



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:
20th October 2021

Dear Councillor

Interim Planning Committee Meeting – Monday 25th October 2021

You are summoned to attend an Interim Meeting of the Redruth Town Council Planning Committee to be held in the Langman Room, Redruth Civic Centre, Alma Place on Monday 25th October 2021, commencing at **18:30**.

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

Although the Covid-19 guidelines have now been relaxed, we request that Members do not attend the Council building before 6:20 p.m. Entry to the building will be through the main access doors to the Library and we ask that you continue to 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 read 'PB', with a horizontal line underneath.

Peter Bennett
Town Clerk

Enclosure:

1. Agenda and associated documentation

Distribution:

Action:

Cllr R S Barnes
Cllr Mrs A Biscoe
Cllr H 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
Interim Planning Committee Meeting – 25th October 2021

AGENDA

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
5. *To reinstate Standing Orders*
6. To consider planning applications [see schedule attached]
7. To receive correspondence:
 - 7.1 Licensed Vehicle Surveys and Assessment – Licensed Vehicles in Cornwall Consultation
 - 7.2 Carn Brea NDP Steering Group – Carn Brea Neighbourhood Development Plan
 - 7.3 Cornwall Association of Local Councils – Online Planning Training
 - 7.4 Locality – Neighbourhood Planning Newsletter, October 2021
8. Cornwall Council – LI21_004714, Premises Licence Variation Application, Beer Ambulance, 85 Gweal Pawl

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 25th October 2021

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA20/ unless otherwise stated)	Details	Ward	Reply
1	09199	3 Trenessa Gardens, Drump Road Proposed rear extension, conversion of garage and construction of new single storey garage For Miss & Mr Jones & Neville	North	Supported
2	08364	9 Graham Road Ground floor extensions Mr and Mrs Foss	South	Supported
3	08484	Aldi Stores Ltd, Avers Roundabout Variation of condition 8 in respect of decision PA16/05944 dated 08.08.16 to allow deliveries and collections to/from the site to be restricted to between 07:00 to 21:00hrs Monday to Saturday and 08:00 to 21:00hrs on Sundays with non compliance with condition 6 in relation to PA17/10141 For Aldi Stores Ltd	North	Supported
4	09197	The Buttermarket, Station Hill Conservation repairs and revitalisation of Buttermarket, Mining Exchange and Mine Agent's Office buildings including: conservation repairs; demolition of modern internal partitions on the lower and upper ground floors, modern suspended ceilings and freestanding café structure on lower ground; demolition of extension to the Wheal Peevor Pursor's Office, to make way for new open plan, double volume food hall; demolition of modern staircase; provision of new staircase and 2no. new lifts; provision of new WCs; conservation of existing stalls and provision of new stall units on lower ground floor; creation of accessible route into Wheal Peevor Pursor's Office to enable accessible route through to Mining Exchange For Ross Williams, Redruth Revival CIC	North	Supported

5	09198	<p>The Buttermarket, Station Hill</p> <p>Listed building consent for conservation repairs and revitalisation of Buttermarket, Mining Exchange and Mine Agent's Office buildings including: conservation repairs; demolition of modern internal partitions on the lower and upper ground floors, modern suspended ceilings and freestanding café structure on lower ground; demolition of extension to the Wheal Peevor Pursor's Office, to make way for new open plan, double volume food hall; demolition of modern staircase; provision of new staircase and 2no. new lifts; provision of new WCs; conservation of existing stalls and provision of new stall units on lower ground floor; creation of accessible route into Wheal Peevor Pursor's Office to enable accessible route through to Mining Exchange</p> <p>For Ross Williams, Redruth Revival CIC</p>	North	Supported
6	06313	<p>86 Trenoweth Estate, North Country</p> <p>Kerb lowered, dig up grass and path to tarmac, dig garden and block pave, soak away</p> <p>For Christopher and Karena Buck</p>	North	Supported
7	07759	<p>The Plantation, Harris Mill</p> <p>New dwelling within the domestic curtilage of an existing dwelling</p> <p>For Mr and Mrs Elliott</p>	North	Supported
8	09257	<p>Bryher, 18 Forth An Ryn</p> <p>Erection of a conservatory to the NW elevation and a porch to the SW elevation of the property</p> <p>For Mr & Mrs Ellis, Philip Whear Windows & Conservatories</p>	South	Supported
9	08107	<p>1 Redruth Foyer, Alma Place</p> <p>Replacement windows</p> <p>For Miss Bex Gibson, Livewest</p>	North	No Comment
10	08108	<p>1 Redruth Foyer, Alma Place</p> <p>Listed Building Consent: replacement windows</p> <p>For Miss Bex Gibson, Livewest</p>	North	No Comment
11	08560	<p>Poachers Moon, Gilly Hill</p> <p>Proposed replacement side extension and general alterations (revised design to approval PA21/00086)</p> <p>For Mr & Mrs A Swindale</p>	South	Supported

