



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr Ms D L Reeve

Town Clerk: P B Bennett

See Distribution

Our Reference:

RTC/420/3/Mtg

Date:

3rd February 2021

Dear Councillor

Meeting of the Planning Committee - Monday 8th February 2021

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held remotely and virtually on Monday 8th February 2021. Proceedings will commence promptly at **7pm.**

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'PB', with a long horizontal line extending to the right.

Peter Bennett
Town Clerk

Enclosure:

1. Agenda and associated documentation

Distribution:

Cllr H Biscoe
Cllr Mrs A Biscoe
Cllr A Bishop
Cllr M Brown
Cllr Mrs B Ellenbroek
Cllr Ms D Reeve
Cllr J Tregunna
Cllr W Tremayne

For Information:

All other Councillors
Cornwall Council Members
Press & Public

REDRUTH TOWN COUNCIL

PLANNING COMMITTEE MEETING - Monday 8th February 2021

AGENDA

PART I PUBLIC SESSION

1. To confirm members can communicate with others at the meeting and 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 suspend Standing Orders to allow the public to speak*
4. To allow the public to put questions to the Council on any matters relating to this Agenda
5. *To reinstate Standing Orders*
6. To consider the planning applications [See Planning Schedule attached]
7. To confirm minutes of the following meeting:
 - 7.1 Meeting of the Planning Committee held on 18th January 2021
 - 7.2 Interim Meeting of the Planning Committee held on 25th January 2021
8. Town Clerk's Report
9. To receive correspondence:
 - 9.1 Decision Notice Schedule
 - 9.2 Licensed Premises Schedule
 - 9.3 Cormac – B3297 Redruth to Helston Consultation
 - 9.4 G R Development Services Ltd – Naming of New Development
 - 9.5 Andrew Clare – Redruth Drump Road and Gew Terrace, Traffic Management Issues
 - 9.6 Cornwall Council – Neighbourhood Planning E-Bulletin, January 2021

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 8th February 2021

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA21/ unless otherwise stated)	Details	Ward	Reply
1	00538	Graceland, 1 Old Portreath Road, Sparnon Gate Proposed first floor extension and alterations For Mr & Mrs K Fentham	North	Supported
2	00477	Land at Wheal Harmony Reserved matters for appearance, landscaping, layout and scale of 14 no. employment units (Class B1), parking and associated development, pursuant to outline planning permission PA12/10103 dated 08/03/2013 with variation of condition 1 of decision PA18/09483 For Mr Rolf Munding, The Cornwall & West Country Craft Brewing Co Ltd	North	Supported
3	00337	Land North of The Cottage, Harris Mill Application for Permission in Principle for construction of a dwelling For Mr & Mrs Dunstan	North	Supported
4	11464 (PA20)	St Stephens House, Radnor Road Proposed conversion and extension of existing domestic stone outbuilding to form a holiday letting unit and installation of a new septic tank with leach field drainage to replace existing septic tank For Mr & Mrs R Holmes	North	Supported



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Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr Ms D L Reeve

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Planning Committee held remotely and virtually
on Monday 18th January 2021

Present: Cllr H Biscoe Chairman
Cllr Mrs A Biscoe
Cllr M Brown
Cllr Mrs B Ellenbroek
Cllr Ms D Reeve
Cllr W Tremayne to the point mentioned

In attendance: Ms A Hunt Office Administrator
Cllr I Thomas

PART I – PUBLIC SESSION

1388.1 To confirm members can communicate with others at the meeting and to receive apologies for absence

It was confirmed with each Member present that they could communicate with others at the meeting. Apologies were received from Cllrs Bishop (other commitments) and Tregunna (unwell).

1388.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.

Cllr Biscoe stated that, due to a personal disagreement which had taken place some years before between himself and the applicant, he did not wish to take any part in the decision of the Planning Committee in relation to PA20/10805 and would therefore abstain.

1388.3 To consider the planning applications

1388.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1388.4 To confirm the minutes of the following meetings:

1388.4.1 *Meeting of the Planning Committee held on 14th December 2020*

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 14th December 2020 as a true and accurate record of proceedings. [Proposed Cllr Brown; Seconded Cllr Biscoe] Cllrs Mrs Biscoe and Mrs Ellenbroek abstained as they had not been present at the meeting.

1388.5 Town Clerk's Report

A report had been circulated prior to the meeting. The report was noted.

1388.6 **To receive correspondence**

1388.6.1 *Decision Notice Schedule*

Cllr Mrs Ellenbroek stated that the access permitted under PA20/01119 could not be used until Highways mitigation had been put in place. The applicant had been given 18 months in which to do this. She asked those present to advise her if they saw the car park open in order that she could then speak to the Planning Officer.

Cllr Tremayne left the meeting at this point owing to other commitments.

The schedule was noted.

1388.6.2 *Licensed Premises Schedule*

The schedule was noted

1388.6.3 *Ms C Brown & Drs Pidwell – Dangerous and Inconsiderate Parking on Albany Road*

Correspondence had been circulated prior to the meeting. Cllr Thomas had, as the relevant Cornwall Councillor, been made aware of the concerns and asked to look into the matter. Cllr Thomas reminded those present that if the effect of the parking in question was obstruction, then that was a matter for the Police.

