ST AGNES PARISH COUNCIL
Parish Clerk: Catherine Nutting LLB, PGDip, BA (Hons), PSLCC
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Planning Committee meeting – Monday 18th May 2026

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

Attendees

i. Parish Councillors: Cllrs. Watson (Committee Chair), Sheard (Committee Vice Chair), Clark, Brown, Biggs, Palombo (Council Vice Chair), Pudney.
ii. Members of the Public: 9 Members of the Public (MOP)
iii. Others: C Nutting, Clerk, R Thomas, Planning Support Assistant, 1 representative from Obsidian Strategic.

PL1/26 Appointment of Chair
APPOINTED Cllr Watson as Chair of the Planning Committee for 2026/27. Cllrs Clark/Pudney. Unanimous.

PL2/26 Appointment of Vice-Chair
APPOINTED Cllr Sheard as Vice-Chair of the Planning Committee for 2026/27. Cllrs Brown/Pudney. Unanimous.

PL3/26 Apologies for absence
Apologies **RECEIVED** and **ACCEPTED** from Cllr Griffiths.

PL4/26 Declarations of interest/Requests for dispensation
Cllr Watson declared an interest in PA26/01867 (PL8/26(a) below) & PA26/02655 (PL8/26(k) below.

PL5/26 Public Participation
Obsidian Representative to listen to PA26/02133 (PL8/26(c) below).
MOP representing Truro Cycling spoke with regards to the Saints Trail layout on PA26/02133 (PL8/26(c) below), and presented a visualisation to show hopeful future plans.

Cllr Watson left the meeting room at 19:21
Cllr Sheard chaired the below as Vice Chair of the committee

MOP spoke with regards to application PA26/01867 (PL8/26(a) below), saying they had a similar planning application refused, even on appeal.
Applicant A gave context to PA26/01867 (PL8/26(a) below), reflecting site access information.
Applicant K gave context to PA26/02655 (PL8/26(k) below), mentioning a local connection and motivation to obtain planning permission.

Cllr Watson returned to the meeting room at 19:27

Signed: Date:

PL6/26 Planning Committee meeting minutes: 20th April 2025
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 Sheard/Brown. Unanimous.

PL7/26 Obsidian Strategic – Penwinnick Road
NOTED a report from Obsidian Strategic. Cllr Clark noted they have listened to the Parish Councils points and taken them into consideration.

PL8/26 Planning applications for consideration
Received a request by the Local Planning Authority, Cornwall Council, for consultation and **RESOLVED** to respond as follows:

Cllr Watson left the meeting room at 19:29. Applications a (PA26/01687) and k (PA26/02655) were consulted before Cllr Watson re-entered at 19:38. 5 MOP left at 19:39 after these 2 planning applications were consulted.

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**.**

St. Agnes Parish Council objects to this application.
The Council is unable to support the proposal as the site lies within the Cornwall and West Devon Mining Landscape World Heritage Site and associated historic landscape. The Council is not satisfied that the proposal would avoid harm to the Outstanding Universal Value, authenticity, and integrity of the World Heritage Site.
The Council draws the Planning Officer's attention to the recent appeal decision APP/D0840/W/25/3362599, relating to PA24/04853, for residential development on land close to the current application site. That appeal was dismissed. The Inspector noted that World Heritage Sites are heritage assets of the highest significance, internationally recognised for their Outstanding Universal Value, and identified mineworkers' smallholdings, historic field patterns and the relationship between domestic buildings and associated land holdings as important elements of the significance of the World Heritage Site.
The Parish Council considers that the current site appears to fall within a materially similar heritage context. No significant or material difference has been demonstrated between this site and the nearby dismissed appeal site which would justify a different planning conclusion.
In the appeal decision, the Inspector found that, even where land had some existing built form or altered use, it could still retain its integrity and character as part of the legible historic smallholding landscape and positively contribute to the Outstanding Universal Value (OUV) of the World Heritage Site. However, the Inspector further found that residential development would result in a "visual extension of residential development into the historic landscape", would diminish the historic legibility of the site, and would cause "harm to the OUV of the WHS".
The Parish Council considers that similar concerns apply in this case. The proposal would introduce further residential built form into the heritage landscape and would risk eroding the historic legibility, character and distinctiveness of the World Heritage Site.
The Council also notes that the dismissed appeal was found to conflict with Cornwall Local Plan Policies 21 and 24, St. Agnes Neighbourhood Development Plan Policy 11, Climate Emergency DPD Policy C1, and WHS Management Plan Policies P3, C2 and C9, which seek to ensure that development responds to historic landscape character and avoids harm to the authenticity and integrity of the Outstanding Universal Value of the World Heritage Site.
The appeal decision further confirms that less than substantial harm to the World Heritage Site can still provide a strong reason for refusal where the harm is not outweighed by public benefits. In that case, the benefits of two dwellings were found to be modest and did not outweigh the identified harm.
For these reasons, the Parish Council objects to the application. Cllr. Brown/Palombo. 5 in favour. 1 abstained: Cllr. Clark.

Signed: Date:

b. PA26/02233: Proposed Side Extension for Disabled Person. Mr C Gove. Geevor, Chapel Meadow, Porthtowan, Truro.

No objection in principle, subject to the Planning Officer being satisfied that sufficient parking remains available, having regard to St. Agnes Parish Council's NDP Policies 13 and 13a, Cornwall Local Plan Policies 13, 27 and Climate Emergency DPD Policy T2; and NPPF paragraphs 112, 115–117, 135(f). The Parish Council notes that the proposed extension appears to be located on an area currently used for parking and asks that careful consideration is given to where any displaced vehicles would park. In particular, the Council asks that the proposal is assessed to ensure it would not result in increased overflow parking pressures on the highway within the surrounding area, causing adverse impacts on highway safety and neighbouring amenity. Cllr Clark/Pudney. Unanimous.