LIST 2

Ser No	Planning App No (All PA20/ unless otherwise stated)	Details	Ward	Reply
12	08117 (Cllr Tremayne)	Land Rear of 43 Clinton Road, Park Road Construction of two residential apartments and two semi-detached houses with associated parking and landscaping For Mr Gareth Venning, Gareth & Ross Venning	South	
13	03308 (Cllr Barnes)	102 Southgate Street Residential development of nine houses For Mr D Salmon	South	
14	09927 (Cllr Biscoe)	Land South of Ashcroft, Buller Hill, Buller Downs Application for Permission in principle for construction of new single storey detached dwelling For Mr Andy Page	South	

AFM

From: Peter Bennett (Town Clerk)
Sent: 04 October 2021 12:40
To: Admin
Subject: FW: URGENT request - important: Consultation regarding licensed vehicles in Cornwall
Attachments: LVSA 2021 Cornwall agreed councillors questionnaire CC amendments.docx

From: Ian Millership [REDACTED]
Sent: 04 October 2021 12:03
To: 'Ian Millership' [REDACTED]
Cc: [REDACTED]
Subject: URGENT request - important: Consultation regarding licensed vehicles in Cornwall

Dear local councils / councillors / representatives

PLEASE SEE EMAIL BELOW to which we have had several responses and some promises of responses. We would strongly appreciate further responses if you are able, even if just to say this question is of no interest.

The link www.ctstraffic.co.uk/cornwall21co will remain open until Monday 24th October. Again, if you can respond but not by that date, please tell us when you can respond.

In February 2019 many of you kindly responded to our request for your views about the current policy limiting hackney carriage vehicle numbers in the three regulated zones of Cornwall. Those responses were really helpful and valuable.

Whilst the full consultation that should have occurred this year is on hold due to the pandemic, Cornwall Council licensing has asked us to give you the opportunity to once again provide your local viewpoint regarding current hackney carriage and private hire policies and provision across Cornwall. We attach a copy of a questionnaire for you and your councils to kindly consider.

We would prefer if you responded to this questionnaire on-line using the link www.ctstraffic.co.uk/cornwall21co (note, capital letter sensitive, there are no capital letters and any use of such would prevent the link working), but understand if you preferred to print off and scan or post the attached, which also includes a more detailed explanation of what we are consulting about. If you do scan and return, please use the email traderesponse@ctstraffic.co.uk

We really look forward to your response – though we would like responses by Monday 20th September we are aware you have various timetables for meetings, etc, and would prefer you to advise us by when you could respond if that date is too soon.

We are very keen to understand any local evidence or concerns you have arising from the pandemic as well as your views about the limit on hackney carriage vehicle numbers in the three restricted zones, as well as the overall policy of retaining the zones for hackney carriages.

Please note the email addresses used were from the latest Cornwall formal listing, but modified by responses received in 2019 where that appeared appropriate. Apologies if any incorrect addresses are used – please advise us accordingly.

Once again, thank you very much in anticipation

If you have any questions, please email me first at [REDACTED] providing a phone number and time if you prefer to speak with me.



To all those Parish / Town Council's in the Cornwall Licensing area.

THIS LETTER FORMS PART OF THE CORNWALL COUNCIL 2021 REVIEW OF LICENSED VEHICLES AND SEEKS YOUR VIEWS IN LINE WITH THE DEPARTMENT OF TRANSPORT BEST PRACTICE GUIDANCE.

YOUR VIEWS ARE AN IMPORTANT PART OF THE PROCESS AND WILL ASSIST CORNWALL COUNCIL AND OUR AGENTS LVSA IN ASSESSING POTENTIAL POLICIES IN RELATION TO THE LICENSING OF VEHICLES IN CORNWALL.