1388.6.3.1 Unanimously RESOLVED to defer this item until the next meeting of the Planning Committee on 25th January to enable Cllr Tremayne to take part in the discussion [Proposed Cllr Brown; Seconded Cllr Mrs Biscoe]

1388.6.4 *Cornwall Council – Neighbourhood Planning E-Bulletin, December 2020*

The correspondence was noted.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE**ANNEX A**

All references for PA20/ unless otherwise stated

Meeting: 18th January 2021

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Mrs Biscoe; Seconded Cllr Brown]				
1	10881	Land NW of White Acre, Harris Mill	Non material amendment to decision PA20/06671 to remove decking amenity area and changes to doors and windows of House 3	Supported
2	10605	The Buttermarket, Station Hill	The proposal involves the re-roofing of a covered market area	Supported
3	10606	The Buttermarket, Station Hill	Listed building consent for the re-roofing of a covered market area	Supported
4	10844	11 Trewirgie Road	Householder application for proposed new vehicular access	Supported
5	11160	84 Roseland Gardens	Loft conversion to include the construction of a first floor dormer extension to the rear and installation of roof windows within the front elevation	Supported

6	11233	The Obelisk, Station Road	Non material amendment 1 to extend the roof in respect of decision notice PA20/00608	Supported
7	10353	Land at New Portreath Road	Barn for use of storage of hay and straw and farm implements	Supported
8	11035	69 Trevingey Road	Proposed extensions and alterations	Supported
9	11276	Former Unit H, Bartles Industrial Estate, North Street	Construction of new dwelling and amendment to the existing car parking arrangement	Supported
LIST 2				
10	10805	Silverfields, Chapel Street	Demolition of existing commercial printers workshop and construction of two dwellings	RESOLVED by Majority not to support the application on the grounds: (i) that the plans represent overdevelopment; (ii) concerns with regard to access and parking, in particular the width of access and the ability to manoeuvre and navigate, and (iii) lack of amenity space both for the proposed new dwellings and the existing properties to the front of the site [Proposed Cllr Brown; Seconded Cllr Mrs Biscoe] Cllr Biscoe abstained.



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Town Mayor: Cllr Ms D L Reeve

Town Clerk: P B Bennett

Minutes of an Interim Meeting of the Redruth Town Council Planning Committee held remotely and
virtually on Monday 25th January 2021

Present: Cllr H Biscoe Chairman
Cllr Mrs A Biscoe
Cllr M Brown
Cllr Mrs B Ellenbroek
Cllr Ms D Reeve
Cllr W Tremayne

In attendance: Ms A Hunt Office Administrator
Cllr I Thomas

PART I – PUBLIC SESSION

1391.1 To receive apologies for absence

The Clerk confirmed with each Member present that they could communicate with others at the meeting. Apologies were received from Cllr Bishop (other commitments) and Cllr Tregunna (unwell).

1391.2 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.

1391.3 To consider the planning applications

1391.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1391.4 To receive correspondence

1391.4.1 Longstone Ltd – Street Address

Unanimously RESOLVED to support the suggested name of ‘Melyn Grove’ [Proposed Cllr Biscoe; Seconded Cllr Mrs Biscoe].

1391.5 To further discuss the issue of dangerous and inconsiderate parking on Albany Road [deferred from Planning Meeting held on 18th January 2021]

Cllr Tremayne had received correspondence from local residents expressing concerns over parking and the inability of drivers using Albany Lane to see when exiting. Cllr Thomas was looking into the matter, but advised that evidence was needed to support a case. There was some debate as to the effectiveness of double yellow lines in these circumstances, and it was reiterated that obstruction was a matter for the Police. Cllr Tremayne would pass on

to the residents what had been discussed and ask that they forward any evidence to Cllr Thomas.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE**ANNEX A**

All references for PA20/ unless otherwise stated

Meeting: 25th January 2021

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Mrs Biscoe; Seconded Cllr Brown]				
1	11496	Westcliffe, 28 Basset Street	Outline application with all matters reserved for 3 detached houses on site previously approved for garage/workshop and 6 flats (PA15/04569)	Supported
2	11295	Outbuilding North West of Wheal Prussia Dry, Wheal Prussia, Treleigh	Construction of two separate single storey garages	Supported
3	00086 (PA21)	Poachers Moon, Gilly Hill	Proposed replacement side extension and general alterations	Supported
LIST 2				
4	00094 (PA21)	37 Clinton Road	Proposed formation of pitched roof dormer window, installation of a fixed light within existing front gable and installation of a velux roof window to enable conversion of existing loft space for additional habitable accommodation	Unanimously RESOLVED to support the application. [Proposed Cllr Biscoe; Seconded Cllr Brown]

Redruth Town Council
Town Clerk's Report – Planning Committee
Meeting Date: 8th February 2021

Ser No	Item	Action	Response
NIL			

Planning Committee

Meeting 8th February 2021

Decision Notice Schedule

All references for PA20 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1366.6.1.1	05468	Land adj to Carnkie Motor Centre, Seleggan Hill	Continued use of land for a haulage depot, storage of containers and proposed erection of staff and storage facility	Unanimously RESOLVED to support the application	Approved
1364.3.1	04952	The Cottage, 50 Treskerby	Proposed demolition of existing cottage and erection of pair of semi-detached houses	Not supported on a majority view. Whilst it is acknowledged that there is a precedent at 44 and 44a, these are 1.5 storeys in height, whereas the proposals are for 2.5 storeys, far larger than anything else in the area. This creates concerns that the proposals would be overbearing when compared to neighbouring properties	Refused
1388.3.1.6	11233	The Obelisk, Station Road	Non-material amendment 1 to extend the roof in respect of decision notice PA20/00608	Unanimously RESOLVED to support the application	Not acceptable as amendment

