



ST AGNES PARISH COUNCIL

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Planning Committee meeting – Monday 16th March 2026

Minutes of the meeting of the St. Agnes Parish Council Planning Committee as above, held at the St. Agnes Methodist Church, 30 British Rd, St Agnes TR5 0UA, at 19:15.

Attendees

- i. Parish Councillors: Cllrs. Clark (Committee Vice Chair), Brown (Council Chair), Biggs, Palombo, Sheard, Pudney, Griffiths, Woolcott
- ii. Absent without apologies: None
- iii. Members of the Public: 2 Members of the Public (MOP)
- iv. Others: C Nutting: Clerk, R Thomas, Planning Support Assistant, Mr. Mitchell, Influence Planning, item PL116/25(l) below.

PL112/25 Apologies for absence

Received and accepted from Cllr Watson.

PL113/25 Declarations of interest/Requests for dispensation.

Cllr. Sheard declared an interest in application PA26/00893 (PL116/25(e) below).

PL114/25 Public Participation

Mr. Mitchell, Influence Planning, gave further context to application PA26/01194 (PL116/25(l) below).

PL115/25 Planning Committee meeting minutes: [16th February 2026](#)

RESOLVED that the minutes of the Planning Committee meeting as above, having been previously circulated, be taken as read, approved and signed. No matters arising. Cllrs Bigg/Sheard. 8 in favour, 2 abstentions: Cllrs Pudney, Woolcott.

PL116/25 Planning applications for consideration

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

- a. PA25/09347: [Regulation of Dormers on Dwelling Application PA18/07147 and Garage Application PA25/06261 \(PA20/07924\)](#). Mr T Salmon. Briar Farm, Scorrier, Redruth. **WITHDRAWN**
- b. PA26/00361: [Conversion of residential annexe into a self-contained dwelling](#). Michael Leatherbarrow. The Annexe, The Barn, Wheal Rose, Scorrier. **No objection**. Cllrs Brown/Clark. 7 in favour, 1 abstention: Cllr Biggs.

At 19:22, two MOPs left the meeting.

- c. PA26/00827: [Alterations to garage to form home office and addition of skylights to main dwelling](#). Mr & Mrs Polak. 21 Castle Meadows, St Agnes, TR5 0UB. **The Council OBJECTS** to the application on the basis that it will remove

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the garage from parking use to create a home office. On the Parish Council's understanding that no alternative off-street parking provision is available, the development would result in the loss of parking capacity serving the dwelling. In a narrow residential street where there is already existing parking pressure, the Parish Council considers this likely to displace parking onto the carriageway and/or footway, causing obstruction and nuisance to pedestrians and adding pressure to the public highway. This conflicts with the Parish's NDP Policy 13a, which recognises congestion arising from on-street parking, and its objectives expressly seek to reduce reliance on on-street parking and resist the loss of off-street parking capacity. The proposal is also contrary to Cornwall Local Plan Policy 13, which requires an appropriate level of off-street parking having regard to accessibility, and Policy 27, which requires safe and suitable access for all people and that development must not have a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated. If parking is displaced onto the carriageway or footway as a result of the loss of the garage, the Parish Council considers the application fails to demonstrate an acceptable parking and highway arrangement. The NPPF supports this approach (paras 112, 115 – 117). In the absence of clear evidence that sufficient parking would remain within the site, or that alternative parking can be provided without worsening on-street or footway parking, the Parish Council considers the proposal contrary to planning policy and therefore objects. Cllrs Brown/Palombo. 5 in favour, 3 abstentions: Cllrs Griffiths, Clark, Woolcott.

- d. PA26/00498: [Proposed ground floor and roof extension to a detached single storey dwelling including a rear facing enclosed and Juliet balcony at first floor and two additional bedrooms at ground floor.](#) Mr Darren Edwards. 38 Atlantic Way, Porthtowan, Truro. **No objection.** Cllrs Brown/Pudney. Unanimous.

At 19:27, Cllr. Sheard left the meeting.

