

MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 21st September 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

P/26/59) Apologies for absence

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

Councillor Lanxon arrived during the next item

P/26/60) Declarations of Interest

Councillor Hamilton declared an interest in Agenda item 7 (ix) (Planning Applications) by virtue of being the applicant.

Councillor Whitehouse declared an interest in Agenda item 7 (ii) (Planning Applications) by virtue of knowing the applicant.

P/26/61) Dispensations

None

P/26/62) Minutes of the meeting dated 17th August 2026

It was **RESOLVED** that the minutes of the meeting held on 17th August 2026 be approved and signed as a correct record.

P/26/63) Matters to note

The Clerk advised that the Cabinet is due to consider the Local Plan Scoping report at their meeting on 23rd September 2026 and a summary report will be produced for the Town Council's October Planning and Regeneration Committee meeting.

Councillor Brown updated the Committee on progress with Planning Application Number: PA26/04391 (5 Mount Charles Road) and Planning Application Number: PA26/05327 (5 Lostwood Road).

P/26/64) Public Participation

The Chair welcomed Mr Chris Montagu to the meeting and acknowledged that he wished to speak with regard to Planning Application Number: PA26/05993.

P/26/65) Planning Applications

In order to accommodate Mr Montagu, the Chair agreed to bring Planning Application Number: PA26/05993 forward to be considered first.

Planning Applications

- x. **PA26/05993:** 37 Polkyth Road, St Austell, Cornwall, PL25 4LP.
Outbuilding used as an annexe

Mr Montagu explained that the application is for the retention of the building and its use as an annex following the issue of an enforcement notice. He added that the building has no separate boundary or demarcation from the main building, shares a vehicular access with the host dwelling and is in the curtilage of the host dwelling. The annex relies on services from the host dwelling eg: electricity and water and if approved, will be treated as overflow accommodation for family members.

The Clerk advised that the Planning Committee should consider the impact of the annex in terms of design and residential amenity as suggested by the Planning Officer.

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

- i. **PA26/04587:** 68 Slades Road, St Austell, Cornwall, PL25 4HF.
Widening of driveway, new block paving and non-woven geotextile membrane

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

- ii. **PA26/05069**
137 Edgcumbe Green, St Austell, Cornwall, PL25 5EE.
Application for a Lawful Development Certificate for a proposed change of use of an existing detached domestic garage to a private therapy room for appointment only soft tissue therapy and oncology massage, including external building operations comprising replacement of the existing up-and-over garage door with white uPVC French doors incorporating a single glazed pane in each door leaf and formation of additional parking spaces.

Councillor Whitehouse reiterated his interest in the following application and left the meeting

During discussion, Members noted that there were no objections from the neighbouring properties and that the permitted development right is intact.

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

Councillor Whitehouse returned to the meeting

- iii. **PA26/05271**
16 Dobell Road, St Austell, Cornwall, PL25 4NB
Removal of existing wall to provide new parking area to existing dwelling.

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

- iv. **PA26/05272**
14 Dobell Road, St Austell, Cornwall, PL25 4NB
Removal of existing wall to provide new parking area to existing dwelling.

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

- v. **PA26/05439:** 1 Margaret Avenue, St Austell, Cornwall, PL25 4SH.
Proposed garage.

Members noted the objections from the neighbouring properties which appeared to be in respect of previous iterations of the design of the garage. During discussion Members felt that on balance, what is proposed is reasonable.

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

- vi. **PA26/05444:** 29 Growan Road, St Austell, Cornwall, PL25 3JP.
Construction of two-storey wrap-around rear and side extension.

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

- vii. **PA26/05684:** 33 Sharaman Close, St Austell, Cornwall, PL25 3DH
Extension, reconfiguration and proposed garage with variation of condition 2 of decision notice PA21/10610 dated 06.01.2022

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

- viii. **PA26/05685:** 3 Elm Terrace, St Austell, Cornwall, PL25 5QF.
Listed building consent to alter and extend the opening between the kitchen and dining room and to remove one downstairs toilet to change use of room to a utility area.

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

Councillor Hamilton reiterated his interest in the following application and left the meeting

- ix. **PA26/05872:** 24 Trevone Crescent, St Austell, Cornwall, PL25 5ED.
Works to trees subject to a Tree Preservation Order – T20 Turkey Oak to rear of property 2-3m reduction and T21 Turkey Oak to front of house, roadside tree, planned 3-4m reduction.

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

Councillor Hamilton returned to the meeting

P/26/66) Planning Decisions

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

P/26/67) Cornwall Council – Urgent Delegated Planning Decisions

PA25/09494 – Tregonissey House

The Planning Officer has advised that several amendments have been made to the Planning Application following advice from the Conservation Officer and the Police Architectural Liaison Officer. The Planning Officer has confirmed that she is content with the amendments and the application can be put forward for determination.

It was **RESOLVED** that the Clerk should write to the Planning Officer and thank her for the positive update.

The Chair advised that Planning Applications: **PA26/04951 and PA26/04952** (land adjacent to McDonalds) have been refused following concerns from the Highways Officer.

Members noted that this accords with the Town Council's concerns and welcomed the refusal.

P/26/68) Premises Licence Applications

None.

The Chair advised that Cornwall Council's Licensing Act Committee on the 3rd September received a report on the renewal of the Cumulative Impact Areas for Truro, Falmouth, Penzance and Newquay and the possible introduction of Community Safety Zones. The Licensing Committee resolved that a consultation would take place on the renewal of the existing Community Impact Areas within its Statement of Licensing Policy.