1376.3.1.8	08899	Land Rear of Sybwedhen, Trewirgie Road	2no. proposed new dwellings	<p>Unanimously RESOLVED not to support the application on the grounds (i) overdevelopment; (ii) that the emerging Redruth Neighbourhood Development Plan is considering a policy to restrict development in gardens; (iii) of concerns that existing, well reported issues with parking and access, given the proximity of the site to Trewirgie Infant School, will be exacerbated, and (iv) of concerns in relation to flooding, given that the site is directly downhill from rapid surface water run-off.</p>	Approved
1367.3.1.3	09291 (PA19)	Treleigh Paddock, Treleigh	Outline permission for the demolition of existing dwelling and construction of dwellings with garden amenity area and parking. Approval sought for matter of access.	<p>Unanimously RESOLVED to support the application on the proviso that, should permission be granted, a condition be added to limit the number of dwellings on the site to two</p>	Approved

1364.3.1	04721	Chy An Dour, North Country	Application for planning permission to construct one holiday unit and garage	Not supported. The Council notes the proposal marks a significant increase in the imprint of the buildings already on site and that the area in which the units are proposed to be located appears to be occupied by trees. With no block plans for the current site, other than the very limited location plan, Redruth Town Council is unable to assess the impact of the proposals on any trees and so on which may already occupy the area	Approved
1384.6.1.4	09500	River Barns, Old Portreath Road, Bridge	Construction of ablutions block at certified location for exclusive use by members of the caravan and motorhome club	Unanimously RESOLVED to support the application	Approved
1384.6.1.3	10495	Land at Wheal Harmony	Non-material amendment to planning application PA18/09483 to amend the roofs of the employment units	Unanimously RESOLVED to support the application	Withdrawn
1388.3.1.2	10605	The Buttermarket, Station Hill	The proposal involves the re-roofing of a covered market area	Unanimously RESOLVED to support the application	Approved
1388.3.1.3	10606	The Buttermarket, Station Hill	Listed building consent for the re-roofing of a covered market area	Unanimously RESOLVED to support the application	Approved

1388.3.1.8	11035	69 Trevingey Road	Proposed extensions and alterations	Unanimously RESOLVED to support the application	Approved
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TPO / TCA Apps - an application for works to trees within a Conservation Area. The Officers have decided not to place a Tree Preservation Order on the tree and therefore the works can be carried out.

CAADs and LUs - Certificate of Appropriate Alternative Development and Lawful Use applications

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSED PREMISES SUBMISSIONS FOR:

Monday 8th February 2021

Ser No	License No (All LI20 / unless otherwise stated)	Details
5	LI21_000220	Hamilton Barbers, 24 Fore Street Grant Sale by retail of alcohol

From:
Sent: 21 January 2021 10:26
To:
Subject: B3297 Redruth to Helston consultation

Information Classification: CONTROLLED

Good Morning,

B3297 Redruth to Helston Road Safety Improvements

We have collated and analysed the responses for the consultation on the above proposals, and I am writing to let you know the outcome.

After consideration of all responses received, it has been resolved by Cornwall Council that the proposals shall proceed as follows:

- Buckett's Hill, Redruth (reference EDG1810_SN02)- proceed as advertised. Concerns were raised that the proposals on Buckett's Hill would be ineffective and would not bring traffic speeds down to 30mph. However, while it is difficult to account for those drivers who insist on driving at high speeds, it is expected there will be a traffic calming effect were these proposals to go ahead, bringing the average mean speed closer to 30mph. The revision to the road markings will provide the visual effect of the road being narrower than it is, and the new gateway features will provide more impact where the road changes to 30mph.
- Buller Hill (reference EDG1810_SN03)- due to concerns about the use of the bridleway by general traffic, "side road ahead" warning signage will be provided instead of "crossroads ahead" warning signage at the Copper Lane junction. Else, proceed as advertised.
- Four Lanes (reference EDG1810_SN04 to SN06)- proceed as advertised. Generally respondents cited concerns about the speed of traffic through the village, and indicated they were pleased that traffic calming measures were being considered.
- Carthew (reference EDG1810_SN07)- proceed as advertised. Investigation of road widening at the pinch points was requested by some respondents, and this may be investigated in any future phase of the scheme.
- Burras, Farms Common, Trenear and Wendron (see plan EDG1810_SN08 to SN13)- On the advice of Wendron Parish Council and local member, Cornish translations will be provided on gateway signage that is not part of a combined 30mph terminal sign. Otherwise, proceed as advertised.
- Redruth Road, Helston (reference EDG1810_SN14 and SN15)- proceed as advertised. Generally, the respondents who supported this proposal cited concerns about the speed of traffic along this section of road and indicated that the proposed traffic

calming measures were a step in the right direction. Objections were received due to concerns for cyclist safety, however after further consideration of cyclist infrastructure design guidance we are satisfied that the proposals would not compromise road safety.

- Respondents highlighted an issue of vehicles parking on the grass verges at Lowertown roundabout, Helston. This obscures visibility for vehicles emerging onto the roundabout, particularly on the western arm. This issue is acknowledged and potential solutions have been recommended to Cornwall Council. It is understood these proposals will likely be considered in a future phase of the scheme.

Construction will start on site in February 2021 and will be completed by March 2021. After this traffic speed surveys will be undertaken at selected locations in order to gauge the impact of the proposals.

If there are any queries in the meantime please do let us know.

