BU.

Advertisement consent for the installation of 1No. BT Street Hub Unit and associated illuminated advertisement panels on either side of the unit.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer being satisfied with the proposal, particularly in relation to the potential for the installation to be a distraction to drivers on a busy A road.

- xi. **PA26/05327:** 5 Lostwood Road, St Austell, Cornwall, PL25 4JN.
Formation of vehicular access drive.

It was **RESOLVED** to object to this application unless the Forestry Officer is happy with the proposal.

- xii. **PA26/00003/NDP:** Pentewan Valley Cornwall
Pentewan Valley Neighbourhood Development Plan

Members commended Pentewan Valley Parish Council on the production of their Neighbourhood Development Plan. It was suggested that the need for improvements to the Menagwins water treatment plant should be stressed more strongly in the document to future proof the sewage system for more homes in the future.

P/26/54) Planning Decisions

It was **RESOLVED** to note the decision report.

P/26/55) Cornwall Council – Urgent Delegated Planning Decisions

The Clerk advised that correspondence has been received from Cornwall Council's Enforcement Team to advise that they have investigated an alleged breach of conditions 7 & 8 of Planning Application PA22/09153 (outline application) and following a site visit and discussion with the landowner have concluded that no breach of planning conditions has been identified. The case has been closed.

Councillor Brown expressed his disappointment with the Enforcement Officer's view that the land has been worked on for maintenance purposes and not clearance works which does not trigger a breach of conditions. He added that the work had been carried out during bird nesting season which is a serious offence.

It was **RESOLVED** to note the Enforcement Officer's decision.

P/26/56) Premises Licence Applications

None

P/26/57) Local Plan

The Chair advised that the Vice-Chair and himself had met with Mark Mitchley, Senior Projects Officer that morning to discuss the Neighbourhood Priority Statement (NPS) for the Parish and had agreed that it would be appropriate to convene an informal meeting of the Planning and Regeneration Committee on Monday 7th September 2026, 6pm at The Stable Block. He advised that Mr Mitchley will provide a presentation on what is known to date and the work he has done so far.

The Chair added that Cornwall Council is due to present a Local Plan Scoping Study to Cabinet in September and a consultation on the Scoping document is due to take place between 5th October 2026 and 16 November 2026 and that it would be helpful to obtain the Planning and Regeneration Committee's views at its meeting on 26th October.

The Clerk **AGREED** to bring a report on Cornwall Council's Local Plan Scoping Study to the Planning and Regeneration Committee in October to discuss and agree comments to be made to Cornwall Council.

During discussion, it was noted that the Helston NPS is not yet available and might not be available before the informal meeting on 7th September. The Clerk added that it has become clear from Cornwall Council that an NPS statement is not just about planning and should include what the Council would like to see for the Parish when funding is available eg: jobs, improvements, infrastructure. The document when completed should be approximately 15 pages and there should be at least two public consultations, 1 early in the process and 1 towards the end of the process.

P/26/58) Dates of Meetings

It was noted that the date of the next meeting of the Planning and Regeneration Committee is Monday 21st September 2026.

The meeting closed at 6.57pm.