MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 26th October 2026 in Chi Austel, White River Place, St Austell, Cornwall, PL25 5AZ at 6pm.

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

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

P/26/72) Apologies for absence

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

P/26/73) Declarations of Interest

Councillor Hamilton declared an interest in agenda item 7 (PA26/06813) by virtue of knowing the applicant and (PA26/07086) by virtue of being the applicant.

Councillor Preece declared an interest in agenda item 7 (PA26/06308) by virtue of the applicant being a friend.

Councillor Whitehouse declared an interest in agenda item 6 (Pa26/06753) by virtue of knowing the applicant.

P/26/74) Dispensations

None

P/26/75) Minutes of the meeting dated 21st September 2026

It was **RESOLVED** that the minutes of the meeting held on 21st September 2026 be approved and signed as a correct record.

P/26/76) Public Participation

In order to accommodate the two members of the public present, the Chair advised that he would bring Planning Application Number: PA26/06753 forward to be considered first.

P/26/77) Planning Applications

Planning Applications

vi. **PA26/06753**
137 Edgcumbe Green St Austell Cornwall PL25 5EE Conversion of an existing detached garage into a single private therapy room, with external alterations to replace the existing up-and-over garage door with white uPVC French doors.

The Clerk advised that the proposal is to convert an existing garage into a treatment room.

The property is in a cul de sac and the proposal has a number of objections from the neighbouring properties citing concerns with regard to access, traffic congestion and the operating hours of 8am to 8pm being a disturbance to the neighbours. The Planning Officer has advised that he does not have an issue with the proposal which includes parking provision for one vehicle.

The Chair invited the two members of the public to speak.

Mr Thorpe expressed concern with regard to the proposal for the following reasons:

- Edgcumbe Green and Chipponds Drive are purely residential areas
- The roads leading to the cul de sac and into the cul de sac are very narrow and do not have a footpath
- The parking in the area is already very tight and the additional parking from the proposed business would have a severe impact even if one space is provided for clients as clients naturally arrive early for their appointments and would not be able to use the space provided as it would be occupied with a previous client which would result in on street parking.
- Two residents in the area have disabilities and although supervised, they have no awareness of the traffic around them which the locals understand.
- The noise and disruption on the neighbours from cars arriving and leaving between the stated operation hours of 8am to 8pm
- Concern that the neighbouring properties will lose privacy if people are regularly walking past their properties
- If permission is granted, this could set a precedent for other people to run a business from their property

During discussion, Members raised the following:

- Concern with regard to the opening hours (8am to 8pm);
- Concern with regard to the additional traffic into the cul de sac and cars parking on the road;
- Lack of pavement for pedestrians;

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

- Not in keeping with the street scene
  Access and congestion in a small residential cul de sac
  Lack of a footpath for pedestrians to and from the business
  Inadequate parking for the business clients and residents
  Potential for a lack of access for emergency vehicles

P/26/78) Matters to note

The Clerk advised that he had written to Cornwall Council requesting flexibility on the 21 day response time but had not received a reply (Minute Number: P/26/69).

The Chair asked that an agenda item for the Town Centre Revitalisation Partnership be reinstated for future Planning and Regeneration Committee agendas.

P/26/79) Planning Applications

i. **PA26/06386**
12 Gover Road, St Austell, Cornwall, PL25 5ND
Works to trees subject to a Tree Preservation Order – Restoration of rear boundary to its original hedge form. Only targeting the Ash as x 3 stems are standing dead and the remainder have suffered with Ash Dieback

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

Councillor Kimber declared an interest in the following application and left the meeting

ii. **PA26/06204**
3 Elm Terrace, St Austell, Cornwall, PL25 5QF
Listed building consent for the installation of electric underfloor heating to the kitchen, on an existing concrete floor overlaid with limestone flooring, using an electric cable heating mat.

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

Councillor Kimber returned to the meeting

iii. **PA26/01059/PREAPP**
44 Sandy Hill, St Austell, Cornwall, PL25 3AT
Request for new Tree Preservation Order (TRO) to protect 30–40 year-old well established Evergreen conifer trees.

It was **RESOLVED** to note that the Tree Officer is not making a Tree Preservation Order.

iv. **PA26/06066**
11 Trembear Road St Austell Cornwall PL25 5NY
Works to trees subject to a Tree Preservation Order (TPO), works include one sycamore tree to be removed.

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

Councillor Preece reiterated his interest and left the meeting

v. **PA26/06308**
Tengo 1 Fore Street St Austell Cornwall PL25 5PX
Installation of kitchen ventilation and extraction system including external ductwork, high-level exhaust flue and associated plant to serve the existing ground floor cafe.

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

Councillor Preece returned to the meeting

vi. **PA26/06911**
5 Church Street St Austell Cornwall PL25 4AT
Change of use from offices to HMO.