Yours Sincerely,

Adam Knuckey | Senior Technician (Engineering Design)

Engineering Design Group | Cormac Solutions

www.cormacltd.co.uk

Murdoch Building, Western Group Centre, Radnor Road, Scorrier, TR16 5EH

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PROPOSAL

CORMAC Consultancy,

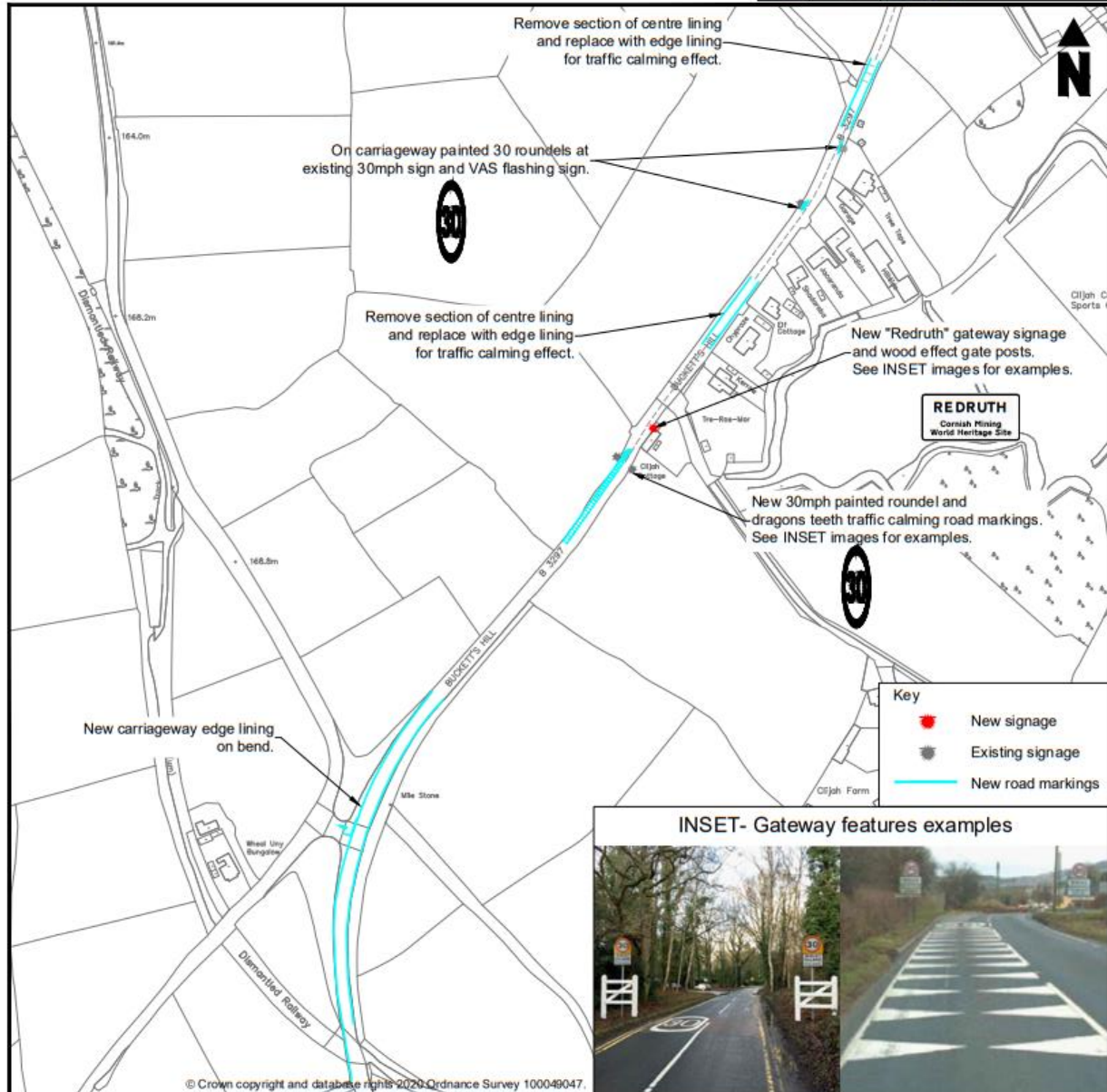
on behalf of Cornwall Council is inviting comment on the following proposal

B3297 Redruth to Helston Road Safety Improvements

Sheet 2 of 15 - Buckett's Hill, Redruth



Date	Originator	Document ref.
24.09.20	AK	EDG1811_SN02



INSET- Gateway features examples



Your comments or objections, specifying the grounds on which they are made, should be addressed to:

**Engineering Design Group, CORMAC Consultancy,
Radnor Road, Scorrier, Redruth, TR16 5EH.**

To arrive no later than: **11/12/2020**

Please quote reference **EDG1810**

Respond on-line using the Consultation Finder service at:
www.cornwall.gov.uk/TrafficConsult

Copies of the draft proposal and plans are available for inspection by appointment only at:

CORMAC Reception, Radnor Road, Scorrier, TR16 5EH

Please contact us on the details below to arrange an appointment.

For copies of the other sheets in the scheme or any further information telephone **01872 327 281**

and quote reference **EDG1810**

or email: **traffic@cormactd.co.uk**

Privacy Notice

CORMAC Solutions Ltd requests personal information when you respond to this consultation for the purposes of collating feedback and/or responding to any comments received. This information is destroyed within 12 weeks of the scheme's completion, although you may request this earlier by contacting us. If you choose not to provide an address or other personal information, or withdraw these before the scheme's completion, we regret that we may be unable to consider your response in regards to a particular aspect of the scheme. In line with the GDPR you can find further details on how CORMAC may use any information you supply, how we maintain the security of your data and your rights in regard to the information we hold about you on our web-site: <https://www.corservltd.co.uk/privacy-and-cookie-policy/>

Please note that it may also be necessary to include any information you provide in publicly available documents or to disclose it to third parties under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Please contact the below if you have any concerns or queries regarding the processing of your information.