- e. PA26/00893: [Permission in principle for the construction of a residential development \(minimum 7, maximum 9\).](#) Andrew And Richard Whitworth. Land South West Of Wheal Quoit Avenue, Wheal Quoit Avenue, St Agnes. **The Council strongly OBJECTS** to this application. The site is described by the applicant as an "unused field" of approximately 0.7ha with mature hedges and trees, adjacent to the settlement boundary. It is therefore an undeveloped field at the edge of the village; not previously developed land as defined in the NPPF. The proposal conflicts with the Parish Council's NDP Policy 1, which supports development within defined settlement boundaries, and Policy 7, which requires infill not to "extend the settlement into the open countryside." It also conflicts with Cornwall Local Plan Policy 7, which restricts new housing in the countryside unless it falls within specific exceptions. The Parish Council recognises Cornwall's current housing land supply position, but reduced weight for some housing-location policies does not remove countryside controls, and Policy 7 still matters. The Parish Council notes and fully supports the WHS Office's strong objection to the application. The impact of the proposed development on the World Heritage Site is contrary to NPPF paragraphs 212, 213, 215 and 219 which require great weight to the conservation of designated heritage assets, clear and convincing justification for any harm, enhancement of their significance where appropriate and a balancing exercise even where harm is said to be less than substantial. The application is likewise contrary to Cornwall Local Plan Policy 24, and NDP Policy 11 which require protection, conservation and, where appropriate, enhancement of the historic environment.

The site is also within the Heritage Coast, and the Council's constraints map records it within the 1km and 2km AONB / National Landscape buffer zones, demonstrating its sensitivity in the setting of the protected landscape. NPPF paragraph 189 gives great weight to conserving and enhancing landscape and scenic beauty in National Landscapes and to development affecting their setting, while paragraph 191 requires decisions in Heritage Coast to be consistent with the special character of the area and the importance of its conservation. Cornwall Local Plan Policy 23 requires development to respect landscape character, consider sensitivity, capacity and cumulative effects, and maintain the character and distinctive landscape qualities of the Heritage Coast. The NDP Policies 6 and 10 require proposals to respect the mining heritage, protected landscape, St. Agnes Beacon and coastline, and avoid adverse effects on important landscape characteristics. The supporting text to NDP Policy 15 also reinforces the importance of protecting the parish landscape as part of the local economy. This proposal would extend built form into a particularly sensitive heritage and landscape edge and would not conserve that character.

The application documents themselves confirm mature hedges and trees around the site, and the constraints identify the Penhale Dunes SAC zone of influence and SSSI impact risk zones. NPPF paragraph 193 says permission should be refused where significant harm to biodiversity cannot be avoided, adequately mitigated or compensated, and paragraph 195 makes clear that the tilted balance does not apply where a proposal is likely to have a significant effect on a habitats site unless the necessary assessment concludes no adverse effect on site integrity. Cornwall Local Plan Policy 23 and NDP Policy 12 require the protection and enhancement of biodiversity, and the NDP's local emphasis on Cornish hedges makes the site's mature hedge boundaries particularly important. At permission-in-principle stage, the Council has not been given enough evidence to conclude that those impacts can be acceptably addressed.

The applicant accepts that part of the site is susceptible to surface-water flooding. Cornwall Local Plan Policy 26 requires development to avoid areas of flood risk in the first instance, minimise or eliminate flood risk both on site and elsewhere, replicate natural drainage patterns, and use sustainable drainage systems; sites over 0.5ha should also provide a long-term water management plan. Because this is a permission-in-principle application, with drainage and detailed layout deferred, the Parish Council does not consider that the suitability of this field for housing has been demonstrated.

The access position is also inadequate. The applicant does not provide a worked-up access solution and merely says there is "obvious potential" to take access from two cul-de-sac arms of Trevoze Close, leaving the matter to later technical details. Cornwall Local Plan Policy 27 requires safe and suitable access and development patterns that minimise the need to travel and maximise walking, cycling and public transport. NDP Policy 13 requires new development that significantly increases traffic to provide good pedestrian and cycle connections to village centres. Given the constrained local road layout in St. Agnes and the absence of a demonstrated safe access strategy, the proposal is contrary to those policies.

Taken together, these planning policy conflicts provide strong evidence for robust refusal. Cllrs Brown/Pudney. Unanimous.

At 19:32, Cllr. Sheard returned to the meeting.