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.

St. Agnes Parish Council has no objection in principle to the application and is prepared to support it, subject to appropriate safeguards being secured.
The Council's support is based on the principles shown in the illustrative drawings submitted with the outline application being carried through into the final layout and secured at the appropriate stage.
The Parish Council also asks that the LPA is wholly satisfied that SWW can meet its stated commitments and that the development would be sustainable in drainage terms, with no contribution to continued sewage spills or adverse impacts on local waterways.
In addition, the Council considers it essential that the future route of the Saints Trail across the site is safeguarded and that the planned Saints Trail connection is delivered as part of the scheme. This should include appropriate pedestrian and cycle safety measures, including a pedestrian crossing with a central refuge, particularly where the Saints Trail route is incorporated into the development. 5 in favour, 2 objections: Cllr. Brown and Pudney.

19:55 – 4 MOPs left the meeting

d. PA26/02176: Renovation and extension to a dwelling house. Kott. Waratah, Coast Road, Porthtowan, Truro.

No objection. Cllr Pudney/Brown. Unanimous.

e. PA26/02397: Extension & Alterations to Dwelling. Mr & Mrs Collingwood. 33 Goonbell, St Agnes, TR5 0PH.

No objection in principle to the application.
However, the Council respectfully asks that consideration is given to amending the proposed metal cladding on the north-west and south-east elevations, due to the property's prominent position on a visible corner plot and the potential impact on the streetscape. The Parish Council considers that an alternative external cladding material, more in keeping with the village vernacular, would better reflect the aims of St. Agnes NDP Policy 6, which seeks to ensure that building materials are appropriate to local character. Cllr Brown/Pudney. Unanimous.

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 censent 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.

No objection in principle to the application.
However, the Council has concerns that forward-facing illumination may impact oncoming traffic and highway safety. In particular, the Council respectfully requests that lighting marked F is either amended to be downlighters,

Signed: Date:

or otherwise revised, shielded, or repositioned so that it does not shine directly towards the road, given its height and proximity to oncoming and passing traffic.
Subject to this amendment, or an appropriate condition securing suitable lighting direction and control, the Parish Council has no objection. Cllr Brown/Watson. Unanimous.

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.

St. Agnes Parish Council objects to this application.
The Council respectfully asks that the applicant reviews the proposal against Policy 6 of the St. Agnes Parish Neighbourhood Development Plan. In the Council's view, the proposed design does not appear to be in keeping with the wider village vernacular or the existing street scene in Trevellas. The Council is particularly concerned about the proposed materials, including the zinc roof, which is considered inappropriate for the character of the area. The Council is not aware of zinc roofing forming part of the established local character in the area. For these reasons, the Parish Council objects to the reserved matters application as currently submitted. Cllr Watson/Clark. Unanimous.

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.

No objection. Cllr Pudney/Biggs. Unanimous.

i. PA26/02466: Proposed erection of a first floor extension. Mr C Money. Trevissick Cottage, Porthtowan, Truro.

No objection. Cllr Clark/Brown. Unanimous.

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.

No objection. Cllr Pudney/Sheard. Unanimous.

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.

No objection in principle, on the basis that the proposed dwelling would contribute to the operation of the applicant's agricultural holding. The Council therefore recommends that an agricultural occupancy condition is applied at the appropriate stage, to ensure the dwelling remains tied to the agricultural use of the land. Cllr Sheard/Biggs. Unanimous.

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.

No objection. Cllr Pudney/Biggs. Unanimous.

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.

Signed: Date:

No objection. Cllr Brown/Palombo. Unanimous.

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

No objection. Cllr Brown/Pudney. Unanimous.

PL9/26 Housing Development on Forthvean Road, Porthtowan
Noted report received.

PL10/26 Review of Planning Committee Terms of Reference
No amendments required. Cllr Pudney/Palombo. Unanimous.

PL11/26 Review of Planning Policies
NOTED the following report and **RESOLVED** to accept recommended changes as below:

a. Protocol for Handling Planning Correspondence from Members of the Public; inc Appendix A (template letter) - Accept Recommended Amendments. Cllr Watson/Pudney. Unanimous.
b. 5 Day Protocol Response Policy – No Amendments. Cllr Sheard/Brown. Unanimous.
c. Pre-application Discussion Policy - No Amendments. Cllr Clark/Palombo. Unanimous.
d. Policy for Handling Cornwall Council Appeal Notifications from the Planning Inspectorate – Accept recommended amendments. Cllr Brown/Pudney. Unanimous.

PL12/26 Neighbourhood Priorities Statement
Received information from Cornwall Council regarding the Neighbourhood Priorities Statement initiative. **RESOLVED** the below actions:

- Agreed St Agnes Parish Council would like to produce a NPS and publicise the intention to produce one. Cllr Sheard/Brown. Unanimous.
- Submit a request to designate the neighbourhood area for your neighbourhood priority statement & complete the designation letter. Cllr Pudney/Brown. Unanimous.
- Set up a steering group to manage the NPS process to include; Cllrs Brown, Pudney, Watson, Biggs, Sheard, Clark and ask Cllr Porter as a rep of Mount Hawke. Cllr Palombo/Pudney. Unanimous.

PL13/26 Reports from Council representatives
To receive and note any reports from Council representatives. None received.

PL14/26 Planning Enforcement cases
To note the following case has been raised with the Cornwall Council Enforcement Team for investigation: None.

PL15/26 Local Council (5 day) Protocol requests from Cornwall Council
To note the following request has been received since the last Planning Committee meeting: None.

PL16/26 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. Not required at this meeting.

Signed: Date:

PL17/26 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. Not required at this meeting.

Meeting closed at 20:57

Signed: Date: