

**REDRUTH TOWN
COUNCIL**



**CONSEL AN DRE
RESRUDH**

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:
12th January 2022

Dear Councillor

Meeting of the Planning Committee – Monday 17th January 2022

You are summoned to attend an Interim Meeting of the Redruth Town Council Planning Committee to be held at Redruth Civic Centre, Alma Place on Monday 17th January 2022. Proceedings will commence promptly at **7pm**.

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 6:50pm. 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 drawn through it.

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
Meeting of the Planning Committee – Monday 17th January 2022

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 meetings:
 - 7.1 Meeting of the Planning Committee held on 13th December 2021
8. Clerk's Report
9. To receive correspondence:
 - 9.1 Decision Notice Schedule
 - 9.2 Licensed Premises Schedule
 - 9.3 Cornwall Council – Public Consultation: Hackney Carriage & Private Hire Vehicle, Operator & Driver Licensing Policy
 - 9.4 Cornwall Council – Appeal Notification, PA20/11276, Former Unit H, Bartles Industrial Estate, North Street

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 17th January 2022

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA21/ unless otherwise stated)	Details	Ward	Reply
1	11873	79 Albany Road Replacement of worn pebble dash on rear and side aspect (South West and South East) with smooth render in a cream colour. Repair or replace existing cream coloured render on side (South East) elevation as appropriate (also with cream coloured render) and replace rusted cast iron soil pipe on South East elevation with a plastic pipe For Mr Toby Seth	South	Supported
2	11503	Unit 4, Jon Davey Drive, Treleigh Industrial Estate Erection of industrial building ancillary to existing industrial premises For Mr Luke Smith, European Springs & Pressings	North	Supported
3	11937	River Barns, Old Portreath Road, Bridge Change of use of agricultural barn to E Use Class. Part retrospective For Simmons Developments (Cornwall Ltd)	North	Supported
4	11899	Chy Lowen, North Country Replacement of rear extensions and alterations at Chy Lowen For Zoe Aubert	North	Supported
5	12583	Pennoweth Primary School, Drump Road Non-material amendment with respect to decision PA21/02667 dated 06.07.2021 for amendments to the parking layout and amendments to the hard landscaping around the building's entrance For Steve Eva	North	Supported

6	12388	The Caravan, Orion North Minor amendments to previously approved application for construction of three dwellings and associated works (PA21/04294 and PA20/02515/PREAPP) For Mr David Ball	North	Supported
7	11593	6 St Stephens Crescent, Treleigh Erection of a dwelling For Mr M Pascoe	North	Supported
8	12510	Higher Laity Farm, Old Portreath Road Proposed two storey extension For Mrs Katy Green	North	Supported
9	06829	Land North East of North Country Garage, North Country Proposed one bedroom dwelling For Mr A Gallagher	North	Supported
10	12689	Land South of Westcliffe, Basset Street Construction of terrace of 5 single storey garages, pair of garages and 2 electric vehicle charging points For Mr J Gartrell	South	Supported
11	12068	The Warren, Buller Hill, Buller Downs Retrospective planning application for a residential caravan and portable building and change of use For Mrs Julie Ellis	South	Supported
12	12576	6 Boscoppa Close, Mount Ambrose Proposed replacement garage to include room in the roof and side extension For Mr and Mrs Green	Redruth Central, Carharrack & St Day	Supported
13	12277	92 Albany Road Rear single storey extension and associated works For Mr and Mrs Mckay	South	Supported
14	10379	Land East of Chapel Farm Cottage, Bassett Road, North Country Demolition of barn and construction of two dwellings For North Country Developments	North	Supported

LIST 2

Ser No	Planning App No <i>(All PA20/ unless otherwise stated)</i>	Details	Ward	Reply
15	11130 (Cllr Mrs Biscoe)	Rear of 20 North Street Conversion and change of use of domestic garage into a residential premises For Mr David Moyle	North	
16	02425 (Cllr Biscoe)	Land East of Tolgus Vean Farmhouse, Tolgus Outline planning permission with all matters reserved: proposed mixed use development of residential (up to 60+ dwellings) and Commercial/Business/Service For Mr David Ball	North	
17	11383 (Cllr Collins)	2 Alma Place Conversion, extension and associated works to retail, office and storage building to form individual retail unit and 5no. Studio Flats, 3no. 1 Bed Flats, Communal Spaces and 1no. Staff Bedroom For Mr Mike Lowe, Mustard Seed Property Ltd	North	
18	11447 (Cllrs Brown & Bishop)	Bartles Industrial Estate, North Street Construction of commercial development For J R Flat Roofing UK Ltd	North	



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

Town Mayor: Cllr M 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 13th December 2021

Present: Cllr H Biscoe Chairman
Cllr S Barnes
Cllr A Biscoe
Cllr M Brown
Cllr L Collins
Cllr B Ellenbroek

In attendance: Ms A Hunt Operations & Facilities Officer

PART I – PUBLIC SESSION

1443.1 **To receive apologies for absence**

Apologies were received from Cllr Bishop (other commitments) and Cllr Tremayne (family commitments).

1443.2 **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.

1443.3 **To consider the planning applications**

1443.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1443.4 **To confirm the minutes of the following meetings:**

1443.4.1 *Meeting of the Planning Committee held on 8th November 2021*

The Clerk advised that the previously circulated draft minutes had been amended to reflect the presence of Cllr Thomas at the meeting.

Unanimously RESOLVED to confirm the minutes of the Meeting of the Planning Committee held on 8th November 2021 as a true and accurate record of proceedings [Proposed Cllr Brown; Seconded Cllr A Biscoe].

1443.4.2 *Interim Meeting of the Planning Committee held on 29th November 2021*

RESOLVED by Majority to confirm the minutes of the Interim Meeting of the Planning Committee held on 29th November 2021 as a true and accurate record of proceedings [Proposed Cllr Brown; Seconded Cllr Collins]. Cllr A Biscoe abstained as she had not been present at the meeting.

1443.5 **Town Clerk's Report**

A report had been circulated prior to the meeting. The Clerk advised that the Highways Manager had provided a response in relation to parking concerns at Bellevue. Cllr Collins offered to attend the suggested meeting with the Highways Manager and Cllr Barnes on behalf of the Town Council. The Clerk would advise Cormac of this. The report was noted.

1443.6 **To receive correspondence**

1443.6.1 *Decision Notice Schedule*

The schedule was noted.

1443.6.2 *Licensed Premises Schedule*

The schedule was noted.

1443.6.3 *Cornwall Council – Neighbourhood Planning Support in Cornwall – an update*

The Clerk advised that the email had additionally been forwarded to the Redruth Neighbourhood Plan Project Manager. The correspondence was noted.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA21/ unless otherwise stated

Meeting: 13th December 2021

REF NO	CC REF	SITE	PROPOSAL	DECISION
<p>LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown, Seconded Cllr A Biscoe]</p>				
1	02648	St Euny Poultry Farm, St Euny House, Trevingey Road	Works to existing retaining wall forming part of the boundary of the churchyard which is failing due to an excessive tilt. The works will provide a continuous buttress along the failing length of wall and strengthening of the wall to ensure the higher ground of the churchyard is suitably supported	Supported
2	02649	St Euny Poultry Farm, St Euny House, Trevingey Road	Listed building consent for works to existing retaining wall forming part of the boundary of the churchyard which is failing due to an excessive tilt. The works will provide a continuous buttress along the failing length of wall and strengthening of the wall to ensure the higher ground of the churchyard is suitably supported	Supported
3	10890	Land Rear of Sybwedhen, Trewirgie Road	Non-material amendment (NMA1) in relation to decision notice PA20/08899 for removal of second floor plan and dormer windows	Not supported on the grounds: (i) of overdevelopment; (ii) that the emerging Redruth Neighbourhood Development Plan is considering a policy to restrict development in gardens; (iii) of concerns

				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
4	11112	River Barns, Old Portreath Road	Construction of extension to ablutions block for use as reception	Supported
5	11351	Little Acre, 1 Knights Way, Mount Ambrose	Demolition of side conservatory. Erection of side extension to create dining room and utility	Supported
6	11561	Penwerris, Highway Lane, Mount Ambrose	Proposed loft conversion including dormer windows and small balcony	Supported
7	11385	Praze St Aubyn, St Aubyn, Trefula	Modification of Section 106 Agreement dated 13 July 1993 associated with planning application reference W2/91/01046/F	Supported
8	10830	33 Fore Street	Demolition of part of single storey rear extension and front single storey extension, construction of new ground floor front elevation in line with original first floor front elevation. Conversion of large ground floor retail unit to form two business units. Conversion of existing single residential unit on the first and second floors to form three residential units with improved separate secure access stair plus external amenity space. Refuse and cycle storage to be provided in single storey building to the rear of 34 Fore Street	Supported

