



Pentewan Valley Parish Council

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Neighbourhood Development Plan Steering Group Meeting Wednesday 28 January 2026 at Pentewan Village Hall, Glentowan Road, Pentewan PL26 6DB

Minutes & Actions

Present: Stephen Street (SS) David Rudge (DR), George Muskett (GM), Mike Ward (MW) Aurelie Fontan(AF), Steve B Foster and Anne Barnes (Clerk).

Apologies

Apologies were received from and Jake Bonetta(JB), Pat Wood (PW), and Janice Williams (JW).

Review Previous Minutes.

The minutes of the meeting held on 26 November 2025 were reviewed. There were no outstanding issues.

Progress of the NDP Consultation

1.1. Response to Regulation 14

There were 56 different users who engaged with the platform and 50 responses were received overall 96% of respondents were in favour of the policies set out in the plan. Results of the Pre submission consultation had been circulated.

There were 15 responses from statutory consultees some were supportive of the plan but objections were received around the housing policies including housing requirement for the parish, the Area of Local Landscape. There were also suggestions received relating to the Coastal Change Management and reducing crime.

1.2 Amendments to NDP

The steering group agreed that the Area of Local Landscape should be defended as a clear boundary between St Austell town and to keep the northern part of the Parish looking and feeling rural, and protect the National Landscape [AONB].

ACTION the group would send over any evidence/information to help support the Area of Local Landscape.

As there were a number of issues raised from Consultees it was decided SBF would take the comments away and report back on suggested amendments, the group would meet again in 2 weeks (11 February 2026) to review the suggested changes required.

Next Steps

Regulation 15-16 The Formal stage

The group agreed that the plan should be submitted to Cornwall Council for the next stages before the end of the financial year.

Budget & Finance

Budget 2025-2026	Current Budget	Expenditure to date	Current Balance
Carried Over (PVPC EMR)	683.00		
PVPC	5,717.00	2,330.67	4,069.33
Project Totals	6,400.00	2,330.67	4,069.33

Matters Arising

The Parish Council passed a call for larger sites received from Cornwall Council for the steering group to respond. The clerk was asked to prepare a draft response for approval.

The Queen Elizabeth Memorial Housing Project for small coastal development sites. The Clerk was asked to prepare a draft response signposting the draft NDP.

Future Meeting Dates:

Pentewan Village Hall from 7pm unless stated. 11 February 2026, 25 February 2026, 25 March 2026.

Meeting Closed at 20:05