ST AGNES PARISH COUNCIL
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Planning Committee meeting - Monday 19th October 2026

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

Attendees

i. Parish Councillors: Cllrs. Watson (Committee Chair), Sheard (Committee Vice Chair), Clark, Biggs, Palombo (Council Vice Chair), Griffiths, Pudney and Wood.

ii. Members of the Public: 2 Members of the Public (MOP)

iii. Others: C Nutting, Clerk

iv. Absent Members: Cllr Brown

PL76/26 Apologies for absence

RECEIVED and ACCEPTED apologies from Cllr Brown.

PL77/26 Declarations of interest/Requests for dispensation

Cllr Clark declared an interest in application PA26/06862 (PL81/26(j)) and withdrew during consideration of that application.

At the Chair's discretion, PL78/26 was considered at this point (agenda item 9).

PL78/26 PA26/01867 - Central Planning Committee

RECEIVED a report from Cllr Sheard, who attended the Cornwall Council Central Planning Committee earlier on 19 October and spoken on behalf of St. Agnes Parish Council in support of its objection to PA26/01867: Permission in Principle for up to two detached dwellings on land north-west of The Old Stables, Goonbell. **NOTED** that the Central Planning Committee had resolved by eight votes to two to approve the application in accordance with the Planning Officer's recommendation. The Planning Officer had distinguished the site from a nearby dismissed appeal based on the existing sand school and had also referred to a later allowed appeal on adjacent land when assessing the effect on the Cornwall and West Devon Mining Landscape World Heritage Site. Members remained concerned about incremental encroachment into the historic mining landscape and the cumulative erosion of the characteristics which contribute to the World Heritage Site. The Committee emphasised the importance of giving future applications affecting the World Heritage Site careful scrutiny and of presenting clear, site-specific evidence when drawing comparisons with relevant appeal decisions.

PL79/26 Public Participation

The applicant for PA26/06341 attended and advised that he did not wish to make a formal statement but was available to answer questions and clarify matters raised within a neighbouring representation.

19:25 - 1 MOP left the meeting.

PL80/26 Planning Committee meeting minutes: 21st September 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 Clark/Pudney. Unanimous.

PL81/26 Planning applications for consideration

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

At the Chair's discretion, application f was considered first to accommodate the applicant; the applications are recorded below in agenda order.

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

   No objection. Cllrs Clark/Biggs. Unanimous.

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.

   The Council defers to the Tree Officer's expertise and position. Cllrs Pudney/Clark. Unanimous.

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.

   No objection. The Committee encourages the applicant to ensure that only lighting genuinely required for security remains illuminated overnight and that other display lighting is switched off when the premises are closed. Cllrs Watson/Griffiths. Unanimous.

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.

   No objection in principle, subject to a condition requiring the annexe to remain subsidiary to the main dwelling in perpetuity and restricting its use to unpaid visitors of the homeowner. Cllrs Clark/Pudney. Unanimous.

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.

   Object. The proposal would introduce a new dwelling into the open countryside, and the Committee was not satisfied that the proposed horticultural use provided sufficient justification for residential development in this location. Members also considered that the wider business, wellness and youth-related elements were insufficiently defined and lacked a clear programme for delivery. The proposal is contrary to Cornwall Local Plan Policy 7 and St. Agnes Neighbourhood Development Plan Policies 6 and 10. Cllrs Sheard/Biggs. Unanimous.

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.
   The applicant clarified the existing private right of way, parking arrangements and the proposed provision of turning space within the application site. He advised that a separate dispute concerning access rights was being dealt with outside the planning process.

   No objection, subject to the Highway Officer being satisfied that the access arrangements are safe and deliverable. Cllrs Sheard/Wood. Unanimous.

   19:30 - 1 MOP left the meeting.

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.

   No objection. Cllrs Watson/Clark. Unanimous.

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.

   No objection in principle, subject to a condition requiring the annexe to remain subsidiary to the main dwelling in perpetuity and restricting its use to unpaid visitors of the homeowner, in accordance with the supporting statement. Cllrs Watson/Biggs. Unanimous.

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.

The Council defers to the Tree Officer's expertise and position. Cllrs Pudney/Palombo. Unanimous.

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.
Before withdrawing, Cllr Clark provided factual context to the Committee but did not participate in the debate or vote. Cllr Clark left the meeting at 19:56.

No objection. Cllrs Sheard/Wood. Unanimous.

Cllr Clark returned to the meeting at 19:58.

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.

No objection in principle, subject to a condition requiring the garden office to remain subsidiary to the main dwelling in perpetuity and restricting its use to the homeowners only. Cllrs Watson/Biggs. Unanimous.

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.

