



ST AGNES PARISH COUNCIL

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Planning Committee Meeting Agenda

12th May 2026

Notice of Meeting

Date: 18th May 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, Clark, Biggs, Brown, Griffiths, Palombo, Pudney, Sheard

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. Appointment of Chair

To **APPOINT** the Chair of the Planning Committee for 2026/27.

2. Appointment of Vice-Chair

To **APPOINT** the Vice-Chair of the Planning Committee for 2026/27.

3. Apologies for absence

To receive any apologies.

4. Declarations of interest/Request for dispensations

To receive any declarations of interest. To **RESOLVE** to grant dispensations where appropriate.

5. 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.

6. Planning Committee meeting minutes: 20th April 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.

7. Obsidian Strategic – Penwinnick Road

To receive and note a [report](#) from Obsidian Strategic outlining questions and answers from their recent pre-application presentation.

8. 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. PA26/01867: [Permission in Principle application for 2 detached residential dwellings \(minimum of 2, maximum of 2\)](#). Mr N King. Land North West Of The Old Stables, Goonbell, St Agnes.
- b. PA26/02233: [Proposed Side Extension for Disabled Person](#). Mr C Gove. Geevor, Chapel Meadow, Porthtowan, Truro.
- c. PA26/02133: [Outline application with some matters reserved \(appearance, landscaping, layout and scale\) for residential development of up to 75 dwellings and associated works](#). C/O Agent Obsidian Strategic Asset Management Limited. Land To The West Of Park Kres, Penwinnick Road, St Agnes.
- d. PA26/02176: [Renovation and extension to a dwelling house](#). Kott. Waratah, Coast Road, Porthtowan, Truro.
- e. PA26/02397: [Extension & Alterations to Dwelling](#). Mr & Mrs Collingwood. 33 Goonbell, St Agnes, TR5 0PH.
- f. PA26/02502: [Listed Building Consent for the erection of illuminated and non-illuminated signs to the exterior of the building and redecoration of the exterior of the building](#). St Austell Brewery. St Agnes Hotel, 11 Churchtown, St Agnes. PA26/02501: [Advertisement consent for the erection of illuminated and non-illuminated signs to the exterior of the building](#). St Austell Brewery. St Agnes Hotel, 11 Churchtown, St Agnes.
- g. PA26/01940: [Reserved matters application for \(appearance, landscaping, layout and scale\) following outline consent PA23/01307 dated 24.03.2023](#). Mr and Mrs Smith. Land South Of 2 Shute Row, Trevellas, St Agnes.
- h. PA26/02537: [Proposed first floor extension, alterations and improvements to existing dwelling to include the erection of a detached sauna structure and installation of a replacement septic tank with soak away drainage system with variation of Condition 2 of Decision Notice PA23/09413 dated 31.01.2024](#). Mr And Miss De Jong / Trenkle. Menagissey Cottage, Menagissey, Mount Hawke, Truro.
- i. PA26/02466: [Proposed erection of a first floor extension](#). Mr C Money. Trevissick Cottage, Porthtowan, Truro.
- j. PA26/02139: [Placement of two shipping containers: One used for equipment storage and one used for refreshments for rugby and football matches](#). Mandy Kimmins, St Agnes Sports Club. Enys Park West Polberro St Agnes.
- k. PA26/02655: [Application for Permission in Principle for the construction of 1 dwelling \(minimum of 1, maximum of 1\)](#). Mr Andy Williams. Land South Of Shemara, Goonbell, St Agnes.
- l. PA26/02203: [Change of use of an existing residential building from self-contained holiday home to an independent dwelling](#). A Laird & C Sidebotham. Birdsong, Porthtowan, Truro.

m. PA26/02694: [Single dwelling with variation of conditions 2 and 9 and removal of conditions 4, 5 and 6 of decision PA23/09528 dated 22/01/2024](#). Mr Alistair Thomas T & T Partnership Ltd. Land Adjacent Chy Vean, Goonbell, St Agnes.

n. PA26/02822: [Single storey extension to the side](#). Miss A Phillips. 42 Penhallow Close, Mount Hawke, Truro.

9. Housing Development on Forthvean Road, Porthtowan

To receive a [report](#) from Jai Developments with regards to the current housing development on Forthvean Road, Porthtowan, and the notification for a Deed of Modification (DOM) concerning the affordable homes aspect and resolve a course of action, if necessary.

10. Review of [Planning Committee Terms of Reference](#)

To review the Committee's Terms of Reference and **RESOLVE** to recommend any changes, if necessary, to Full Council.

11. Review of Planning Policies

To [receive a report](#) and review the following policies as part of the annual governance cycle. **RESOLVE** to recommend any changes, if necessary, to Full Council:-

- a. Protocol for Handling Planning Correspondence from Members of the Public; inc Appendix A (template letter)
- b. 5 Day Protocol Response Policy
- c. Pre-application Discussion Policy
- d. Policy for Handling Cornwall Council Appeal Notifications from the Planning Inspectorate

12. Neighbourhood Priorities Statement

To [receive information from Cornwall Council](#) regarding this initiative which will allow communities to tell Cornwall Council about their longer-term priorities for growth and infrastructure, to be considered within the Local Plan. **RESOLVE** whether to participate in this initiative. If in the affirmative, to:

- [Designate a Neighbourhood Area](#) for the purposes of producing a Neighbourhood Priorities Statement
- [Establish a Working Group for the purposes of producing a Neighbourhood Priorities Statement](#) and instruct them to meet to develop Terms of Reference to be agreed at the next Planning meeting.

13. Reports from Council representatives

To receive and note any reports from Council representatives.

14. Planning Enforcement cases

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

15. Local Council (5 day) Protocol requests from Cornwall Council

To note the following request has been received since the last Planning Committee meeting: None.

16. 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.

17. 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.