



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:
9th March 2022

Dear Councillor

Meeting of the Planning Committee – Monday 14th March 2022

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 14th March 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 6:50 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 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 Mrs B Ellenbroek
Cllr L Collins
Cllr W Tremayne

For Information:

All other Councillors
Cornwall Council Members
Press & Public

REDRUTH TOWN COUNCIL
PLANNING COMMITTEE MEETING – Monday 14th March 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 14th February 2022
 - 7.2 Interim Meeting of the Planning Committee held on 28th February 2022
8. Clerk's Report
9. To receive correspondence:
 - 9.1 Decision Notice Schedule
 - 9.2 Licensed Premises Schedule
 - 9.3 Cornwall Council – Planning Training for Local Councils: Supporting Sustainable Development, Flood and Coastal Risk Management - the Environment Agency's role and responsibilities

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 14th March 2022

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA22/ unless otherwise stated)	Details	Ward	Reply
1	00810	Woodlands, 6 Trevingey Road Works to a tree subject to a tree preservation order, works are to fell a Chestnut tree (aesculus hippocastanum), as the tree is damaged and too large, owners would like to replant another tree somewhere else in garden, preferably any softwood For Mr Humphrey Henry	South	Supported
2	00804	Woodlands, 6 Trevingey Road Works to a tree subject to a tree preservation order, works are for the felling of one Ash (Fraxinus excelsior), due to poor position in garden and tree being damaged, owners would like to replant with a softwood possibly a sequoia or pine nearby in front garden For Mr Humphrey Henry	South	Supported
3	01676	1 Claremont Vean, Penders Lane Single garage to provide garage space for one car. Foundations have already been completed and signed off by Building Control. No other works to be undertaken until determination of planning application For Remo Mancini, RM Developments (SW Ltd)	North	Supported

LIST 2

Ser No	Planning App No (All PA21/ unless otherwise stated)	Details	Ward	Reply
NIL				



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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 14th February 2022

Present: Cllr H Biscoe Chairman
Cllr S Barnes
Cllr A Biscoe
Cllr M Brown
Cllr L Collins
Cllr W Tremayne

In attendance: Ms A Hunt Operations & Facilities Officer
Ms C Coomber
Cllr I Thomas
Mr & Mrs Hoole-Jackson Local Residents

PART I – PUBLIC SESSION

1452.1 To receive apologies for absence

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

1452.2 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.

1452.3 To consider the planning applications

1452.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1452.4 To confirm the minutes of the following meetings:

1452.4.1 Meeting of the Planning Committee held on 17th January 2022

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 17th January 2022 as a true and accurate record of proceedings [Proposed Cllr Brown; Seconded Cllr A Biscoe]. Cllr Tremayne abstained as he had not been present at the meeting.

1452.4.2 Interim Meeting of the Planning Committee held on 31st January 2022

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 31st January 2022 as a true and accurate record of proceedings [Proposed Cllr Tremayne; Seconded Cllr Brown]. Cllrs Biscoe and Mrs Biscoe both abstained as they had not been present at the meeting.

1452.5 **Clerk's Report**

A report had been circulated prior to the meeting. Cllr Barnes confirmed there was no update in relation to parking concerns at Bellevue, but that he would liaise with Cllr Collins and the Highways Manager. The Clerk further reported that a response had been sent to Portreath Parish Council in relation to their planning concerns, for which thanks had been received. The report was noted.

1452.6 **To receive correspondence**

1452.6.1 *Decision Notice Schedule*

The schedule was noted.

1452.6.2 *Licensed Premises Schedule*

The schedule was noted.

1452.6.3 *Cornwall Council Highways Scheme*

The correspondence was noted.

1452.6.4 *Cornwall Council Planning News for Local Councils and Agents Winter 21/22*

The correspondence was noted

1452.6.5 *Cornwall Council Neighbourhood Planning E-Bulletin, January 2022*

The correspondence was noted.

1452.6.6 *Cubert Parish Council - Discrimination in Affordable Housing Allocation Definitions*

The correspondence was noted

1452.6.7 *Cubert Parish Council – Lack of Enforcement, Failure to collect s106 Funding*

The correspondence was noted

1452.6.8 *Lanteglos-by-Fowey Parish Council – Cornwall Housing Crisis*

The correspondence was noted.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA22/ unless otherwise stated

Meeting: 14th February 2022

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 Mrs Biscoe]</p>				
1	00408	1 Cardrew Industrial Estate, Cardrew Way	External elevation works for narrow windows to be replaced with new taller windows to match existing design and finish, louvred grilles to be installed to external façade for ventilation in various locations, finish to match existing cladding	Supported
2	00576	Penventon Park Hotel, West End	Works to trees subject to a Tree Preservation Order (TPO) as set out in the attached tree survey reports	Supported
3	00679	8 Fairfield	Single storey rear extension	Supported
4	00489	4 Coach Lane	Replacement two storey side extension and a single storey rear extension	Supported
5	00811	Woodlands, 6 Trevingey Road	Works to trees in a conservation area (CA), works include fell leylandii tree	Supported

6	00863	7 South Park	Bedroom Extension	Supported
7	00921	27 Blights Row	Proposed extension at ground floor level to existing garage and extension over garage to provide ancillary accommodation' with variation of conditions 2 and 3 of decision PA18/11019 dated 28/02/2019	Supported
LIST 2				
REF NO	CC REF	SITE	PROPOSAL	DECISION
8	00566	Basset Road Farm, Bassett Road	Proposed extensions	Unanimously RESOLVED not to support the application on the grounds that the design of the front elevation is not in keeping with the surrounding area. Redruth Town Council would look more sympathetically on a design which was more in keeping. [Proposed Cllr Barnes; Seconded Cllr Brown]
9	00684	The Beeches, 8 West Park	Erection of a dwelling	Unanimously RESOLVED not to support the application on the grounds: (i) that the plans represent

				<p>overdevelopment of the site; (ii) that the proposed dwelling would be located too close to the boundary with the neighbouring property; (iii) that the emerging Redruth Neighbourhood Plan is considering a policy to restrict development in gardens and (iv) of concerns in relation to overshadowing. [Proposed Cllr H Biscoe; Seconded Cllr Brown]</p>
10	00478	Land adj to Treetops, Trevingey Parc	Proposed 2no. dwellings, subsequent to outline permission PA17/08453	<p>RESOLVED by Majority not to support the application given that concerns raised regarding drainage have not been addressed. Redruth Town Council continues to have concerns in relation to the ground stability of the site and the potential for land slip and asks that full investigations are carried out, with any remedial work completed prior to any building work being permitted to commence. [Proposed Cllr Barnes; Seconded Cllr Brown]</p>

11	12763 (PA21)	Gethsemane, Church Lane	Removal of single storey extension from the North East elevation to be replaced by a single storey extension. Removal of shed, creation of two summerhouses on the grounds. Internal and external alterations including the installation of conservation roof windows	Unanimously RESOLVED to support the application [Proposed Cllr Tremayne; Seconded Cllr Barnes]
12	12764 (PA21)	Gethsemane, Church Lane	Listed building consent: Removal of single storey extension from the North East elevation to be replaced by a single storey extension. Removal of shed, creation of two summerhouses on the grounds. Internal and external alterations including the installation of conservation roof windows	Unanimously RESOLVED to support the application [Proposed Cllr Tremayne; Seconded Cllr Barnes]



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Town Mayor: Cllr M 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 28th February 2022

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

In attendance: Ms A Hunt Operations & Facilities Officer
Ms C Coomber Administration Assistant
Cllr I Thomas
Mr S Francis Applicant
Mr C Green Applicant
Ms L Ellis Local Resident
Ms K Wood Local Resident
Two further local residents were also in attendance

PART I – PUBLIC SESSION

1453.1 To receive apologies for absence

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

1453.2 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.

