



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

**Town Mayor: Cllr M J Brown**

**Town Clerk: P B Bennett**

See Distribution

*Our Reference:*  
RTC/420/3/Mtg  
*Date:*  
7<sup>th</sup> July 2021

Dear Councillor

**Meeting of the Planning Committee – Monday 12<sup>th</sup> July 2021**

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held at Redruth Civic Centre, Alma Place on Monday 12<sup>th</sup> July 2021. Proceedings will commence promptly at **7pm**.

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

In order to comply with Covid-19 guidelines, and to restrict possible contact, Members are asked not to attend the Council building before 6:50 p.m. Entry to the building will be through the main access doors to the Library and we ask that you wear a face covering unless exempt and sanitise hands on entry. At the conclusion of the meeting members are asked to vacate the building promptly through the external door in the Langman Room to Alma Place.

Yours sincerely

A handwritten signature in black ink, appearing to be 'PB', written over a horizontal line.

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

Cllr S Barnes  
Cllr H Biscoe  
Cllr Mrs A Biscoe  
Cllr A Bishop  
Cllr M Brown  
Cllr L Collins  
Cllr Mrs B Ellenbroek  
Cllr W Tremayne

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

## **REDRUTH TOWN COUNCIL**

### **PLANNING COMMITTEE MEETING – Monday 12<sup>th</sup> July 2021**

#### **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 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 14<sup>th</sup> June 2021
  - 7.2 Interim Meeting of the Planning Committee held on 28<sup>th</sup> June 2021
8. Town Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

## SUBMISSIONS FOR: Monday 12<sup>th</sup> July 2021

### LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA20/ unless otherwise stated)	Details	Ward	Reply
1	05596	18 Plain An Gwarry Retention of the two ground floor apartments  Mr A Watters	North	Supported
2	05331	4B Mount Ambrose Advertisement consent for retention of existing advertising boards  For Mr Jalal Mahmood, Mount Ambrose Hand Car Wash	Central, Carharrack & St Day	Supported
3	05330	4B Mount Ambrose Retention of existing canopy over Car Wash Bays and advertisement boards  For Mr Jalal Mahmood, Mount Ambrose Hand Car Wash	Central, Carharrack & St Day	Supported
4	06744	Land adjacent to Rowan Meadows, Treskerby Non-material amendment with respect to decision notice PA12/06982  For Andrew Wooding	Central, Carharrack & St Day	Supported
5	06801	Land to the North of Drump Road Non-material amendment (NMA1) for proposed use of stone faced walls to plot boundaries, adjustment to retaining wall position to rear of Blocks R and T, repositioning of fence panels and entry gates to the rear of Block L between Block 29 and the communal garden, window position changes to the rear elevation of Block L, provision of AOV rooflight to northern elevation to provide smoke extract to common stair of Block T, window types to whole site to incorporate integrated Georgian Bar horizontal members in glazing, replacement of marley eternit concrete canopy tile with GRP grey tile and provision of wheelie bin stores to Block L has been rationalised to decision PA19/04444 dated 24/09/2019  For Cornwall Council	North	Supported

## LIST 2

<b>Ser No</b>	<b>Planning App No</b> <i>(All PA20/ unless otherwise stated)</i>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
NIL				



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**Town Mayor: Cllr M J Brown**

**Town Clerk: P B Bennett**

Minutes of a Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre,  
Alma Place, Redruth on Monday 14<sup>th</sup> June 2021

Present: Cllr H Biscoe Chairman  
Cllr Mrs A Biscoe  
Cllr M Brown  
Cllr L Collins  
Cllr Mrs B Ellenbroek  
Cllr W Tremayne

In attendance: Ms A Hunt Administration & Finance Officer  
Cllr I Thomas  
Mr N Hancock Local Resident  
Mrs J Webster Local Resident  
Two other local residents also attended

PART I – PUBLIC SESSION

**1414.1 To receive apologies for absence**

Apologies were received from Cllrs Barnes and Bishop (other commitments).

**1414.2 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.

**1414.3 To suspend Standing Orders to allow the public to speak**

1414.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Tremayne; Seconded Cllr Mrs Biscoe].