9	11573	33 Fore Street	Listed building consent for demolition of part of single storey rear extension and front single storey extension, construction of new ground floor front elevation in line with original first floor front elevation. Conversion of large ground floor retail unit to form two business units. Conversion of existing single residential unit on the first and second floors to form three residential units with improved separate secure access stair plus external amenity space. Refuse and cycle storage to be provided in single storey building to the rear of 34 Fore Street	Supported
10	10829	The Old Coach House, 34 Fore Street	Convert the front section of the ground floor of former public house into a business unit. Conversion of remaining ground floor and the first and second floors into 8 residential flats with an enclosed refuse and cycle store to the rear	Supported
11	11501	The Old Coach House, 34 Fore Street	Listed building consent to convert the front section of the ground floor of former public house into a business unit. Conversion of remaining ground floor and the first and second floors into 8 residential flats with an enclosed refuse and cycle store to the rear	Supported
LIST 2				
REF NO	CC REF	SITE	PROPOSAL	DECISION
12	11189	Belmont, West Park	Proposed erection of a two storey extension to form a new dwelling	Unanimously RESOLVED not to support the application on the grounds that the plans represent overdevelopment of the property [Proposed Cllr Brown; Seconded Cllr Barnes]

13	10846	Land South of Gwel An Mor, Sandy Lane	Retention and completion of engineering operations including construction of levelled terraces, formation of track, installation of soakaway and electricity and water connections. Change of use of part of agricultural land to Use Class B8 storage and stationing of shipping container	RESOLVED by Majority not to support the application on the grounds that the site has been, and is being, overdeveloped for its suggested intended use. Redruth Town Council has concerns as to future development of the site [Proposed Cllr Brown; Seconded Cllr Collins] Cllrs H Biscoe and Ellenbroek abstained.
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Redruth Town Council
Clerk's Report – Planning Committee
Meeting Date: 17th January 2022

Ser No	Item	Action	Response
1443.5	Parking concerns at Bellevue	Response received from Highways Manager	Highways Manager thanked for his offer of a meeting and advised that Cllr Collins would attend on behalf of the Town Council. Update to be provided by Cllr Barnes and Cllr Collins.

Planning Committee

Meeting 17th January 2022

Decision Notice Schedule

All references for PA21 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1402.3.1.3	00942	Land adj to Treetops, Coach Lane	Reserved Matters application for appearance, landscaping, scale and layout following outline approval of PA17/08453	Unanimously RESOLVED to support the application	Withdrawn
1416.6.1.3	05368	Laity Farm, Old Portreath Road, Bridge	Proposed renovations including demolition, removal and replacement of porch, extensions and outbuilding, internal alterations and installation of new sewage treatment plant	Unanimously RESOLVED to support the application	Approved
1416.6.1.4	05369	Laity Farm, Old Portreath Road, Bridge	Listed Building Consent for proposed renovations including internal alterations and demolition, removal and replacement of porch, extensions and outbuilding	Unanimously RESOLVED to support the application	Approved
1438.6.1.5	09090	Parc Vean House, Parc Vean, Coach Lane	Change of use from offices to dwellings (5 no flats), installation of new windows, door openings, external staircase, bin and bike storage	RESOLVED by Majority to support the application in principle, subject to no concerns being raised by Highways in relation to access	Approved
1440.3.1.6	10764	The Garage, The Firs, Forge, Mawla	Certificate of lawfulness for existing use of former garage as dwelling	Unanimously RESOLVED to support the application	Granted

1373.3.1.4	07532 (PA20)	Land off Basset Road, North Country	Proposed residential development comprising of 21 units	Unanimously RESOLVED to support the application	Approved
1438.6.1.3	09870	Chi Gwynn, Treleigh	Proposed ancillary relatives annexe	Unanimously RESOLVED not to support the application on the grounds: (i) that the scale of the proposed self- contained dwelling represents overdevelopment and (ii) lack of appropriate paperwork. In particular, the flood risk assessment is dated 2016 and relies on information which is out of date and not applicable to the site in its current form	Approved
1416.3.1.1	04845	Templars Terrace, North Street	Retention and completion of three dwellings	Unanimously RESOLVED to support the application	Approved
1440.3.1.4	10444	Telephone Kiosk, Fore Street	Listed Building Consent for removal of K6 Telephone Box from site for repair works and reinstatement in same location	Unanimously RESOLVED to make no comment	Approved
1440.3.1.5	10542	Dalcover House Goonrawe, Sparron Gate	Conversion of outbuilding with small extension to form two-bedroomed annexe for elderly relative	Unanimously RESOLVED to support the application	Approved
1443.3.1.6	11561	Penwerris, Highway Lane, Mount Ambrose	Proposed loft conversion including dormer windows and small balcony	Unanimously RESOLVED to support the application	Approved