We need to hear from as many of you as possible in order to take into account your views and experiences of the taxi service across Cornwall.

This is your opportunity to express your views to an independent body. All our questions are designed to obtain the responses we need to complete as thorough an investigation as is practicable in assessing what the future might hold for licensed vehicle services in Cornwall.

Cornwall Council currently limit the number of hackney carriage vehicles in three zones - Carrick (Truro, Falmouth, Perranporth), Penwith (Penzance, St Ives, Hayle) and Restormel (Newquay and St Austell).

Neither the number of hackney carriage drivers nor any aspect of private hire vehicles or their drivers or operator numbers can be limited.

In February 2019 many of you kindly responded to a similar request. In normal times the 'unmet demand' review of the limit policy would have been repeated this year. The full review has however been delayed due the pandemic, but the Council considered it prudent to obtain updates from you about your current concerns and thoughts regarding hackney carriage and private hire provision from your local viewpoint.

We are seeking your views on the following:

- If you consider people in your area can get hackney carriages when and where they need them
- If there are any benefits arising from this limit
- If there are any problems arising from this limit
- If you are aware of any issues arising for provision of hackney carriages, private hire vehicles and drivers since the pandemic you would wish to alert us to from your local knowledge.

LVSA are undertaking this consultation on behalf of Cornwall Council Licensing and look forward to hearing from you, even if only for you to say you have no comment or the consultation is not appropriate (please explain why).

Please either complete online at www.ctstraffic.co.uk/cornwall21co

return by email to traderesponse@ctstraffic.co.uk

return by post to **Cornwall Licensed Vehicle Review 2021, CTS Traffic and Transportation, Unit 14 Aqueduct Mill, Aqueduct Street, PRESTON, PR1 7JN**

or by a telephone discussion (please leave a message on 01772 251400 giving your contact details.

Please add other comments by email or in the on-line boxes provided

We would appreciate responses no later than Monday 20th September 2021 at 17:00.

If you are unable to respond Monday 20 September 2021 please let us know when you could respond.

PLEASE answer all questions. If a question does not apply to you, please mark "N/A" (not apply)

Council:	Cornwall	Please tick the relevant box
Q1 Which local council do you represent? (please write in)		
Q2 Which area of Cornwall is your local council in?	<i>Carrick</i>	1
	<i>Penwith</i>	2
	<i>Restormel</i>	3
	<i>Kerrier</i>	4
	<i>Caradon</i>	5
	<i>North Cornwall</i>	6
Q3 Hackney carriages in Cornwall are registered for each of the six former authority areas and can only work in that area. Was your authority aware of this?	Yes	No
Q4 In three areas, the number of hackney carriage vehicle licences issued is limited. Was your authority aware of this?	Yes	No
Q5 Private hire vehicle licences and driver licence numbers are not limited and private hire vehicles can operate anywhere in Cornwall. Was your authority aware of this?	Yes	No
Q6 Can people living or visiting your council area get hackney carriages when and where they need them?	Yes	No
Q7 Does your authority support hackney carriages being organised into zones?	Yes	No
	No particular view	
Q8 Does your authority support hackney carriage vehicle numbers in your zone being limited?	Yes	No
	No particular view	
Q9 Are you aware of any issues in your authority area with taxi services arising from the pandemic (if so please give details)	Yes	No
	No particular view	
Q10 Are there any other matters about hackney carriage or private hire in your area of concern, or of note, you wish to tell us about? Please provide further details:	Yes	No
	No particular view	
<p>Please feel free to add any further questions or comments. Thank you for your response.</p>		

AFM

From: Florence MacDonald [REDACTED]
Sent: 04 October 2021 13:44
To: [REDACTED]
Cc: [REDACTED]
Subject: Carn Brea NDP

Hi,

Please could you pass on this message to your councillors.

Carn Brea Parish are in the later stages of creating their Neighbourhood Development Plan. We are currently reviewing our midway consultation and updating our draft policies before moving to reg 14.

It is our intention, once this set of draft policies is completed, to share this with neighbouring Parishes in case there is anything of conflict or hopefully, to receive your support for the plan in principle.