**1414.4 To allow the public to put questions to the Council on any matters relating to this Agenda**

Mrs Webster spoke against PA21/04082. She advised that she was sharing objections on behalf of Radnor residents and reminded Councillors that two previous applications had been refused by Cornwall Council, with the decision endorsed by the Planning Inspector on appeal. Mrs Webster asked Councillors to take into account the comments made by the Planning Inspector in relation to this site, and the full account provided by the WHS Planning Office stating that a dwelling would cause harm to the World Heritage Site and designated Scheduled Monument by virtue of erosion of the rural setting. Mrs Webster asked what had changed so significantly that the Town Council should be asked to alter its position, especially when the importance of the heritage asset and setting had been so clearly set out. She stated that the objections were not personal, and that there was understanding as to the plight of the

applicants and their family, but that there were other ways in which assistance could be provided.

Mr Hancock spoke as the applicant in relation to PA21/04082. He had raised a number of points at the previous meeting of the Committee, but wished to make additional comments. Mr Hancock circulated to Councillors an email from the Planning Officer which he stated contained an indication from the officer that he would be happy to support the application. Mr Hancock advised that the design of the dwelling had been amended and a detailed Heritage Impact Assessment had been submitted. He argued that the WHS Planning Officer had submitted 'sloppy' comments, which did not outweigh those from the expert who had provided the assessment, and that if the application was supported by the Planning Officer but denied by Committee, he had strong grounds for appeal. Mr Hancock asserted that other planning permissions had been granted nearer to the monument and that the number of objections on the portal was misleading as some were duplicates from the same households. He stated that the actual harm which would be caused should be set out in as much detail as the Heritage Impact Assessment.

1414.5 **To reinstate Standing Orders**

1414.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Tremayne; Seconded Cllr Mrs Biscoe].

1414.6 **To consider the planning applications**

1414.6.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1414.7 **To confirm the minutes of the following meetings:**

1414.7.1 *Meeting of the Planning Committee held on 24<sup>th</sup> May 2021*

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 24<sup>th</sup> May 2021 as a true and accurate record of proceedings. [Proposed Cllr Tremayne; Seconded Cllr Biscoe]. Cllr Mrs Biscoe abstained as she had not been present at the meeting.

1414.8 **Town Clerk's Report**

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

1414.9 **To receive correspondence**

1414.9.1 *Decision Notice Schedule*

The schedule was noted.

1414.9.2 *Licensed Premises Schedule*

The schedule was noted.

1414.9.3 *Historic England – Redruth Buttermarket: Notification of Designation Decision*

The correspondence was noted.

1414.9.4 *Cornwall Council – Covid Temporary High Support Accommodation Redruth*

Concerns were expressed that there were too many units of this type of accommodation whose location was unknown. It was argued that there should be a way in which local residents could get help with issues if needed. The correspondence was noted.

**Chairman**

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

All references for PA21/ unless otherwise stated

**Meeting: 14<sup>th</sup> June 2021**

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b> RESOLVED by Majority that Recommendations on List 1 are supported en bloc. [Proposed Cllr Tremayne; Seconded Cllr Brown] Cllr Mrs Ellenbroek abstained.				
1	03663	Plot adjacent to 7 Stanley Terrace	Conversion of garage into one-bedroom dwelling	Supported
2	04249	Trethew Farm, Wheal Buller	Erection of general purpose agricultural building for storage of agricultural machinery and implements to manage the holding	Supported
3	05399	Treleigh Farm, Wheal Prussia	Non material amendment to PA19/04771 to replace 2 no. Safari tents with integrated toilet/shower facilities with 2 no. Bell tents with detached toilet/shower facilities and to replace packaged sewage treatment plant with a septic tank and leach field drainage	Supported
4	04294	Orion, The Caravan, North Country	Construction of three dwellings and associated works (previously approved residential site PA18/04824	Supported
5	04780	Seton House, Scorrier Road	New first floor extension to add a new master bedroom and en-suite plus the conversion of a triple garage into a home annex for domestic and residential use only with the retention of one garage	Supported
6	04773	Wheal Rose Caravan & Camping Park, Old Tram Road, Wheal Rose, Scorrier	Discharge a planning obligation dated 09.10.1991 in relation to decision 2/28/90/00592/F	Supported

