



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT  
Tel No: 01209 210038 e-mail: admin@redruth-tc.gov.uk

**Town Mayor: Cllr R S Barnes**

---

See Distribution

*Our Reference:*  
RTC/420/3/Mtg  
*Date:*  
22<sup>nd</sup> February 2024

Dear Councillor

**Meeting of the Neighbourhood Planning Steering Group**

**Tuesday 27<sup>th</sup> February 2024**

You are summoned to attend a meeting of the Redruth Town Council Neighbourhood Planning Steering Group to be held at Redruth Civic Centre, Alma Place, on Tuesday 27<sup>th</sup> February 2024, commencing at **6:30pm.**

The Agenda and associated papers are enclosed for your reference and information.

Yours sincerely

Abigail Hunt  
Operations Officer & Interim Proper Officer

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

Cllr S Barnes  
Cllr A Biscoe  
Cllr H Biscoe  
Cllr M Brown  
Cllr B Ellenbroek  
Cllr D Reeve

Ms I Martin  
Ms S Channon  
Ms A Haslam  
Mr M Hernandez  
Mr R Jobson  
Mr C Salamone  
Mr C Weston

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**Redruth Town Council**  
**Neighbourhood Planning Steering Group**  
**Tuesday 27<sup>th</sup> February 2024**

**AGENDA**

**PART I PUBLIC SESSION**

1. To receive apologies for absence
2. Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda
3. To receive the minutes of the Meeting of the Neighbourhood Planning Steering Group held on 15<sup>th</sup> August 2023
4. To receive an overview of the Article 14 Consultation 25<sup>th</sup> November 23 – 5<sup>th</sup> February 24
5. To discuss HSHAZ support to create the final (submission) version of the NDP document
6. To discuss HSHAZ support to create an Executive Summary of the Redruth Vision & Investment Plan
7. To discuss Statutory Consultee comments received and proposed changes to the Neighbourhood Development Plan document
8. To discuss other Consultee comments received and proposed changes to the Neighbourhood Development Plan document
9. To discuss updating the appendices to support the Neighbourhood Development Plan document
10. To discuss the next steps for the Neighbourhood Development Plan
11. To receive an update on funding:
  - 11.1 Redruth Town Council budget
  - 11.2 Locality funding
12. Date of next meeting



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT  
Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

**Town Mayor: Cllr R S Barnes**

**Town Clerk: P B Bennett**

Minutes of a Meeting of the Neighbourhood Plan Steering Group held at Redruth Civic Centre, Alma Place, Redruth on Tuesday 15<sup>th</sup> August 2023

Present:	Cllr B Ellenbroek Cllr H Biscoe Cllr A Biscoe Cllr M Brown	Chair
In attendance:	Ms A Hunt Ms C Coomber Ms I Martin Ms S Channon Ms A Haslam Mr R Jobson Mr C Weston	Operations Officer Administration Manager Project Manager Local Resident Local Resident Local Resident Coastline Housing

PART I - PUBLIC SESSION

**1544.1 To receive apologies for absence.**

Apologies were received from Cllr Reeve (other commitments).

**1544.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.**

None were declared.

**1544.3 To confirm the minutes of the meeting of:**

**1544.3.1 *Meeting of the Planning Committee Sub Group, Neighbourhood Planning held on 6<sup>th</sup> September 2023***

RESOLVED by the majority that the minutes of the Meeting of the Planning Committee Sub Group, Neighbourhood Planning held on 6<sup>th</sup> September 2023 be accepted as a true and accurate record of proceedings. [Proposed Cllr Brown; Seconded Cllr Ellenbroek] Cllrs A Biscoe, H Biscoe, Ms Haslam & Mr Jobson abstained as they had not been present at the meeting.

**1544.4 To receive a short introduction and update on where we are:**

**1544.4.1 *November 2022 Working Group***

The Project Manager reminded those present that a Working Group meeting had taken place in November, at which there had been further discussions as to the policy areas. It had been agreed to stand down AECOM from the Brewery Masterplanning work package. It had also been agreed to drop policies on parking standards, self-build and working from

home, however a new policy on garage development had been added. Some additional work had been done on policies related to garden development and social rent, while policies on the town centre boundary and opeways had been dropped. The decision had been taken to include policies on town centre primary retail frontage becoming the commercial core of the town, with Fore Street remaining unchanged, adding Bond Street and Green Lane considered for removal. Town centre policies on conversion of upper floors to housing and the importance of evening use would also be included. A policy would be included on protecting or recognising non-town centre employment sites, Krowji and Parc Erissey. Finally, it had been agreed to explore whether a policy for an increased dentist provision could be set. The Project Manager advised that she had done a lot of work on the NDP document to create V10, which had been provided to AECOM in June to start the SEA.