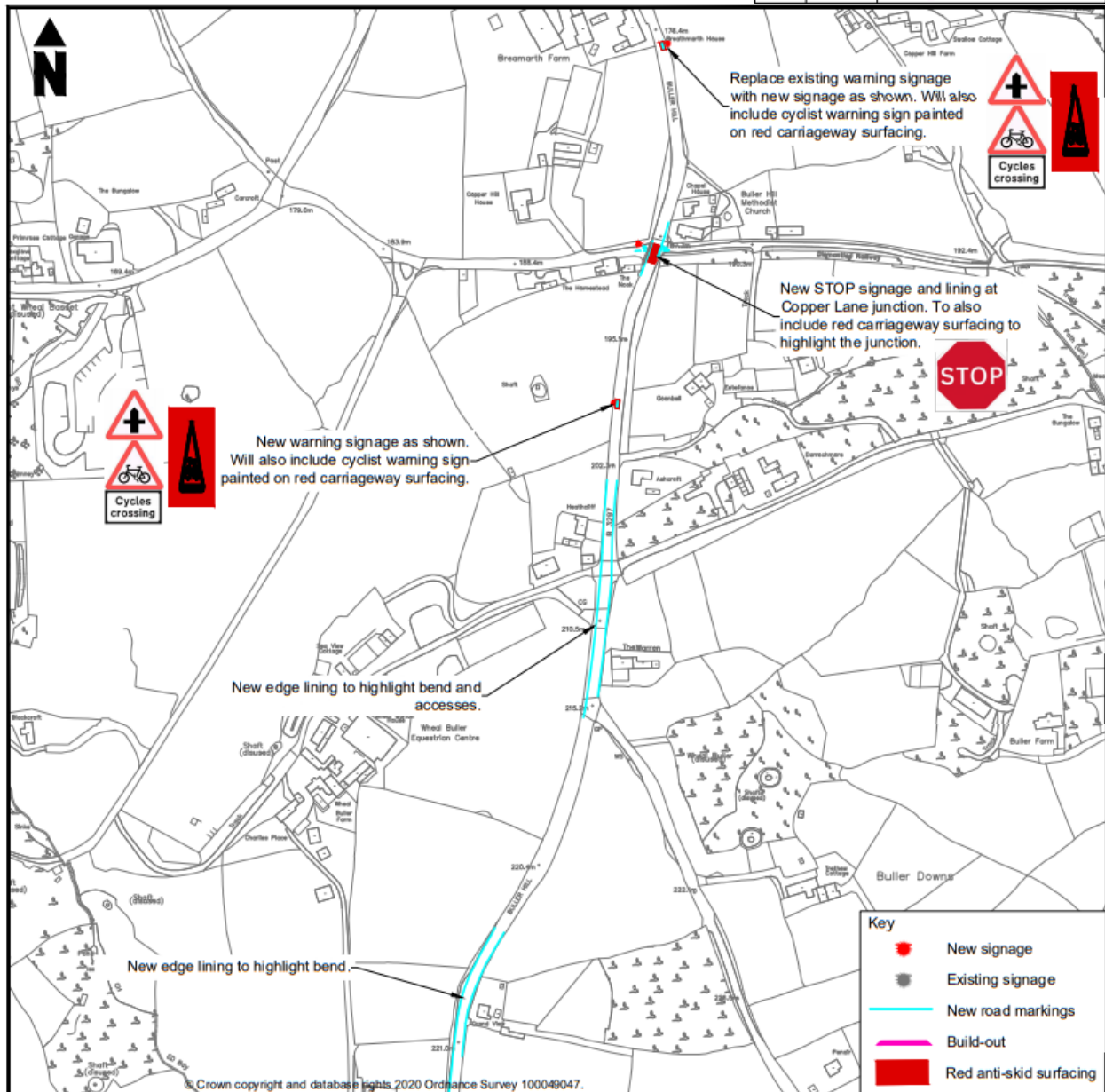
Data Protection Officer: Mr Richard Zmuda - CORMAC Solutions Ltd, Higher Trenant, Wadebridge, Cornwall, PL27 6TW

PROPOSAL

CORMAC Consultancy,
on behalf of Cornwall Council is inviting comment on the following proposal
B3297 Redruth to Helston Road Safety Improvements
Sheet 3 of 15 - Buller Hill



Date	Originator	Document ref.
24.09.20	AK	EDG1811_SN03



Your comments or objections, specifying the grounds on which they are made, should be addressed to:
Engineering Design Group, CORMAC Consultancy,
Radnor Road, Scorrier, Redruth, TR16 5EH.

To arrive no later than: **11/12/2020**
Please quote reference **EDG1810**

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Data Protection Officer: Mr Richard Zmuda - CORSERV Ltd, Higher Trevenant, Wadebridge, Cornwall, PL27 6TW