1453.3 To suspend Standing Order to allow the public to speak

1453.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak.
[Proposed Cllr Brown; Seconded Cllr Mrs Biscoe]

1453.4 To allow the public to put questions to the Council on any matters relating to this Agenda.

Mr Francis spoke as the applicant in relation to PA22/00781. He advised the meeting that the intention was to continue with the existing appointment-based business with approximately 30-40 clients per week. He stated that there was general support among Carbis Court residents, with no objections registered on the planning portal.

Ms Wood also spoke in relation to PA22/00781 and asked the Council to support a local family operating a local business. She commented that an elderly client unable to get into town had used the service and been made to feel very safe.

Ms Ellis spoke in relation to PA22/00781 and advised that she fully supported the application. Carbis Court was a small cul-de-sac, but there had been no parking problems in relation to the business as the applicant made use of a private driveway.

Mr Green spoke as the applicant in relation to PA22/01019. He stated that he was looking forward to bringing his business back into the town. No real change of use was involved in the application, although a small flat would be created, initially for use by a family member. The flat would remain part of the wider property and could also be used to house younger employees encountering difficulty finding local accommodation.

1453.5 To reinstate Standing Orders

1453.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Mrs Biscoe; Seconded Cllr Ellenbroek]

1453.6 To consider the planning applications

1453.6.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1453.7 To receive correspondence

1453.7.1 *Cornwall Council - Street Trading Renewal Application, LI22_000667, Leann Geach, Fore Street*

It was suggested that the trader be reminded of Cornwall Council policy in relation to single use plastic.

1453.7.1.1 Unanimously RESOLVED to support application LI22_000667. [Proposed Cllr Biscoe; Seconded Cllr Brown]

1453.7.2 *NHS England - Banns Pharmacy Ltd, Lanner*

The correspondence was noted.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA22/ unless otherwise stated

Meeting: 28th February 2022

REF NO	CC REF	SITE	PROPOSAL	DECISION
<p>LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Mrs Biscoe, Seconded Cllr Brown]</p>				
1	01158	45 Cardrew Industrial Estate, Cardrew Way	Planning application for the continued use of the materials recycling facility, increase to the annual waste input and for the construction of external storage bays at Redruth Materials Recycling Facility with variation of condition 8 of decision PA20/01238 dated 10.06.2020	Supported on the proviso that the Local Liaison Group raises no objection to the proposed extension of operating hours
2	01330	Treskerby Farm, Treskerby	Proposed replacement of existing outbuilding and solar panels installed on inner roof slope of main farmhouse	Supported
3	01331	Treskerby Farm, Treskerby	Listed Building Consent for proposed replacement of existing outbuilding and solar panels installed on inner roof slope of main farmhouse	Supported

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
4	00781	4 Carbis Court	Retention of a 3m x 3m double glazed summerhouse as a barber shop	Unanimously RESOLVED to support the application [Proposed Cllr Brown; Seconded Cllr Ellenbroek]
5	01137	Land East of 3 Melyn Grove, Harris Mill	Application for outline permission with all matters reserved for single dwelling	RESOLVED by Majority to support the application [Proposed Cllr Collins; Seconded Cllr Brown] Cllr Ellenbroek abstained
6	01019	Silverfields, Chapel Street	Retention and completion of the proposed change of use as part of existing E(c)(iii) business use to residential use C3(a), part re-roofing of premises and external alterations	Unanimously RESOLVED to support the application [Proposed Cllr Ellenbroek; Seconded Cllr Brown].