Arising from a question, the Deputy Town Clerk advised that the Cornwall Councillors were asked for their views on the renewal of the Community Impact Areas for the four towns and that Councillor Jack Yelland has formally asked for St Austell to be designated as a Cumulative Impact Area.

The Town Clerk advised that St Austell at the time of its last assessment did not meet the criteria to warrant having a Cumulative Impact Area as there were very few ASB instances directly linked to a concentration of licensed premises in any area of the town unlike Truro, Falmouth, Penzance and Newquay.

The Town Clerk added that Cumulative Impact Areas should not be confused with Community Safety Zones as they are a new concept and have not been adopted in Cornwall.

During discussion, Members agreed that they would like to be provided with further information on Community Safety Zones and be involved in any consultations relating to them.

It was **RESOLVED** that the Clerk should write to Cornwall Council's licensing team, copying in Councillor Rowse, requesting that the Town Council is provided with information on Community Safety Zones at the earliest opportunity and that it be given the opportunity to take part in any future consultations on the subject.

P/26/69) Planning Committee Reform and Draft Member and Local Council Protocols

The Clerk advised that the Planning Committee Reform is driven by Government legislation and will result in a lot more planning applications being decided by Cornwall Council Planning Officers unless the application meets strict criteria to enable it to be considered by a Cornwall Council Planning Committee. Town and Parish Councils will still be consulted on Planning Applications, but at this stage it is not known what type of applications Town and Parish Councils will be consulted on.

During discussion, Members expressed strong concern that democracy appears to have been taken away from the determination of planning applications and that the new processes and procedures will worsen the public's perception of planning, particularly as there is already a lot of distrust of the planning decision process. Members felt that the public should be educated on planning reforms through social media posts. Severe concern was expressed with regard to the lack of infrastructure to cope with Cornwall's annual housing target of 4,400 homes (68% rise).

Members expressed a view that Town and Parish Councils should be involved as fully as possible in the planning process and that flexibility should be sought from Cornwall Council with regard to the 21 day response time suggested as the time frame for Town and Parish Councils to respond to each application.

It was **RESOLVED** that the Town Clerk should write to Cornwall Council requesting flexibility on the 21-day response time and clarity on what type of planning applications Town and Parish Councils will be consulted on and suggest that Cornwall Council should publicise the new procedures to help the public understand the changes.

P/26/70) Local Plan/Neighbourhood Priority Statement

Local Plan – Scoping document

The Chair advised that Cornwall Council's Cabinet is due to consider a Local Plan scoping document at their meeting on Wednesday 23rd September and that the Clerk has been asked to produce a report on the document for the October Planning and Regeneration Committee Meeting. The Chair advised that he has a copy of the Scoping document and appendices and suggested that if Members wished to comment on the report they should send their comments direct to the Clerk.

Cornwall Council Community Engagement Events for the Local Plan

The Deputy Town Clerk advised that Cornwall Council's consultants, Creative Kernow, are undertaking a further programme of workshops with Town and Parish Councils with St Austell's workshop taking place on 1st December. The consultants are coordinating the invitation process to the workshops but have asked for assistance with the names of organisations/individuals who should attend. The Deputy Clerk advised that the format of the list of types of attendees produced by the consultants is quite prescriptive with little leeway, but in consultation with the Chair a list of names had been produced.

The Deputy Clerk advised that to comply with Data Protection Legislation, she is unable to submit the contact details for some of the private names suggested and that Creative Kernow will be asked to contact those individuals through the Town Council.

During discussion, Members suggested that David Halton, Chair of St Austell Chamber of Commerce, should be added to the list.

It was **RESOLVED** to submit a list of organisations/individuals to Creative Kernow as suggested with the addition of David Halton, Chair of St Austell Chamber of Commerce.

Informal Planning and Regeneration Committee Meeting – 14th September 2026

The Chair referred Members to the notes of the recent informal meeting of the Planning and Regeneration Committee and the suggestion from the meeting that 5 Councillors from the Planning and Regeneration Committee should be sought to form a Neighbourhood Priority Statement Steering Group.

A view was expressed that the Steering Group should have a broader range of people on it and that its membership should consist of both Councillors and the public.

During discussion, Members concurred with the views of the informal meeting in that the Steering Group should consist of 5 Councillors from the Planning and Regeneration Committee and that outside specialists should be brought in from time to time on a task and finish basis.

Councillor Preece advised that he attended the informal meeting and that his name should be added to the list of attendees.

It was **RESOLVED** to approve the notes of the informal meeting dated 14th September 2026 and the recommendations included therein, subject to Councillor Preece being added to the list of attendees.

Neighbourhood Priority Statement Steering Group

The Chair advised that he would like to be considered for a place on the Steering Group and asked that another Councillor chairs the meeting whilst the discussions take place.

Councillor Preece assumed the Chair

Councillor Preece reiterated that the Neighbourhood Priority Statement Steering Group will be formed by inviting five Councillors from the Planning and Regeneration Committee and asked for expressions of interest.

Councillors Brown, Kimber and Stephens volunteered to sit on the Neighbourhood Priority Statement Steering Group.

The Deputy Town Clerk advised that in their absence, Councillors Bull and Marshall had expressed an interest in sitting on the Steering Group if there were no other volunteers.

It was **RESOLVED** that Councillors Brown, Bull, Kimber, Marshall and Stephens should sit on the Neighbourhood Priority Statement Steering Group.

It was **FURTHER RESOLVED** that Councillor Lanxon be designated as First Reserve if a member of the Steering Group cannot attend a meeting.

Councillor Brown re-assumed the Chair

P/26/71) Dates of Meetings

It was noted that the date of the next meetings of the Planning and Regeneration Committee are 26th October 2026 and 30th November 2026.

The meeting closed at 8.02pm