PROPOSAL

CORMAC Consultancy,

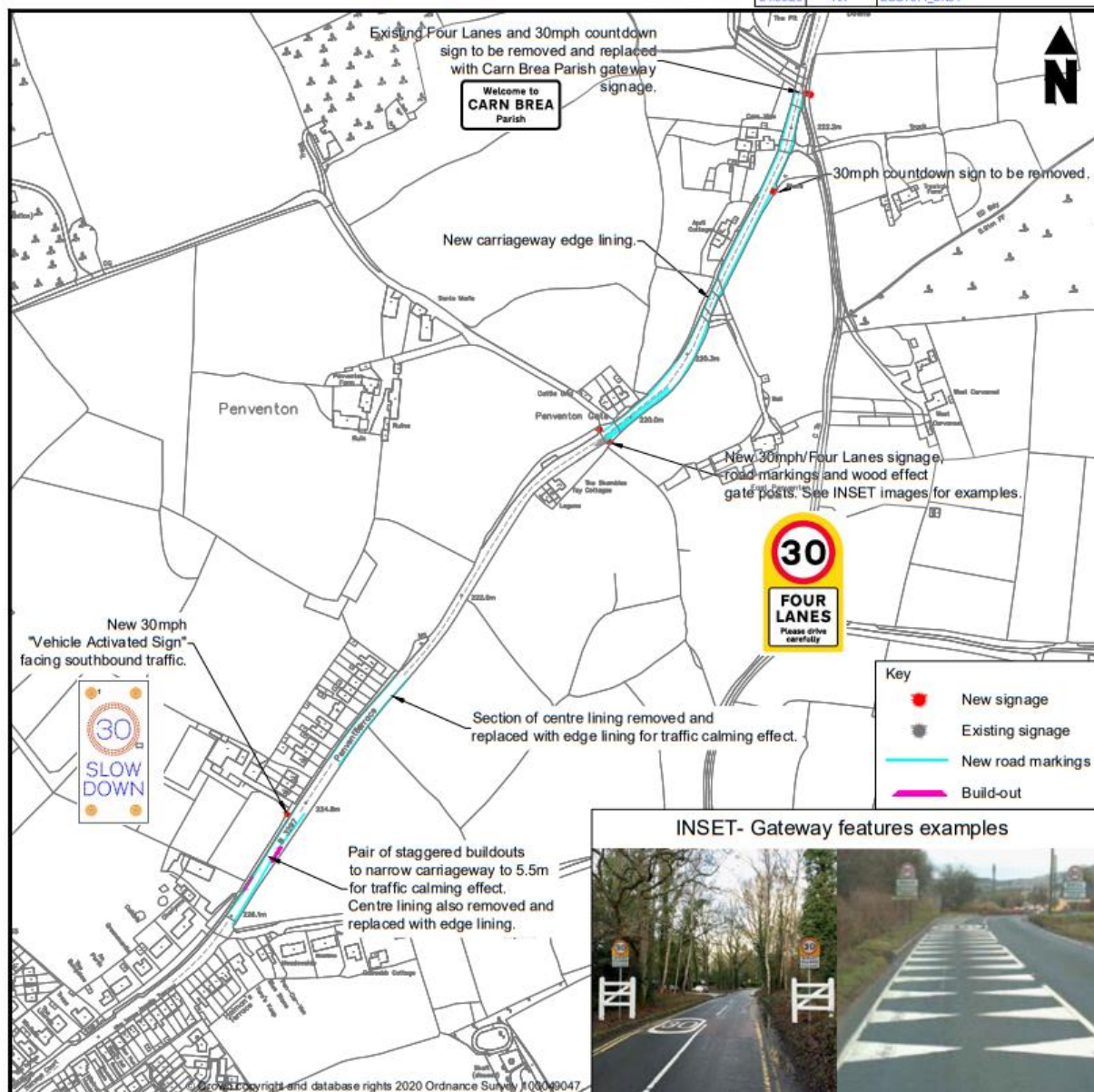
on behalf of Cornwall Council is inviting comment on the following proposal

B3297 Redruth to Helston Road Safety Improvements

Sheet 4 of 15 - Four Lanes (North)



Date	Originator	Document ref.
24.09.20	AK	EDG1811_SN04



INSET- Gateway features examples



Your comments or objections, specifying the grounds on which they are made, should be addressed to:
Engineering Design Group, CORMAC Consultancy,
Radnor Road, Scorrier, Redruth, TR16 5EH.

To arrive no later than: **11/12/2020**
Please quote reference **EDG1810**

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Copies of the draft proposal and plans are available for inspection by appointment only at:
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Please contact us on the details below to arrange an appointment.

For further information telephone **01872 327 281**
and quote reference **EDG1810**
or email: **traffic@cormac Ltd.co.uk**

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Data Protection Officer: Mr Richard Zmuda - CORMAC Ltd, Higher Trentant, Wadebridge, Cornwall, PL27 6TW

From: Fay Richards
Sent: 21 January 2021 15:40
To: Admin<admin@redruth-tc.gov.uk>
Subject: Re: New development

Hi Abigail
We are ' G R DEVELOPMENT SERVICES LTD'
The new development address is
Part of 'whites farm, north country, Redruth TR16 4BZ
We would like to name it either:
No's 1,2,3,4&5
1st choice) Whites farm garden
2nd choice) whites farm meadow
3rd choice) whites farm paddock
Planning ref: PA20/06838
If you need any further information please let me know
Many thanks
Fay Richards

From: Andrew Clare

Sent: 29 January 2021 13:35

To: Peter Bennett (Town Clerk) <townclerk@redruth-tc.gov.uk>

Subject: Fwd: Redruth Drump Road and Gew Terrace - traffic management issues

----- Forwarded message -----

From: **Andrew Clare**

Date: Fri, Jan 29, 2021 at 1:33 PM

Subject: Redruth Drump Road and Gew Terrace - traffic management issues

To: <stephen.barnes@cornwallcouncillors.org.uk>

Dear Sir/Madam

I enclose a Traffic Management Proposal for HGV & Articulated Truck Issues in a particular area of Redruth - Drump Road and Gew Terrace. I would be very grateful if you could read and comment or pass this on to the relevant colleagues who may be interested.

It's a draft document and I'd like to see this developed with support of local residents. Any thoughts and considerations that you have will be appreciated at this stage.