#### 1544.4.2 *Completion of the Town Vitality Studies*

The Project Manager stated that the Hemingway brand work was in the Neighbourhood Plan as the vision. The remaining studies were being considered by the Town Council in August 2023 and would then be published on its website. The Redruth Vision and Investment Plan (Lavigne Lonsdale) was Appendix 6 of the Neighbourhood Plan and potentially the town centre plan. A consultation would hopefully take place to discuss the process of conversion of properties from Commercial to residential easier, and this is in the plan from National government.

#### 1544.4.3 *Local Heritage List Plot Project*

Steering Group members were advised that the pilot project was now finished but the website was live. There were 60 Redruth records on the listing and map, all with the status of “candidate work in progress”. The Neighbourhood Plan listing of non-designated assets was Appendix 2 of the NDP document. This list now needed to be rechecked.

#### 1544.5 **To receive an update on the Brewery Site**

##### 1544.5.1 *Cornwall Council Shared Prosperity Funded work*

The Project Manager stated that Cornwall Council had been awarded funds to undertake ground investigation and master planning work on the Brewery site in the Autumn of 2022, with a representative of the site owner engaged in the process. The Project Manager was also currently on the working group to link with the Neighbourhood Plan.

##### 1544.5.2 *Workshop on 17<sup>th</sup> August 2023*

Invitations had been issued to the above. The Project Manager was unable to attend but had been asked to provide responses to several questions.

##### 1544.5.3 *Agreeing the written response to the Brewery site questions*

Draft answers to these questions had been prepared and were discussed by the Steering Group. The Project Manager would amend the responses as discussed prior to submission.

#### 1544.6 **To receive an update on technical support**

##### 1544.6.1 *Strategic Environmental Assessment, the Brewery & Fairmeadow Car Park (AECOM)*

A draft report was expected within the next few weeks and would be uploaded to Basecamp on receipt in August 2023.

##### 1544.6.2 *Habitat Regulation Assessment (AECOM)*

The Project Manager stated that the HRA would be undertaken on draft v12 of the Neighbourhood Plan.

#### 1544.7 **To discuss updating the Neighbourhood Development Plan document (v11)**

It was reported that draft v10 had been given to AECOM for the purpose of the SEA and had also been on Basecamp since July. The current draft was v11. The main changes were to the housing policy section, along with missing graphics. The draft would be uploaded to Basecamp at the start of September. A list of appendices was provided to the group. Once uploaded, members were asked to look over these documents. The Project Manager planned to publish draft v12 in late September. This version would incorporate any changes required from consultation to date and would also feature improved formatting. Appendix 13 has yet to be started, but the Project Manager confirmed that it could be used to direct CIL spend, as a proposed combination of the Lavigne Lonsdale project and the Green infrastructure plan. The Project Manager will contact Cornwall Council to obtain information regarding the Housing need assessment.

**1544.8 To discuss consultation proposals going forward**

**1544.8.1 *Publish V12 of the document on the RTC website, along with appendices, restart social media communications with the public and present proposed policies to Redruth Town Council and Cornwall Council in September/October***

It was agreed to use v11 of the document to start conversations with Leatside Surgery, Parc Erissey, Krowji, the Chamber of Commerce and town centre businesses, amongst others. It was further agreed to publish v12 of the Neighbourhood Plan on the Town Council website, along with appendices, and to restart social media communications. Proposed policies would also be presented to Redruth Town Council and Cornwall Council.

**1544.8.2 *Pre-Submission Consultation (7<sup>th</sup> November 2023 – 19<sup>th</sup> December 2023)***

The Project Manager confirmed that the above would be draft v13 of the plan.

**1544.9 To receive a funding update:**

**1544.9.1 *Redruth Town Council budget***

There was currently approximately £4000 available. This would pay for the work of the Project Manager. It was agreed to use GoCollaborate to produce the Development Map amendments, at a quoted cost of £50 plus VAT.

**1544.9.2 *Locality Budget***

***(i) funding application to Locality for pre-submission consultation***

The Project Manager reported that £7250 was in the support grant pot to apply for. She set out the estimated costs of the Article 14 Consultation. It was suggested that the Neighbourhood Plan once again make use of a market stall and that the Project Manager speak to the Town Council's Engagement Officer in relation to potential use of Royal Mail. Mr Weston offered to provide further information to the Project Manager in relation to other possible contacts.

**1544.10 Date of next meeting**

It was agreed that the next meeting of the Neighbourhood Plan Steering Group would take place at 6:30pm pm Tuesday 17<sup>th</sup> October 2023.

**Chair**