Redruth Town Council
Clerk's Report – Planning Committee
Meeting Date: 14th March 2022

Ser No	Item	Action	Response
1446.8	Parking concerns at Bellevue	Cllr Barnes to liaise with Cllr Collins and the Highways Manager to find a mutually acceptable date for a meeting	Update from Cllr Barnes

Planning Committee

Meeting 14th March 2022

Decision Notice Schedule

All references for PA21 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1443.3.1.10	10829	The Old Coach House, 34 Fore Street	Conversion and alterations to form ground floor business unit and eight flats comprised over ground, first and second floors, including enclosed refuse/cycle storage and associated works	Unanimously RESOLVED to support the application	Approved
1443.3.1.11	11501	The Old Coach House, 34 Fore Street	Listed building consent for conversion and alterations to form ground floor business unit and eight flats comprised over ground, first and second floors, including enclosed refuse/cycle storage and associated works	Unanimously RESOLVED to support the application	Approved
1440.3.1.3	10965	2 Fords Row	Renovations and re-roofing of annexe	Unanimously RESOLVED to support the application	Approved
1449.6.1.4	00468 (PA22)	24 Treliske Road, Roseland Gardens	Fibre cement cedar cladding approved; natural cedar cladding to be used instead	Unanimously RESOLVED to support the application	Approved
1406.6.1.3 1443.3.1.1	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 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 reasonably supported	Unanimously RESOLVED to support the application Unanimously RESOLVED to support the application	Approved

1406.6.1.4 1443.3.1.2	02649	St Euny Poultry Farm, St Euny House, Trevingey Road	Listed building consent for works to the 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 failed length of wall and strengthening of the wall to ensure the higher ground of the churchyard is suitably supported	Unanimously RESOLVED to support the application Unanimously RESOLVED to support the application	Approved
1449.6.1.5	00475 (PA22)	Wheal Prussia Dry, Wheal Prussia, Treleigh	Dormer extension and balcony	Unanimously RESOLVED to support the application	Approved
1452.3.1.3	00679 (PA22)	8 Fairfield	Single storey rear extension	Unanimously RESOLVED to support the application	Approved
1425.3.1.6	05548	Land adj to Seton Business Centre, Scorrier Road	Outline application for proposed commercial development covering a mix of B2, B8 and E uses	Unanimously RESOLVED to support the application	Refused
1434.3.1.9 1449.6.1.6	08107	1 Redruth Foyer, Alma Place	Repair of existing single glazed timber windows	Unanimously RESOLVED to make no comment	Approved
1434.3.1.10 1449.6.1.7	08108	1 Redruth Foyer, Alma Place	Listed Building Consent: repair of existing single glazed timber windows	Unanimously RESOLVED to make no comment	Approved
1440.3.1.3	10965	2 Fords Row	Renovations and re-roofing of annexe	Unanimously RESOLVED to support the application	Approved
1446.6.1.3	11937	River Barns, Old Portreath Road, Bridge	Change of use of agricultural barn to E use class. Part retrospective	Unanimously RESOLVED to support the application	Approved
1446.6.1.10	12689	Land South of Westcliffe, Basset Street	Construction of terrace of 5 single storey garages, pair of garages and 2 electric vehicle charging spaces	Unanimously RESOLVED to support the application	Approved

1446.6.1.11	12068	The Warren, Buller Hill, Buller Downs	Retrospective planning application for a residential caravan and portable building and change of use	RESOLVED by Majority not to support the application on the grounds that the development: (i) is not in keeping with the surrounding area; (ii) is outside the settlement boundary and (iii) represents sporadic development in open countryside	Refused
1446.6.1.13	12277	92 Albany Road	Rear single storey extension and associated works	Unanimously RESOLVED to support the application	Approved
1452.3.1.11	12763	Gethsemane, Church Lane	Removal of single storey extension from the North East elevation to be replaced by a single storey extension. Removal of shed, creation of two summerhouses on the grounds. Internal and external alterations including the installation of conservation roof windows	Unanimously RESOLVED to support the application	Approved
1452.3.1.12	12764	Gethsemane, Church Lane	Listed building consent: Removal of single storey extension from the North East elevation to be replaced by a single storey extension. Removal of shed, creation of two summerhouses on the grounds. Internal and external alterations including the installation of conservation roof windows	Unanimously RESOLVED to support the application	Approved
1452.3.1.1	00408 (PA22)	1 Cardrew Industrial Estate, Cardrew Way	External elevation works for narrow windows to be replaced with new taller windows to match existing design and finish, louvred grilles to be installed to external façade for ventilation in various locations, finish to match existing cladding	Unanimously RESOLVED to support the application	Approved
1452.3.1.5	00811 (PA22)	Woodlands, 6 Trevingey Road	Works to trees subject to a Tree Preservation Order (TPO), works include felling a leylandii tree	Unanimously RESOLVED to support the application	Approved