Kind regards

Andrew Clare

Drump Rd/Gew Terrace Traffic Management Proposal HGV & Artic. Truck Issues

Problem Route - - - - -
HGV Friendly A393 Route - - - - -

Drump Road and Gew Terrace receive unnecessary HGV traffic from/to Cardrew Lane Industrial Estate due to extremely poor traffic management.

Both are narrow residential streets with houses close to the road, and parked cars creating space for just one lane of traffic. This causes hold ups and congestion for trucks, lorries, buses, and other vehicles, with the knock-on effect of extra pollution

and noise due to stop-start driving. The steep gradients also contribute to increased acceleration and braking.

Drump Road is also a pedestrian school route. There are no pedestrian crossings and children have low awareness of traffic due to the parked cars, blind junctions, and stretches where no pavement exists!

Articulated lorries also often have difficulty turning at

the mini roundabout on Drump Road. They also become stuck due to navigation error at the low bridge and frequently make U-turns.

A solution exists along the A3047/A393 route. There is no need for any of these traffic problems, pollution issues, and health and safety risk areas. Please stop all HGVs using Drump Road/Gew Terrace and prioritise them as residential roads.



Neighbourhood Planning

Update January 2021

Quick links

[Current Consultations](#)

[Government Legislation](#)

[Toolkit and guide notes](#)

[Other Information](#)

Welcome to the Neighbourhood Planning e-bulletin for January 2021

This month the Examination reports and post Examination Final NDPs for Budock, Penryn, and Tywardreath and Par parishes have been published and these NDPs now carry significant weight. St Austell Bay Parish NDP is at Examination. St Sampson and Porthleven NDPs are at Regulation 16 consultation. Linkinhorne NDP and Looe NDP have been submitted and are going through the Legal Compliance check prior to Regulation 16 consultation. Carlyon and Dobwalls and Trewidland NDPs are at presubmission consultation.

As the current national situation continues, the NDP officers are still redeployed to other teams for essential frontline work. We are managing to keep a basic support offer going, responding to enquiries and putting neighbourhood plans through the statutory stages, but if you contact us you may find a delay before we respond and we are not offering meetings or surgeries at present.

Neighbourhood Planning Team

Designations

From the 1st October 2016, local authorities no longer need to publish designation applications and consult people who live, work or carry out business in the area as long as the application is in conformity with the parish boundary as set out in the Neighbourhood Planning Regulations 2012/16 5A (3).

Cornwall Council will continue to consult statutory organisations when designation applications are submitted. A report will be collated providing initial information and guidance from these organisations to support town or parish councils during the early stages of developing their Neighbourhood Plan.

No further designation applications submitted.

Strategic Environmental Assessment Screening (SEA):

[Stoke Climsland NDP](#) is being screened for SEA

Pre-Submission Consultation:

[Carlyon Parish NDP](#) consultation will run from 8 December – 12 February

[Dobwalls and Trewidland Parish NDP](#) consultation will run from 8 January – 22 February

These consultations have been adapted to overcome Covid-19 restrictions and meet Public Health England advice.

Plan Proposals Statutory Consultation:

137

Town and Parish Councils submitted Designation Applications

125

Designated Areas

This includes 5 cluster Neighbourhood Plans where two or more parishes are working together.

66

Pre-Submission Consultations held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Cleer, Bude-Stratton, St Minver Parishes, Rame Peninsula, Roche, Mevagissey, Gwinear-Gwithian, Feock, Withiel, North Hill, South Hill, St Erth, Liskeard, Falmouth, Lanlivery, Lanreath, St Mewan, Crantock, Hayle, Landrake and St Erney, Newquay, Lanner, Wadebridge with Egloshayle and St Breock, Illogan, Lostwithiel, Luxulyan, Polperro and Lansallos, St Agnes, Landulph, St Stephens by Launceston, Gwennap, Crowan, Chacewater, St Erme, Fowey, St Enoder, Looe, Ludgvan, Lezant, St Clement, St Endellion, Camelford, Saltash, Lanteglos by Fowey, Calstock, Deviock, Porthleven, Budock, Penryn, St Sampson, Menheniot, Tywardreath and Par, Linkinhorne, St Austell Bay, Mylor, Mawnan, Perranuthnoe, St Just-in-Penwith, Portreath, St Wenn.

[Porthleven Parish NDP](#) consultation runs from 10 December – 18 February 2021

[St Sampson Parish NDP](#) consultation runs from 21 January to 1 April 2021.

[Saltash Parish NDP](#) consultation runs from 21 January to 1 April 2021

[Menheniot Parish NDP](#) consultation runs from 28 January until 8 April.

The consultations have been adapted and extended to adapt to Covid-19 restrictions.

[Looe Parish NDP](#) and [Linkinhorne Parish NDP](#) have been submitted and are going through the legal compliance check prior to Regulation 16 consultation.

Examination:

[Calstock NDP](#) is at Examination. The Examiner is Deborah McCann.

[St Austell Bay Parish NDP](#) is at Examination. The Examiner is Liz Beth.

Referendum:

[Budock](#), [Penryn](#), [Tywardreath and Par](#), [Camelford](#), [St Endellion](#), [Lanteglos by Fowey](#), [St Cleer](#), [St Clement](#), [Ludgvan](#), [St Enoder](#) and [Falmouth](#) Parish NDP referendums will be delayed until at least 6 May 2021 or when the Covid-19 circumstances change, as set out by Central Government. The post examination modified plans are published and the Ministry of Housing, Communities and Local Government has updated [planning guidance](#) to indicate that neighbourhood plans awaiting referendums can be given significant weight in decision-making.