Until this time, cllr representatives are welcome to get in touch, ask questions or join our Steering Group meetings which usually happen on the 2nd or 3rd Monday of the month. Information can be found via the Clerk of Carn Brea Parish Council.

Best wishes,

Florence Metathesis and Peter Lee
Carn Brea NDP Steering Group

AFM

From: Peter Bennett (Town Clerk)
Sent: 12 October 2021 12:00
To: Admin
Subject: FW: Online Planning Training plus Minutes and Agendas

Categories: Planning

From: [REDACTED] On Behalf Of CornwallALC Enquiries
Sent: 12 October 2021 11:58
To: CornwallALC Enquiries <enquiries@cornwallalc.org.uk> [REDACTED]
Subject: Online Planning Training plus Minutes and Agendas

Information Classification: CONTROLLED

Dear All-

Introduction to the Planning System – evening zoom training sessions.

We are delighted to offer 2 evening slots for planning training led by Andrew Towleron of Andrew Towleron Associates <http://andrewtowleronassociates.co.uk/>

Monday 22 November 6.30pm to 8.00pm – session 1

Monday 29 November 6.30pm to 8.00 pm – session 2

The sessions are suitable for officers or councillors, delegates need only attend one session. There will be an extra 30 mins available for questions at the end of each session, if required.

Andrew writes:

In the session we aim to help councils understand their role in and get the most from the planning system. There will be a focus on the roles and responsibilities of local councils in planning; local plan making, enforcement, the National Planning Policy Framework (including planned reforms), and guidance on how to respond effectively to planning applications, including the use of material considerations and Section 106 agreements and Community Infrastructure Levy (CIL).

The cost of this training will be **£30 plus VAT per delegate** and the training will be conducted via the Zoom online platform.

There will be a limit of 25 delegates per session – first come first served.

If you would like to book please reply to enquiries@cornwallalc.org.uk

Course Name: Intro to planning Nov 2021

Course Date you require:

Delegate Name(s):

Council Name for invoicing purposes:

Email address for each of the delegate(s):

A minimum of one week's notice is required for cancellations. Councils will be invoiced for training by CALC.

We also have a few remaining places for:

CALC training: Minutes and Agendas in November 2021.

Sarah Mason will be running an online Minutes and Agendas course over two mornings on the same dates.

Monday 22 November, 10am – Midday – Session 1 - agendas

Monday 29 November, 10am – Midday – Session 2 - minutes

This course will cost £65 plus VAT per delegate, in total for both sessions, attendance at both sessions is required.

Please email enquiries@cornwallalc.org.uk if you are interested in reserving a place.

Delegate numbers for Minutes and Agendas will be limited to 12 places and allocated on a first come first served basis.

A minimum of one week's notice is required for cancellations. Councils will be invoiced for training by CALC.

Please do get in touch if you have any questions.

Many thanks

[Redacted signature]

Assistant County Officer
Cornwall Association of Local Councils
Unit 1/1a Riverside House
Heron Way
Newham
Truro TR1 2XN
Cornwall

Telephone : 01872 326968

[Redacted contact information]

email: enquiries@cornwallalc.org.uk

URL: www.cornwallalc.org.uk

Think of the Environment - Do You Need To Print This?

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Neighbourhood Planning

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Newsletter

October 2021

Dear Reader,

Welcome to the fifteenth edition of Locality's quarterly neighbourhood planning newsletter.

In this autumn edition we have:

- An article by Annabel Osborne on considering gender inequality related to physical activity, Annabel also brings us the second of her NDO articles, this time on The Hoe, in Plymouth.
- Q&A with Andy Matthews from Portland, Dorset.
- Planning consultant Eddy Taylor provides his thoughts on design in neighbourhood plans.

Plus, we have our usual features including question of the quarter (strategic policies) and top tips (surveys and questionnaires).

You can also win £50 John Lewis vouchers in our question and photo competitions.

Features and articles



Considering gender in neighbourhood plans

Annabel Osborne sheds light on what can be done to take a more gender inclusive view, to design places that encourage physical activity for all.