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSED PREMISES SUBMISSIONS FOR:

Monday 14th March 2022

Ser No	License No <i>(All LI22/ unless otherwise stated)</i>	Details
NIL		

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From: Peter Bennett (Town Clerk)
Sent: 22 February 2022 15:08
To: Admin
Subject: FW: Planning training for Local Councils: Supporting Sustainable Development, Flood and Coastal Risk Management - the Environment Agency's role and responsibilities

Categories: Planning

From: [REDACTED] **On Behalf Of** positiveplanning
Sent: 22 February 2022 15:05
Subject: Planning training for Local Councils: Supporting Sustainable Development, Flood and Coastal Risk Management - the Environment Agency's role and responsibilities

Information Classification: CONTROLLED

Dear clerks

We are pleased to offer you our next online planning training for Local Councils on Tuesday 22 March. These are now online Teams events aimed at clerks and local councillors in Cornwall. No need to book places - you can just join by clicking on the Microsoft Teams meeting link below to join on the day. Please forward this email to your local council members for them to use if they would like to attend:

Meeting link: **Supporting Sustainable Development, Flood and Coastal Risk Management and more – the Environment Agency's role and responsibilities**

Microsoft Teams meeting:

[Click here to join the meeting](#)

Or call in (audio only)

[+44 20 3443 6327 556630998#](tel:+442034436327556630998) United Kingdom, London

Phone Conference ID: 556 630 998#

Date: Tuesday 22 March 2022

Time: 14:00-15.30

Content: The Environment Agency works to create better places for people and wildlife, and support sustainable development. In this training session we will welcome from the EA: Shaun Pritchard and Marcus Salmon, planning specialists in the Sustainable Places team in the Devon, Cornwall and Isles of Scilly (DCIS) Area, and Simon Dart, Flood and Coastal Risk Management Advisor who leads on Planning and Regulation in the DCIS Area.

The presenters will explain the Environment Agency's:

- *Relationship with Place-makers and the outcomes they seek to deliver through growth and development including, for example, the Climate and Biodiversity emergency, the Flood and Coastal Erosion Risk Management strategy, the DEFRA 25 year plan, the EA action plan and the Area Local Outcome Plan*
- *Role in Town & Country Planning*
- *Approach to:*
 - *Using the EA's data and evidence to inform their position*
 - *Forward planning – Climate Emergency DPD*
 - *Strategic engagement – Truro Towns Fund*
 - *Development Management – eg Pydar Street, Truro*
 - *Development Management – Taking a risk based approach: Local Flood Risk Standing Advice*
- *Performance in influencing planning decisions*
- *Progress on Project Speed: delivering improvements to the EA's service*

Presentations from these events will be available on our [Local Council Planning Conferences](#) webpage. We have recently added a new training video, **Planning Enforcement and Compliance** (updated February 2022), and will be adding others soon.

Kind regards

██████████ | **Development Officer (Specialist)**
Cornwall Council | Planning and Sustainable Development

██████████ Tel: 01872 322222 Mobile: ██████████
www.cornwall.gov.uk 'Onen hag oll'

Level 1.S, Chy Tревail, Beacon Technology Park, Bodmin PL31 2FR

Please note that I work part-time. My normal working days are Tuesdays, Wednesdays, Thursdays.

To keep up-to-date with changes in the Planning and Sustainable Development Service, please check <https://www.cornwall.gov.uk/planningnews>

Please let us know if you need any particular assistance from us, such as facilities to help mobility, vision or hearing, or information in a different format.

Please consider the environment. Do you really need to print this email?

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