7	04850	Clowance, West Trewirgie Road	Beech (T1). Application to fell the tree due to significant decay in the bole. The tree has also formed closely from the base with another stem increasing the risk of failure and damage to nearby dwelling. The applicant is in agreement to the replanting of an appropriate specimen	Supported
8	01230	Darrochmore, Buller Hill	Change of use from residential garden to commercial land and erection of five garage and one office unit to be used for the running of Portreath Cabs	Supported
9	04314	5 Claremont Vean, Penders Lane	Construction of single garage and associated works	Supported
10	03646	Miango, Trewirgie Road	Tree works to various trees subject to a TPO	Supported
12	05165	2 Trenessa Gardens, Drump Road	Proposed change of use of the integral garage to a habitable room	Supported
13	04989	Sky View, Parc Erissey	Renovation of former cottage	Supported
<b>LIST 2</b>				
11	03726	Land West of Wheal Prussia Dry, Wheal Prussia, Treleigh	Retrospective: change of use of land for residential use and stating of a residential caravan	Unanimously <b>RESOLVED</b> to adjourn consideration of the application until the next meeting of the Planning Committee to allow for further investigation to take place [Proposed Cllr Tremayne; Seconded Cllr Biscoe]



14	04082	Land East of Plen An Merther, Radnor Road	Proposed construction of dwelling	<p>Given the highly conflicting professional opinions submitted in relation to the potential impact of the proposals on the World Heritage Site and heritage assets, it is unanimously RESOLVED: (i) to ask Cornwall Councillor Stephen Barnes to request that this application be called in to the Cornwall Council Planning Committee for determination; (ii) to recommend that a full site visit be undertaken by the Cornwall Council Planning Committee, when able to do so, in order that those determining the application can be properly informed and (iii) to request that all parties, including those who have objected to the application, be kept informed as to the date of that visit and any additional relevant meeting of the Cornwall Council Planning Committee [Proposed Cllr Brown; Seconded Cllr Tremayne] Mr Hancock, Ms Webster and the two other local residents left the meeting following consideration of this application</p>
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15	11224 (PA20)	19 Raymond Road	Alterations and extension	Unanimously RESOLVED to support the application [Proposed Cllr Tremayne; Seconded Cllr Brown]
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**Town Mayor: Cllr M J Brown**

**Town Clerk: P B Bennett**

Minutes of an Interim Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 28<sup>th</sup> June 2021

Present: Cllr H Biscoe Chairman  
Cllr Mrs A Biscoe  
Cllr A Bishop  
Cllr M Brown  
Cllr W Tremayne

In attendance: Ms A Hunt Administration & Finance Officer  
Cllr I Thomas (from the point mentioned)

PART I – PUBLIC SESSION

**1416.1 To receive apologies for absence**

Apologies were received from Cllrs Barnes, Collins and Mrs Ellenbroek (other commitments).

**1416.2 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.

**1416.3 To consider the planning applications**

1416.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

Cllr Thomas entered the meeting during consideration of this item.

**1416.4 To receive correspondence**

1416.4.1 *Cornwall Council – PA21/06051, 71 Clinton Road, To trim branches of a Copper Beech tree situated within a conservation area*

The correspondence was noted.

**Chairman**

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

All references for PA21/ unless otherwise stated

**Meeting: 28<sup>th</sup> June 2021**

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b> Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr Tremayne]				
1	04845	Templars Terrace, North Street	Retention and completion of three dwellings	Supported
2	05359	53 Treganoon Road, Mount Ambrose	Proposed front and side extension, including new pitched roof over existing garage flat roof and new window installed in existing rear garage wall	Supported
3	05368	Laity Farm, Old Portreath Road, Bridge	Proposed extension and renovation	Supported
4	05369	Laity Farm, Old Portreath Road, Bridge	Listed Building Consent for proposed extension and renovation	Supported
5	05545	Fluffy Paws Cattery, 2 Treskerby Cottages, Treskerby	Change of use of cattery to residential	Supported