54

Plan Proposals Submitted

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Bude-Stratton, Roche, Rame Peninsula, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Mevagissey, St Erth, Withiel, Liskeard, St Mewan, Crantock, Hayle, Lanlivery, Landrake with St Erney, Newquay, Lanner, Polperro and Lansallos, Illogan, Lostwithiel, St Agnes, Chacewater, Luxulyan, Landulph, Crowan, St Stephen by Launceston, Fowey, Gwennap, St Erme, St Enoder, Lezant, Ludgvan, Falmouth, St Clement, Camelford, St Cleer, St Endellion, Lanteglos by Fowey, Budock, Penryn, Calstock, Tywardreath and Par, Porthleven, Menheniot, St Sampson..

45

Examinations held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Roche, Bude-Stratton, Rame Peninsula, Gwinear – Gwithian, North Hill, Lanreath, South Hill, Feock, Withiel, St Mewan, Mevagissey, Crantock, Hayle, St Erth, Liskeard, Landrake with St Erney, Lanlivery, Polperro and Lansallos, Lanner, Lostwithiel Illogan, Newquay, Landulph, St Agnes, Luxulyan, Crowan, Chacewater, St Erme, St Stephen by Launceston Rural, Gwennap, Fowey, St Enoder, Lezant, Ludgvan, St Clement, Falmouth, Camelford, St Cleer, St

Made Neighbourhood Plans:

No further neighbourhood plans have been made due to the regulations linked to the Coronavirus Act 2020, which mean that no elections or referendums can take place until 6 May 2021. These provisions will be kept under review and may be amended or revoked in response to changing circumstances.

Neighbourhood Planning Toolkit links

[Neighbourhood Planning in Cornwall](#)
[Neighbourhood Development Plan Proposals](#)
[Neighbourhood Planning Examinations and Referendums](#)
[Neighbourhood Planning Guide Notes and Template](#)

Toolkit and Guidance Notes

We have a number of [guidance notes](#) and templates available on the toolkit.

Useful web links

[Neighbourhood Planning \(Locality\) website](#)
[My Community website](#)
[The Neighbourhood Planning Bill](#)
[Cornwall Local Plan](#)
[Neighbourhood Planning Roadmap Guide](#)
[Neighbourhood Planning Regulations](#)
[National Planning Policy Framework](#)
[Cornwall Community Network Areas](#)

Endellion, Lanteglos by Fowey, Budock, Penryn, Tywardreath and Par

38

Referendums held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro & Kenwyn, St Minver Parishes, Roche, Bude-stratton, Rame Peninsula, Gwinear-Gwithian, Lanreath, North Hill, South Hill, Feock, Withiel, St Mewan, Mevagissey, Crantock, Hayle, St Erth, Liskeard, Landrake with St Erney, Lanlivery, Polperro & Lansallos, Lanner, Landulph, Luxulyan, St Agnes, Crowan, St Erme, Chacewater, St Stephen by Launceston, Lezant, Gwennap, Fowey

38

Made Plans

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, Bude – Stratton, Rame Peninsula, Roche, St Minver Parishes, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Withiel, St Mewan, Crantock, Hayle, St Erth, Mevagissey, Liskeard, Landrake with St Erney, Lanlivery, Polperro & Lansallos, Lostwithiel, Lanner, Newquay, Illogan, Landulph, Luxulyan, St Agnes, Crowan, St Erme, Chacewater, St Stephen by Launceston Rural, Fowey, Lezant, Gwennap

For more information or if you would like to contact us please email the [Neighbourhood Planning Team](#).

Government Legislation

Government White Paper – Planning for the Future

The Government has published a white paper called ‘Planning for the Future,’ a consultation paper on changes to the planning system. It is aimed at streamlining and modernising the planning process, with a new focus on design and sustainability, to ensure that more land is available for development where it is needed.

It is too early to know what the final version of these reforms will look like, but the Planning Policy Team has produced a [briefing note](#) which summarises the key elements. You can view Cornwall Council’s response to the consultation on the planning White Paper: planning for the Future here: [Consultation Response](#)

We expect an initial Government response to this consultation in Spring 2021 and will publicise this in the E bulletin and update our toolkit guidance as necessary.

Other Information

Adapting your neighbourhood planning Consultation

There are a number of parishes who are undertaking or are due to progress to the Pre-submission consultation stage with their plan. You do not need to postpone the consultation or put the development of the plan on hold due to the current Covid-19 crisis. This relates to any consultation being carried out throughout the neighbourhood planning process. You can adapt the way you work and how you carry out the consultation and still follow Central Government’s advice. Localities have set out information on their [website](#) about how neighbourhood planning can continue during the Covid-19 crisis.

If you continue to carry out any consultation on your plan, this will need to be agreed at a parish level. You will need to update your Consultation and Engagement Strategy if you adapt the way you consult the community and include the information in the Consultation Statement submitted with the plan at Regulation 15. An example is the Mylor NDP Steering Group, who have put together a document setting out how they will adapt their Regulation 14 consultation. The document can be viewed [here](#).

The main difficulty will be the need to demonstrate whether the community, which as defined by the NDP Regulations, includes those who 'live, work or carry out business in the neighbourhood area' will be aware of the consultation and have had sufficient opportunity to view and comment on the NDP. It is therefore even more important to consider how to reach people in their own homes and how to contact businesses and their employees, to publicise the consultation and ensure they are given sufficient time to respond.

This will be checked by us at the legal compliance check and by an independent examiner at examination stage, once the plan has been formally submitted to Cornwall Council. If you have any queries or would like some advice you can contact the Neighbourhood Planning Team by email at neighbourhoodplanning@cornwall.gov.uk.

Some of the information in this bulletin is taken from Locality.