No objection in principle, provided the Case Officer is satisfied that suitable sustainable drainage can be achieved and that the gross development area does not exceed the area of the existing barn. The Committee drew attention to the lack of clarity within the submitted measurements, including the proposed building footprint and height. Cllrs Clark/Wood. 1 objection: Cllr Pudney.

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

No objection. Cllrs Sheard/Pudney. Unanimous.

PL82/26 Reports from Council representatives

None received.

PL83/26 Planning Enforcement cases

None to note. Members discussed the limited progress information available to parish councils after cases are referred to the Cornwall Council Enforcement Team and the difficulty this creates when monitoring long-running cases and understanding their outcomes.

PL84/26 Local Council (5 day) Protocol requests from Cornwall Council

None received.

PL85/26 PA26/03601 - Further comment and representation to Strategic Planning Committee

PA26/03601: Outline application with all matters reserved for a residential development of up to 36 affordable homes. Land Opposite Goonbell House, Goonbell, St. Agnes, Cornwall.

1. Additional written representation: **RESOLVED** to submit additional written information to the Planning Officer before 28th October 2026. The representation will draw together the Parish Council's existing objection and further evidence, including photographs and details of the unsafe and inconvenient walking routes to the cited bus stops. Cllrs Sheard/Pudney. Unanimous.
2. Committee representation: **RESOLVED** that St. Agnes Parish Council will attend and speak at the Cornwall Council Strategic Planning Committee on Thursday 19 November 2026. Cllr Brown will represent the Council, with Cllr Wood as reserve. Cllrs Sheard/Wood. Unanimous.

3. Final approval and submission: **RESOLVED** that Cllrs Wood and Brown will review and finalise the additional representation, which will be circulated to all Planning Committee members for comment and agreed by email no later than Friday 23 October 2026, before submission by the office. Cllrs Sheard/Biggs. Unanimous.

PL86/26 Appeal Notifications from the Planning Inspectorate

NOTED that no new appeal notifications had been received. The Committee further **NOTED** that an additional representation had been submitted on behalf of St. Agnes Parish Council in relation to PA25/09548: Land North of Remar, Goonown, St. Agnes.

PL87/26 Obsidian Strategic: Land west of Penwinnick Road (B3277)

RECEIVED information from Obsidian Strategic regarding the potential identification of an off-site open-space project to receive a Section 106 contribution. Members noted the importance of identifying a sufficiently specific local project so that any contribution could be retained and used within the parish. **RESOLVED** to identify the improvement of Beaconsfield play area, St. Agnes or creation of additional children's play areas within the parish as the Council's preferred project area. This would retain flexibility to support Beaconsfield Play Area, a future skatepark or additional play facility, or other parish play projects where appropriate. Cllrs Watson/Biggs. Unanimous.

PL88/26 South West Water: further correspondence regarding the Council's Environmental Information Regulations request

RECEIVED Cllr Wood's draft response to South West Water. The Committee noted that the hydraulic model appeared to describe an idealised network operating without spills if defects were continually repaired and cleared, whereas the supporting information referred to recorded spills and a mismatch between modelled and observed performance. Members remained concerned that the Council's original request for the recorded information underpinning the stated capacity figures had not been answered directly. **RESOLVED** to submit the draft response, seeking a clear answer to the outstanding Environmental Information Regulations question and further clarification of the capacity calculations, modelling assumptions, known defects, repair programme and the development loading included within the assessment. Cllrs Sheard/Pudney. Unanimous.

AGREED that Cllr Wood will prepare a short, plain-English newsletter article explaining the Council's continuing work to obtain reliable information about wastewater network and treatment capacity. The Committee recorded its thanks to Cllr Wood for the considerable work undertaken in preparing the response.

PL89/26 Neighbourhood Priorities Statement Update

RECEIVED an update from the Neighbourhood Priorities Statement Working Group. Members recognised that the process would require significant work but remained committed to progressing the NPS as the principal opportunity for the Parish Council to contribute local evidence and priorities to Cornwall Council's emerging Local Plan. **AGREED** to continue actively promoting Cornwall Council's Let's Talk Local Plan survey via the newsletter and social media and to await the parish-level results, expected in the new year, before recommending whether a further Parish Council consultation should be undertaken in-house or with external support. Cllr. Pudney will transfer relevant material from the existing Neighbourhood Development Plan into the Neighbourhood Priorities Statement template and circulate it to Working Group members in manageable sections for factchecking, amendment and agreement. This exercise will help identify gaps requiring further consultation or data analysis.

PL90/26 Public Bodies (Admissions to Meetings) Act 1960

Not required at this meeting.

PL91/26 Extension of meeting time (Standing Order 3(w))

Not required at this meeting.

Meeting closed at 20:57.