6	06079	Playing Field, East End	Non-material amendment in relation to decision notice PA15/08001 and PA18/07460	No Comment
<b>LIST 2</b>				
7	03726	Land West of Wheal Prussia Dry, Wheal Prussia, Treleigh	Retrospective: change of use of land for residential use and stationing of a residential caravan	Following concerns that what is indicated on the plans does not reflect the actuality of the site, it is unanimously RESOLVED: (i) to refer the application back to Cornwall Council for further investigation into the splitting of the site, the siting of the residential caravan and foul drainage provision and (ii) to make a report for breach of planning control. [Proposed Cllr Tremayne; Seconded Cllr Biscoe]

**Redruth Town Council**  
**Town Clerks Report – Planning Committee**  
**Meeting Date: 12<sup>th</sup> July 2021**

Ser No	Item	Action	Response
1414.6.1.14	PA21/04082 – Land East of Plen An Merther, Radnor Road	<p>Given the highly conflicting professional opinions submitted in relation to the potential impact of the proposals on the World Heritage Site and heritage assets, it is unanimously RESOLVED: (i) to ask Cornwall Councillor Stephen Barnes to request that this application be called in to the Cornwall Council Planning Committee for determination; (ii) to recommend that a full site visit be undertaken by the Cornwall Council Planning Committee, when able to do so, in order that those determining the application can be properly informed and (iii) to request that all parties, including those who have objected to the application, be kept informed as to the date of that visit and any additional relevant meeting of the Cornwall Council Planning Committee</p>	<p>Request sent to Cllr Barnes to call the application in to the Cornwall Council Planning Committee and ensure that all parties are kept informed</p>

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**

**LICENSED PREMISES SUBMISSIONS FOR:**

**Monday 12<sup>th</sup> July 2021**

<b>Ser No</b>	<b>License No</b> <i>(All LI20/ unless otherwise stated)</i>	<b>Details</b>
NIL		

**Planning Committee**

**Meeting 12<sup>th</sup> July 2021**

**Decision Notice Schedule**

All references for PA21 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1395.3.1.1 1399.9.4.1 1414.6.1.15	11224 (PA20)	19 Raymond Road	Alterations and extension	Unanimously RESOLVED to support the application on the proviso that no objections are received from neighbours of the property Unanimously RESOLVED to formally request that Cllr Thomas, in his role as Cornwall Councillor, look into this matter Unanimously RESOLVED to support the application	Approved
1410.6.1.9	02642	Forge Farm, Forge, Mawla	Proposed erection of fodder store	Unanimously RESOLVED to support the application	Approved
1410.6.1.8	03074	Rhonallea, 19 Trewirgie Road	Amendment to 'Demolition of existing external store and construct single storey extension' (PA19/06635 approved 09.09.2019)	Unanimously RESOLVED to support the application	Approved



1414.6.1.3	05399	Treleigh Farm, Wheal Prussia, Treleigh	Non material amendment to PA19/04771 to replace 2 no. Safari tents with integrated toilet/shower facilities with 2 no. Bell tents with detached toilet/shower facilities and to replace packaged sewage treatment plant with a septic tank and leach field drainage	RESOLVED by Majority to support the application	Approved
	05856	Land North of Wheal Peevor, Sinns Common	Prior notification for agricultural building for storage	Not consulted	Planning Permission required
1410.6.1.11	02728	21 East End	Second amendment to 'Proposed ground floor bathroom extension for disabled access' (PA18/01107), the extension is proposed to be moved away from the boundary with the loss of a ground floor window compensated by the addition of a roof light	Unanimously RESOLVED to support the application	Approved
1410.6.1.2	02778	Post Office, 61 Fore Street	Construction of a new customer service point (CSP) for Royal Mail Redruth Delivery Office	Unanimously RESOLVED to support the application	Approved
1410.6.1.1	02779	Post Office, 61 Fore Street	Listed building consent for construction of a new customer service point (CSP) for Royal Mail Redruth Delivery Office	Unanimously RESOLVED to support the application	Approved
1410.6.1.10	04074	4 Chapel Terrace, Redruth Highway, Mount Ambrose	Rear first floor extension, detached garage and porch	Unanimously RESOLVED to support the application	Approved
1406.6.1.6	02803	Hillside, Rose Hill	Proposed single storey extension to rear	Unanimously RESOLVED to support the application	Approved

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