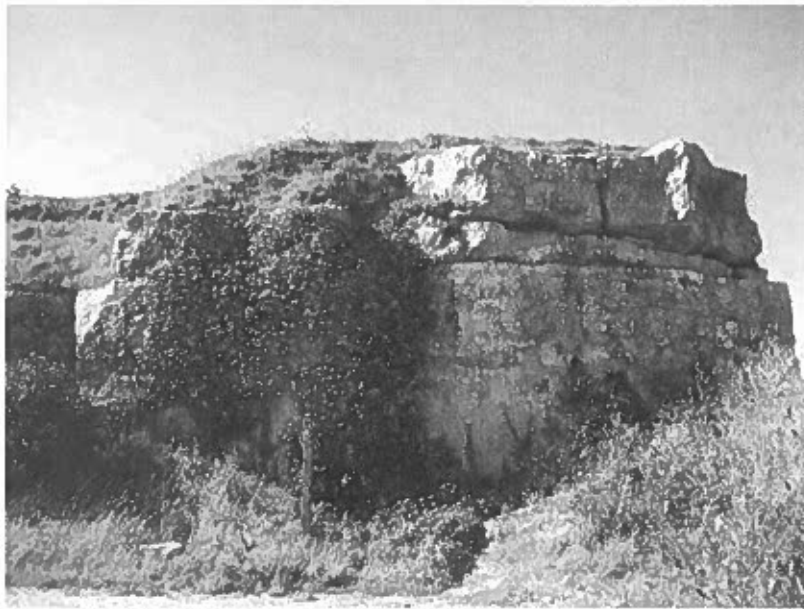
[Read more](#)



Spotlight on The Hoe NDO

In the second of her series of articles on NDOs, Annabel Osborne explains how those in Hoe, Plymouth are using an NDO to secure affordable housing on a former council owned plot of land.

[Read more](#)



Boosting the economy and environment in Portland

We spoke to Andy Matthews about Portland and the ways the newly made neighbourhood plan is supporting biodiversity and the economy through quarry restoration

[Read more about Portland](#)



Good design and neighbourhood plans

Eddy Taylor, from PlanSpace, takes us through some real-life examples of ways to secure well designed places through neighbourhood plans.

[Read Eddy's article](#)

Help shape our content: tell us

what you want to see in future newsletters

Locality have been producing this newsletter for close to four years now. Over that time we have covered articles on lots of different topics. For future editions we'd like to hear from you about what topics you'd like us to cover.

Tell us what you think

Question of the quarter – a neighbourhood plan must be in general conformity with the strategic policies in the local plan. But what are the strategic policies and what does general conformity mean?

In neighbourhood planning we regularly refer to general conformity with strategic policies in the local plan, which is one of the '[basic conditions](#)'. In simple terms neighbourhood plan policies must be in 'general conformity' with strategic policies in the local development plan to pass examination. Below we provide background on what we mean by strategic policies and how general conformity is dealt with.

What are the strategic policies?

The NPPF asserts that *strategic policies should set out an overall strategy for the pattern, scale and design quality of places*. It then sets out a number of policy topics that are considered strategic such as housing, telecommunications, waste, health and conservation of the natural, built and heritage environments, among other things (see [paragraph 20](#), for the full list).

The Local Plan will also usually make clear which policies are considered the strategic ones, however if in doubt ask your LPA who will be familiar enough to point you to them.

How might general conformity work in practice?

The word general is important when approaching conformity with local and national policy. As Locality's toolkit on the matter explains:

The neighbourhood plan will need to be in general conformity with strategic local policies. This suggests that a neighbourhood plan may differ to some extent even from strategic local policies, yet still meet the basic conditions. General conformity is considered for the whole neighbourhood plan, so does not imply absolute conformity on every detail of strategic policy.

If in doubt about whether an emerging policy is in general conformity speak to your LPA. You may need to gather suitable evidence to justify a neighbourhood plan policy, which is related to a strategic policy.

Read more

Locality have a toolkit called [General conformity with strategic local planning policy](#). Read this guide to understand in greater detail what we mean when we discuss general conformity.

Top Tips Social surveys and questionnaires

A community survey or questionnaire can be an excellent way of collecting primary data for your neighbourhood plan. It is also a good way to promote the plan and engage people in thinking about what is important to them in their area. Below are a few top tips for those undertaking a survey or questionnaire for a neighbourhood plan.

Use neutral language

Questions such as the last one below do not increase the likelihood that an unpopular development may be scrapped. But they can make questionnaires less credible as a source of evidence. Use neutral language that is unbiased. It is likely you'll still get similar responses if there is a local consensus about specific issues.

