ST AGNES PARISH COUNCIL
Parish Clerk: Catherine Nutting LLB, PGDip, BA (Hons), PSLCC
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Planning Committee Meeting Agenda

14th October 2026

Notice of Meeting

Date: 19th October 2026
Time: 19:15
Place: Parish Rooms, 17 Vicarage Road, St Agnes, Cornwall, TR5 0TL.

Summons to Attend

TO MEMBERS OF THE PLANNING COMMITTEE:
Councillors: Watson, Palombo, Clark, Biggs, Brown, Griffiths, Pudney, Sheard, Wood

I hereby give you notice that a meeting of the Planning Committee of St. Agnes Parish Council will be held as detailed above in the Notice of Meeting. All members of the Committee are hereby summoned to attend for the purpose of considering and resolving upon the business about to be transacted at the meeting as set out hereunder.
Yours sincerely
Catherine Nutting, Parish Clerk

Press & Public

Members of the press and public are invited to attend. Meetings are held in public and may be filmed or recorded by broadcasters, the media or members of the public.

Agenda

1. **Apologies for absence**
   To receive any apologies.

2. **Declarations of interest/Request for dispensations**
   To receive any declarations of interest. To **RESOLVE** to grant dispensations where appropriate.

3. **Public participation**
   To receive comments. Any member of the public may speak at this point of the meeting on items within the remit of the Committee. No previous notice needs be given.

4. **Planning Committee meeting minutes: 21st September 2026**
   To **RESOLVE** that the minutes of the meeting of the Planning Committee as above, having been previously circulated, be taken as read, approved and signed.

5. **Planning applications for consideration**
   To receive a request by the Local Planning Authority for consultation and to respond.

Please note: the running order of applications listed for discussion below may vary marginally at the actual meeting at the discretion of the meeting Chair.

a. PA26/06338: Single storey side extension and loft conversion. Natalie Dawes. Thorndene, Wheal Butson Road, St Agnes, Cornwall.

b. PA26/06260: Works to Tree covered by a Tree Preservation Order (TPO) - T1 - Mature Monterrey Cypress - Heavily reduce this tree. Jamieson. The Willow Tree, Mithian, St Agnes, Cornwall.

c. PA26/06255: Advertisement consent Fabricated 55mm deep aluminium tray panels with graphic display. Tray panels are painted GEELY grey 425c. Fabricated LED down lighter fixed above fascia panels. Internally illuminated built up letters with white acrylic faces and stainless steel returns. 4.5m Brand Totem internally illuminated built up letters with black/white acrylic faces and stainless steel rim/returns. Aluminium folded panels fixed to an internal steel skeleton framework with vertical lighting to each side. Tray panels are painted GEELY grey 425c. Internally illuminated LED lighting detail to leading edge. Ms Carolyn Peters (Dales Central Motors Limited). Dales Seat, Wheal Rose, Scorrier, Redruth.

d. PA26/06451: Removal of garage, construction of annexe building and alterations to the Grade 2 listed cottage and outbuilding. Mr And Mrs Phillip And Rowena Silk. Bramble Cottage, West Kitty, St Agnes, Cornwall.

e. PA26/02496: Construction of a self-build dwelling, barn/store with ancillary wellness space, polytunnels and associated horticultural use, with landscaping and biodiversity enhancements. Emma Watkins. Land Opposite Great Western Railway Yard, Great Western Railway Yard, Penwinnick Road, St Agnes.

f. PA26/06341: Single storey rear and side extension with mezzanine and construction of bike storage shed in front garden. mr James Tatternorth. The Old Farmhouse, Barkla Farm, Barkla Shop, St Agnes.

g. PA26/06590: Proposed annex at Lowen Barn with variation of Condition 3 of Decision Notice PA20/11302 dated 16.03.2021. Mr And Mrs Ross Hutton. Lowen Barn, Trevellas, St Agnes, Cornwall.

h. PA26/06381: Replacement of former barn with a proposed annexe and workshop and creation of parking and turning area. Mr Andy Dingle. Norfolk House, Trevellas, St. Agnes, Cornwall.