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

Councillor Hamilton reiterated his interest and left the meeting for the next two agenda items

vii. **PA26/06813**
56 Cuddra Road St Austell PL25 3GB
Works to two sycamore trees subject to a Tree Preservation Order. Tree 1 would have 6m removed from northern side whilst thinning some of the crown by 20%. Tree 2 would have 4m removed from its southern side whilst thinning the crown by 20%.

It was **RESOLVED** to object to this application in line with the Tree Officer comments.

x. **PA26/07086**
24 Trevone Crescent St Austell Cornwall PL25 5ED Works to trees subject to a Tree Preservation Order (TPO), works include Minor pruning to very large Turkey Oak C2/65 T21

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

Councillor Hamilton returned to the meeting

ix. **PA26/06783**
The Home Farm Trust Limited Trelowen 1 Blowing House Lane St Austell PL25 5AT.
Works to Trees covered by a Tree Preservation Order (TPO) - Ash - Fell and Remove. Ash - Would be left as a single tree considerably exposed and much taller than the surrounding hedgerow and young trees. Requesting a reduction as preventative works to ensure an even growth rate.

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

ix. **PA26/07169**
St Austell Churchyard, St Austell
Works to Tree covered by a Tree Preservation Order (TPO) – T1 – Large leaf lime – Reduce lowest branch on south quarter by 1.5m – 2m all around

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

P/26/80) Additional Planning Applications at the request of the Chair

The Chair advised that he had asked for the following applications to be on the agenda as he felt that they could have an impact on the Parish of St Austell.

The Clerk advised that Treverbyn Parish Council had not considered either application.

(i) **PA26/06839**
Land South East Of Blue Anchor Scredda St Austell PL26 8XP
Application for Permission in Principle for the construction of up to 9 dwellings (minimum of 9, maximum of 9).

During discussion Members felt that the proposal was far enough away to be of strategic importance to St Austell and felt that a comment from the Town Council was not necessary.

It was **RESOLVED** not to comment on this application as it was felt that the proposal is not strategically important for the Parish of St Austell.

(ii) **PA26/06233**
Land North Of 75 Treverbyn Road St Austell Cornwall PL25 4EW.
Proposed residential development of 24 dwellings.

Although not in St Austell Town Council's area, Members felt that the site is of strategic importance to the Parish of St Austell and expressed concern with regard to overdevelopment of the site and the access onto a busy road. Concerns were also expressed with regard to drainage and sewage problems in the area.

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

Over-development
Unsuitable access onto a busy road
Well known drainage and sewage issues in the area

P/26/81) Planning Decisions

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

P/26/82) Cornwall Council – Urgent Delegated Planning Decisions

None.

P/26/83) Premises Licence Applications

KFC

The Clerk advised that KFC has applied for a late night licence for a delivery service between the hours of 11pm and 5am, Sunday to Saturday.

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

EG On The Move, Penwinnick Road Service Station, 1 Penwinnick Road, St Austell, PL25 5DP

The Clerk advised that further to the consideration of this application at the Council meeting, the new operator has agreed to a number of conditions including those of the Police.

P/26/84) Community Infrastructure Levy (CIL) Funding

The Clerk advised that a legal agreement for the receipt and use of neighbourhood CIL funding has been received for approval and signature by the Town Council. He added that £20,000 has already been received to spend on infrastructure.

The Clerk assured Members that he would bring a report to the full Council in due course with a recommendation on how the money could be spent.

It was **RESOLVED** that the Town Clerk should arranging for the signing and return of the agreement and report back on the use of CIL funding in due course.

The Chair brought the following agenda item forward

P/26/85) Cornwall Bus Conference, 30th September 2026 – Councillor Brown

Councillor Brown updated Members on the Bus Conference he attended on the 30th September where a number of speakers outlined the financial difficulties and the support required from stakeholders to increase sustainability. Councillor Brown advised that officers and senior councillors are still thinking through the potential for bus franchising and that developments are awaited.

It was **RESOLVED** to note Councillor Brown's update.

P/26/86) Local Plan

Councillor Brown advised that Cornwall Council has sent invitations out for the Local Plan consultation event on the 1st December where it is hoped a number of local views will be heard. Councillor Brown added that the Neighbourhood Priority Statement (NPS) Steering Group have met where the Terms of Reference were discussed and a meeting set up with local consultants to discuss assistance with NPS survey work.

P/26/87) Cornwall Council Local Plan Scoping document

Members reviewed the summary of the Local Plan Scoping document and raised the following:

- The reasons for young people either leaving or coming to Cornwall
- Earnings are generally lower in Cornwall
- Holiday homes and second homes (2nd homes will count towards the housing target)
- Beach pollution
- The effect of the new link road and the mid Cornwall Metro on future development
- The distribution of housing
- The development of the former clay areas

It was **RESOLVED** that the Clerk in consultation with the Chair and Vice Chair should respond to the Local Plan Scoping Consultation taking into account the comments raised.

P/26/88) Dates of Meetings

It was noted that the date of the next meetings of the Planning and Regeneration Committee are 30th November 2026 and 4th January 2027.

The meeting closed at 8.02pm.