- The development will be good for the area
- The development will be bad for the area
- I don't know how it will impact the area
- The development does not concern me
- The development will be utterly awful and devalue existing properties

Ensure robustness

If you are sending physical copies of a questionnaire then number each copy. This way you can avoid duplicated copies being returned back to you.

Use digital tools, but don't forget about those who are not online

Digital tools like Survey Monkey are excellent for drafting a survey or questionnaire and for collating and interpreting data. However, according to a survey by the [Oxford Internet Institute](#), roughly 20% of us are not online. Digital survey tools can be used to draft surveys that are then collected both digitally and with pen and paper. Make sure you don't overlook people who are not online.

Understand where social surveys/questionnaires sit among other forms of evidence

Social surveys and questionnaires are important for the reasons we set out above. However, secondary data such as the census and LPA data on housing need, or land availability can often be considered more robust in a planning context. This means that surveys are good at complementing secondary data, or for setting a plan agenda and for finding out what is important to local people. However, many policies will not stand-up to scrutiny using primary data alone.

Learn more

Locality have a toolkit on social surveys called [How to write and conduct social surveys to gather data for your neighbourhood plan](#).



Question competition



- Once drove a miniature engine
on the Dymchurch line.

Congratulations to Chris Davidson from Crowhurst in Sussex who was the winner of last quarter's question competition.

Previous question: In the 1971 film *Get Carter* a pivotal scene takes place in a multi-story car park which was considered a quintessential example of Brutalist architecture. The car park, called Trinity Square, was demolished in 2010 and replaced by a Tesco. Which local authority was the car park in?

Answer: **Gateshead**

This quarter the question is: **In Alfred Hitchcock's 1938 film *The Lady Vanishes*, the character Gilbert Redman, played by Michael Redgrave, says he once drove a miniature engine on the Dymchurch Line. The Romney, Hythe and Dymchurch Railway is a real-life narrow-gauge railway. Which English county is it in?**

Email your answer to john.wilkinson@locality.org.uk with the title 'Question Competition'. Please also let us know your name and the neighbourhood area where you live.

The first person to tell us the correct answer wins a £50 John Lewis voucher!

Note: we will only contact competition winners. Winners will be listed in the next edition



Dungeness Station on the Romney, Hythe and Dymchurch Railway

Photo competition



The winning photo this quarter was submitted by **Andy Matthews** from Portland in Dorset. We caught up with Andy and asked about plans for Portland and the Quarries Park project which is being developed for the area. Read the article above.

We are running the photo competition again this quarter.

Tips for photos:

- We are looking for photos taken in your neighbourhood area.
- The photo might showcase what makes your area special, a special view or moment, or perhaps a photo of neighbourhood planning in action.
- The photo must be taken by you and if there are people in it, they must be happy to be featured in the newsletter.
- Well-lit and nicely composed photos are more likely to win.

Email your photo to john.wilkinson@locality.org.uk and title your email '**Photo Competition**'. Please include your name and the neighbourhood area where you live. The winning photo will be featured as our header photo in the next edition and the winning photographer will win a £50 John Lewis voucher.

Note: we will only contact competition winners and winners will be listed in the next edition.

Resources



How to implement, monitor, and review your made neighbourhood plan

Understand how to successfully implement and monitor a neighbourhood plan after it has come into force. As well as when and why you might consider reviewing the neighbourhood plan.

Read the toolkit



How to prepare for and what to expect at examination

Our examination toolkit is aimed at helping neighbourhood planning groups ensure they have a smooth and successful examination.

Read the toolkit

Neighbourhood planning champions

Neighbourhood Planning Champions are people across England who have a wealth of knowledge and experience in making their communities better through neighbourhood planning and neighbourhood development orders.

If you want to get in touch with a neighbourhood planning champion, or even find out how to become a champion, you can [find out on the neighbourhood planning website](#).

For any specific queries about the support programme, or technical planning questions, then use our Locality neighbourhood planning [advice service](#) instead of your local champion.

Subscribe to the newsletter

If you've been sent this newsletter by a friend or colleague, you can subscribe to the newsletter by clicking the button below, or going to the main page of Locality's neighbourhood planning website.

Subscribe here

Best wishes,

John Wilkinson