i. PA26/06009: Works to trees subject to a Tree Preservation Order (TPO): T1- Lime reduction by approximately 5m to suitable growth points. Weight reduction due to large basal decay and proximity to building. Current tree dimensions: 20m x 20m approx. Post pruning: 15m x 15m approx. T2- Sycamore reduction by 3m to suitable growth points. Branches growing onto and over the roof. Current tree dimensions: 25m tall x 11m wide. Post pruning 25m tall x 8m wide. Mr Simon Hunt. The Coach House, Rosemundy, St Agnes, Cornwall.

j. PA26/06862: Non material amendment in relation to decision notice PA25/02940 dated 31.07.2025 to allow widening the lavatory to 1.5m to accommodate full accessible lavatory provision. This requires a small offset in the wall to avoid the window. No change to roof line or other detailing. Vicar, Churchwardens and PCC. Church Of St Agnes, Churchtown, St Agnes, Cornwall, TR5 0QP.

k. PA26/06860: Erection of a detached single-storey garden office with WC, ancillary to the dwelling. Miss Karen Draycott. 1 Dusty Corner, Trevellas, St Agnes, Cornwall.

l. PA26/06865: Replacement of an agricultural building with an extant Class Q approval (PA23/08054) with a new-build detached dwelling. Mr Martyn Ward. Chapel Barn, Mile Hill, Porthtowan, Truro.

m. PA26/07123: Certificate of lawfulness for existing use for use of the building known as Little Broghas as self-contained short-term holiday accommodation for paying guests. David and Joyce Wright. Broghas Cottage, Quay

Road, St Agnes, Cornwall

6. **Reports from Council representatives**
   To receive and note any reports from Council representatives, to be added to a future agenda if required.

7. **Planning Enforcement cases**
   To note the following case has been raised with the Cornwall Council Enforcement Team for investigation: None.

8. **Local Council (5 day) Protocol requests from Cornwall Council**
   To note the following requests have been received since the last Planning Committee meeting: None received.

9. **PA26/01867 – Central Planning Committee**
   To note the below planning application was scheduled to appear at the Cornwall Council Central Planning Committee on Monday 19th October at 10am.
   - PA26/01867 - Permission in Principle application for 2 detached residential dwellings (minimum of 1, maximum of 2) - Land North West Of The Old Stables, Goonbell, St Agnes, Cornwall, TR5 0PL

10. **PA26/03601 – Further comment and note of representation to Strategic Planning Committee**
    To receive a draft further comment (1,2) from Cllr Wood with regards to:
    - PA26/03601 - Outline application with all matters reserved for a residential development for up to 36 affordable homes. - Land Opposite Goonbell House, Goonbell, St Agnes, Cornwall.

    to send to the planning officer before 28th October (final day for officer submission).
    To note the planning application is to appear at the Strategic Planning Committee on Thursday 19th November 2026, and decide who will represent St Agnes Parish Council at the meeting.

11. **Appeal Notifications from the Planning Inspectorate**
    To note the following appeal notifications have been received from the planning inspectorate, and to resolve if the appeal warrants a further comment to that submitted on the original planning application:

    None received, but the following comment submitted on behalf of St Agnes Parish Council with regards to PA25/09548.

12. **Obsidian Strategic: Land west of Penwinnick Road (B3277)**
    To note the following information from Obsidian Strategic and agree a project for s.106 to be a response to obsidian and others in the future, if required.

13. **SWW: Further Correspondence with regards to St Agnes Parish Council's Environmental Information Regulations request**
    To receive a draft response from Cllr Wood for committee approval to respond to SWW, to include further clarification requests and information required.

14. **Neighbourhood Priorities Statement Update**
    To receive an update from the working group and resolve to approve/adopt recommendations to further the development of the Parish's NPS.

15. **Public Bodies (Admissions to Meetings) Act 1960**
    If it becomes necessary to do so, to **RESOLVE** that in view of the confidential or special nature of the business about to be transacted it is advisable that the press and public be excluded and instructed to withdraw during the discussion.

16. Extension of meeting time (Standing Order 3(w))

If it becomes necessary to do so, to **RESOLVE** that the meeting be extended for a maximum of 30 minutes to complete items of business on the agenda.