1443.3.1.3	10890	Land Rear of Sybwedhen, Trewirgie Road	Non-material amendment (NMA1) in relation to decision notice PA20/08899 for removal of second floor plan and dormer windows	<p style="text-align: center;">Unanimously RESOLVED not to support the application on the grounds: (i) of overdevelopment; (ii) that the emerging Redruth Neighbourhood Development Plan is considering a policy to restrict development in gardens; (iii) of concerns 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
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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, PIPs and LUs - Certificate of Appropriate Alternative Development, Permission in Principle and Lawful Use applications

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSED PREMISES SUBMISSIONS FOR:

Monday 17th January 2022

Ser No	License No <i>(All LI21/ unless otherwise stated)</i>	Details
NIL		

From: [REDACTED]

Sent: 13 December 2021 16:35

Subject: CONSULTATION : Hackney Carriage & Private Hire Vehicle, Operator & Driver Licensing Policy

PUBLIC CONSULTATION

Cornwall Council Hackney Carriage (Taxi) / Private Hire Vehicle, Operator and Driver Licensing Statement of Practices, Procedures and Policy

Cornwall Council, in its role as Licensing Authority, is responsible for licensing and regulation of the Hackney Carriage (Taxi) and Private Hire trade.

A new draft Policy has been prepared, which brings together all the Licensing Authority's practices and procedures for Taxis and Private Hire Vehicles, Private Hire Operators and Taxi/Private Hire Drivers into one document, with various appendices.

The draft Policy takes into account the statutory guidance published by the Government in July 2020, which is available at this web-link:-

[Department of Transport 2020 Statutory Taxi & Private Hire Vehicle Standards](#)

The Council has a legal duty to have regard to the statutory guidance and the Department of Transport have stated they expect their recommendations to be implemented unless there is a compelling reason not to.

The draft Policy document together with the appendices is available at this web-link:-

<https://www.cornwall.gov.uk/business-trading-and-licences/licences-and-street-trading/licenses-for-taxi-s-and-private-hire/public-consultation/>

The Licensing Service would welcome your comments on all aspects of the draft policy; responses will be used to help inform any changes to the policy.

Please email licensing@cornwall.gov.uk with your comments no later than 7 February 2022.

Kind regards

[REDACTED] | Senior Licensing (Policy) Officer
Communities and Public Protection | Cornwall Council 

www.cornwall.gov.uk | 'Onen hag oll'

Clerk To Redruth Town Council
The Chambers
Penryn Street
Redruth
TR15 2SP



Your ref:
My ref: PA20/11276
Date: 11 January 2022

Dear Sir/Madam

**Town and Country Planning (Appeals) (Written Representations Procedure)
(England) Regulations 2009**

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	APP/D0840/W/21/3276553
Cornwall Council ref:	PA20/11276
Appeal start date:	4 January 2022
Proposal:	Construction of new dwelling & amendment to the existing car parking arrangement
Location:	Former Unit H Bartles Industrial Estate North Street Redruth Cornwall
Appellant:	Mr Nick Rogers
Cornwall Council decision:	REFUSED

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Mr Adam Hill, Room 3P, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

Planning and Sustainable Development Service
Correspondence Address: Cornwall Council Planning, PO Box 676,
Threemilestone, Truro, TR1 9EQ
Tel: 0300 1234 151 www.cornwall.gov.uk

All representations must be received by 8 February 2022. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>


The Council's reasons for refusing permission for this development are as follows:

- 1 The proposed development would introduce a new dwelling forward of the established historic building line created by Hambly's Row (i.e. 27 - 36 North Street). This would be at odds with the established character of the North Street thereby failing to respect the historical form and development of the area. The proposed dwelling would appear as an incongruous feature within the streetscene thereby having a detrimental impact on the setting of the character and appearance of the adjacent World Heritage Site. The proposed development fails to preserve or enhance the setting of the adjacent World Heritage Site and does not make a positive contribution to the local character and distinctiveness. The harm as a result of the proposed development is less than substantial to the significance of the World Heritage Site and the public benefits of the scheme do not outweigh the identified harm as set out in paragraph 196 of the NPPF (2019). The proposal conflicts with the aims and intentions of Policy 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy P3 of the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 - 2018, and paragraphs 184, 192 and 196 of the NPPF (2019)

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully


Senior Development Support Officer
Planning and Sustainable Development Service


Email: planningappeals@cornwall.gov.uk