- f. PA26/00450: [Affordable housing led development of 32 homes \(bungalows/dormer bungalows\) including access and associated works with variation of condition 10 of decision notice PA22/07306 dated 04.03.2024.](#) John c/o Mike Jeffs Treveth Holdings LLP. Land West Of Tregarthen, Two Burrows, Blackwater. **No objection**, provided that the recommendations of the Highways Officer are adhered to. Cllrs Biggs/Brown. Unanimous.
- g. PA26/01043: [Works to trees subject to a Tree Preservation Order, namely; 1\) TPO18/00006 Beech Tree at top of driveway where it splits down to our neighbour's property. This needs the crown raising so that it is away from vehicles and any deadwood removing so it does not fall on anyone below. 2\) TPO18/00006-Pine. Monterey Pine in the formal garden area: This needs a foliage tip lift by upto 2m. Plus dead wooding. This is to keep the weight away from the cottage/slope of the garden to protect it from future storms. All works to be completed by Tyler Tree Surgeon.](#) Mrs Joanne Everill-Taylor. Barn Elms, Rose Hill, Porthtowan, Truro. **No objection** to this application and defers to the advice and position of the Tree Officer. Cllrs Clark/Pudney. Unanimous.
- h. PA26/01038: [New single storey extension.](#) Mr T Salmon. Briar Farm, Scorrier, Redruth. **No objection**. Cllrs Brown/Sheard. Unanimous.
- i. PA26/00974: [Erection of Illuminated and Non Illuminated signs to the exterior of the building and the redecoration of the exterior walls.](#) STAR PUBS & BARS. The Unicorn, Beach Road, Porthtowan, Truro. **No objection** to this application in principle, subject to the following criteria: that the lights are not left on all night, and are switched off when the pub is closed and all up-lights (H) are replaced with down-lights (G) to prevent upward light spill, light glow and disturbance to nocturnal wildlife. The Parish Council considers that there is no justification for up-lighting and unnecessary adverse light spill in this location. Cllrs Pudney/Brown. Unanimous.

- j. PA26/01125: [Formation of a new access and parking area in lieu of existing access and parking area](#). Mrs & Mr Lucy & Arnold Cokes & van den Dolder. Spain Cottage, Goonvrea Road, St Agnes. **No objection**. Cllrs Palombo/Sheard. Unanimous.

At 19:42, Cllr. Woolcott declared and interest and left the room.

- k. PA26/01055: [Proposed extension and conversion of garage to provide ancillary accommodation](#). Mr Windsor. 8 Park Kres, St Agnes, TR5 0AL. **No objection** to the application in principle, provided the LPA is satisfied that there is sufficient off-street parking provision available to support the development. Cllrs Clark/Palombo. Unanimous.

At 19:44 Cllr. Woolcott returned to the meeting.

- l. PA26/01194: [Erection of a stable building](#). Mr James Keep. Land West Of The Perch, Menagissey, Mount Hawke, Truro. **No objection**. Cllrs Brown/Pudney. Unanimous.
- m. PA26/01005: [Submission of Technical Matters for a new dwellinghouse on Plot following grant of Permission in Principle for 3 units on wider site\(Appeal reference APP/D0840/W/24/3353618\)](#). Paul Lord. Plot 2, Psykes Meadow, St Agnes. **No objection**. Cllrs Sheard/Biggs. Unanimous.
- n. PA26/01127: [First floor extension over existing garage to create additional bedroom & home office](#). Mr Oliver Brand. The Old Bus Depot, West Kitty, St Agnes. **No objection** to the application in principle, subject to the LPA being satisfied that there is no adverse impact on the outlook of the neighbouring property. Cllrs Sheard/Brown. Unanimous.
- o. PA26/01467: [Certificate of lawfulness for existing use of Caravan for Full Residential Use](#). Mr D. Simmons. Cedar Haven Farm, Wheal Rose, Scorrier, Redruth. **No objection**. Cllrs Pudney/Biggs. Unanimous.

PL117/25 Reports from Council representatives

None to note.

PL118/25 Request for Technical Review of ALC Evidence

A member of the public has objected to application PA25/09548 on the basis of inconsistent and/or inaccurate agricultural land classification within a report. The Parish Council has already considered the application (PL105/25, 16.02.2026) and submitted its objection. It notes the member of the public's comments but does not consider it necessary to submit any further comment beyond its previous submission. No resolution required.

PL119/25 Notice of Pre-Application Public Consultation – Penwinnick Road, St Agnes (Obsidian Strategic/CarneySweeney)

The Committee received and noted the planning consultant's letter issued to properties in the vicinity of the proposed development, together with the attempts made to undertake pre-application discussion in accordance with the Council's policy. **RESOLVED** to ask the developer to make the public consultation available to the wider community, given the broader public interest in the proposed development, rather than limiting it to nearby residents, and to publicise the consultation through the Council's social media channels. The Committee noted Southwest Water's statement that sufficient infrastructure exists to accommodate the development, together with general community concerns regarding sewage spills, and agreed that further evidence would be helpful to support such a statement. It was therefore further **RESOLVED** to write an open letter to Southwest Water seeking further detail to assist the Council in making informed consultee comments on water infrastructure measures. Cllrs Brown/Sheard. Unanimous.

PL120/25 Planning Enforcement cases

None to note.

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PL121/25 Local Council (5 day) Protocol requests from Cornwall Council

None to note.

PL122/25 Public Bodies (Admissions to Meetings) Act 1960

Not required at this meeting.

PL123/25 Extension of meeting time (Standing Order 3(w))

Not required at this meeting.

Meeting closed at 20:08