



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 15th December 2025

Minutes of the meeting of the St Agnes Parish Council Planning Committee as above, held at the Parish Rooms, 17, Vicarage Road, St Agnes TR5 0TL at 19:15.

Present: Cllrs Watson (Chair), Clark (Vice-Chair), Brown, Pudney, Griffiths, Palombo, Biggs, Sheard

Absent: Cllr. Woolcott

In attendance: C Nutting, Clerk, R Thomas, Planning Support Assistant. 1 member of the public.

PL81/25 Apologies for absence

None RECEIVED.

PL82/25 Declarations of interest/Requests for dispensation

None RECEIVED.

PL83/25 Public participation

L Solly, Situ8 Ltd, spoke to gave further context to PA25/08108.

PL84/25 Planning Committee meeting minutes: 24th November 2025

RESOLVED that the minutes of the meeting of the Planning Committee as above, having been previously circulated, be taken as read, approved and signed. Cllrs Clark/Brown. Unanimous.

PL85/25 Planning applications for consideration

RECEIVED a request by the Local Planning Authority, Cornwall Council, for consultation and **RESOLVED** to respond:

Clerk to action

- **PA25/08389:** [Formation of a vehicular access and domestic parking spaces](#). T Hawkes. 1, Water Lane Villas, Water Lane, St Agnes TR5 0QZ

No objection. The Council respectfully requests that a permeable surface is used to aid water drainage and safeguard against flooding. Cllrs Brown/Clark. Unanimous.

- **PA25/08661:** [Construction of a ground floor extension](#). J Trethewey (Studio Far West). 20, Tregease Road, St Agnes, TR5 0SL

No objection. Cllrs Brown/Palombo. Unanimous.

- **PA25/07677:** [Change of use of adjoining land to form residential curtilage and construction of a single-storey domestic garage](#). P Lye. The Rook, Trevellas, St Agnes

No objection. Cllrs Clark/Biggs. Unanimous.

Signed:

Date:

- **PA25/08753:** [Application for reserved matters for appearance, scale and landscaping for an affordable led mixed tenure development of 7 properties.](#) N Jones. Land South Of Goonvrea Road, St Agnes, TR5 ONX

No objection. The Council respectfully draws the Applicant and Local Planning Authority's attention to its [Neighbourhood Development Plan \(NDP\) Policy 6 – Village Character \(pg.25\)](#) which sets out expectations for appropriate building materials to ensure development is in keeping with the village character and setting. Cllrs Watson/Palombo. Unanimous.

- **PA25/08108:** [Campsite with shower/toilet blocks with variation of Condition 5 of decision notice PA21/03773 dated 07/04/2022 to allow the use of 25 pitches for 12 months of the year, and keeping the other permitted 25 pitches limited in use to 16 weeks a year.](#) K George. Perranporth Airfield, Higher Trevellas, St Agnes, TR5 OXS

The Council objects to the proposal but supports a time-limited trial period to test suitability. The Council considers that the original conditions were well-founded and remain cogent and applicable, particularly in relation to transport modes and pedestrian safety. The Council is concerned about users walking to the bus stop during inclement winter weather, especially given the lack of suitable street lighting, footpaths, and the impact of traffic speeds. However, the Council recognises that a limited trial period, coving Easter to end-of-October, may be acceptable to ascertain longer term suitability; allow monitoring and review before any consideration is given to year-round use. Cllrs Pudney /Brown. Unanimous.

- **PA25/09015:** [Replacement single storey extension, together with internal and external alterations, including roof covering replacement, replacement sash windows, insertion of internal tanking, insertion of horizontal DPM and thermal upgrades.](#) **PA25/09016:** [Listed building consent replacement single storey extension, together with internal and external alterations, including roof covering replacement, replacement sash windows, insertion of internal tanking, insertion of horizontal DPM and thermal upgrades.](#) G Edwards. 8, Stippy Stappy, St Agnes, TR5 0QR

The Council objects on the grounds of finish and scale, with particular concern that the proposal's massing against the property's historic frontage and the proposed materials would be detrimental to the historic character of the area. The Council considers the proposal to be contrary to its [Neighbourhood Development Plan \(NDP\) Policy 6 – Village Character \(pg.25\)](#) and Cornwall Local Plan Policy 24. The proposed wooden cladding is not considered appropriate within the conservation area, and the Council does not support its use in this location. The Council is mindful to avoid a precedent that could undermine the protections which have safeguarded the conservation area. Additionally, the Council is concerned that the extension size and its relationship to the existing footprint is not appropriate in this sensitive setting and respectfully requests that any extension marry with the existing footprint. Cllrs Brown/Biggs. 7 in favour, 1 objection: Cllr Clark.

- **PA25/05690:** [Proposed self-build Live in Work Dwelling at Land at Cornish Marquee Hire, Higher Trevellas, St Agnes, TR5 OXS.](#) Mr Dagnall (Cornish Marquee Hire). Penrose Marquees, Higher Trevellas, St Agnes.

The Council supports the application on a conditional basis, provided that the dwelling is tied to the business by an appropriate planning condition, to ensure it remains ancillary to the business and is not occupied or disposed of separately. Cllrs Brown/Pudney. Unanimous.

PL86/25 Coastline street naming considerations - Presingoll Barns site

CONSIDERED recommendations proposed by the St. Agnes Museum Trust and **NOTED** the former landowner's views on the use of Hazel (English or Cornish). **RESOLVED** to put forward two names: Gwel an Koll and Prysk an Goll. Cllrs Brown/Biggs. Unanimous. *Clerk to respond to developers.*

Signed:

Date:

PL86/25 Reports from Council representatives

NOTED that the Co-op application may be considered at Cornwall Council's Planning Committee in January, and that the Parish Council will be re-consulted and will have an opportunity to address the Committee. **NOTED** that Cllr Watson can speak in the event that Cllr Brown is unavailable.

PL87/25 Planning Enforcement cases

NOTED the following case had been raised with the Cornwall Council Enforcement Team for investigation: None.

PL88/25 Local Council (5 day) Protocol Requests from Cornwall Council

NOTED the following requests had been received since the last Planning Committee meeting and responses issued as follows:

- **PA25/08178:** Modification of Section 106 agreement in relation to planning application No. C1/PA25/0430/08/R, dated 11/03/08 for the removal of an occupancy restriction. The Barn, Wheal Rose, Scorrier TR16 5DA **Option 1 – agree with Officer recommendation for approval of the application.**
- **PA25/07945:** Permission in Principle for the construction of minimum 3, maximum 4 no. dwellings. Sparrow Close, Porthtowan TR4 8GS **Option 2 – agree to disagree with Officer recommendation for approval of the application.**

PL89/25 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 20:17

Signed:

Date: