



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:*  
6<sup>th</sup> April 2022

Dear Councillor

**Meeting of the Planning Committee – Monday 11<sup>th</sup> April 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 11<sup>th</sup> April 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 long horizontal line extending to the right.

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 11<sup>th</sup> April 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 14<sup>th</sup> March 2022
  - 7.2 Interim Meeting of the Planning Committee held on 28<sup>th</sup> March 2022
8. Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule
  - 9.3 Cornwall Council – Notification of Appeal: PA21/03726, Land West of Wheal Prussia Dry, Wheal Prussia, Treleigh
  - 9.4 The Planning Inspectorate – Appeal Decision: PA21/04082, Land East of Plen An Merther, Radnor Road
  - 9.5 The Planning Inspectorate – Appeal Decision: PA20/11276, Former Unit H, Bartles Industrial Estate, North Street
  - 9.6 Biffa – Community Liaison Meeting
  - 9.7 Cornwall Council – Naming New Development and Streets in Cornwall: Use of Cornish Language

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 11<sup>th</sup> April 2022

## LIST 1 (FOR APPROVAL EN-BLOC)

<b>Ser No</b>	<b>Planning App No (All PA22/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
1	02402	1 Park Rosmoren, Treleigh  Extension to the front of existing garage and the building of a first floor bedroom and en suite above the garage  For Mr Stephen Butterworth	Redruth Central, Carharrack & St Day	Supported
2	02086	11 Green Lane  Proposed change of use from Office E(c)(ii) use to C3 residential forming three residential flats  For Mr S Johns, Premier Contractors Ltd	North	Supported
3	02612	39 Mount Ambrose  Loft and balcony extension  For Mr Neil Cudlip	Redruth Central, Carharrack & St Day	Supported

## LIST 2

<b>Ser No</b>	<b>Planning App No (All PA22/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
NIL				



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**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 14<sup>th</sup> March 2022

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

In attendance: Ms A Hunt Operations & Facilities Officer  
Mr S Treloar Administration & Finance Officer  
Ms C Coomber Administration Assistant  
Cllr I Thomas

PART I – PUBLIC SESSION

**1456.1 To receive apologies for absence**

Apologies were received from Cllrs Ellenbroek (unwell), Brown and Bishop (other commitments).

**1456.2 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.

**1456.3 To consider the planning applications**

1456.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

**1456.4 To confirm the minutes of the following meetings:**

**1456.4.1 Meeting of the Planning Committee held on Monday 14<sup>th</sup> February 2022**

Unanimously RESOLVED by to confirm the minutes of the Meeting of the Planning Committee held on 14<sup>th</sup> February 2022 as a true and accurate record of proceedings [Proposed Cllr Collins; Seconded Cllr S Barnes].

**1456.4.2 Interim Meeting of the Planning Committee held on Monday 28<sup>th</sup> February 2022**

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 28<sup>th</sup> February 2022 as a true and accurate record of proceedings [Proposed Cllr Collins; Seconded Cllr Mrs Biscoe]. Cllrs Barnes and Tremayne abstained at they had not been present at the meeting.

**1456.5 Clerk's Report**

A report had been circulated prior to the meeting. Cllr Barnes advised that there was no update in relation to the parking concerns at Bellevue. The report was noted.

1456.6 **To receive correspondence**

1456.6.1 *Decision Notice Schedule*

The schedule was noted.

1456.6.2 *Licensed Premises Schedule*

The schedule was noted.

1456.6.3 *Cornwall Council – Planning Training for Local Councils; Supporting Sustainable Development, Flood and Coast Risk Management – The Environmental Agency’s role and responsibilities.*

A link to the training was included in the correspondence. All Councillors were invited to attend. Presentations from the training would also be available on the Cornwall Council website at a future date.

**Chairman**

**REDRUTH TOWN COUNCIL – PLANNING SCHEDULE**

**ANNEX A**

All references for PA22/ unless otherwise stated

Meeting: 14<sup>th</sup> March 2022

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<p><b>LIST 1</b></p> <p>Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr A Biscoe, Seconded Cllr Tremayne]</p>				
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	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	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	Supported
<p><b>LIST 2</b></p>				
<p>NIL</p>				



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**Town Mayor: Cllr M Brown**

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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> March 2022

Present: Cllr H Biscoe Chair  
Cllr S Barnes  
Cllr A Biscoe  
Cllr Brown  
Cllr L Collins  
Cllr Ellenbroek  
Cllr W Tremayne

In attendance: Ms A Hunt Operations & Facilities Officer  
Mr S Treloar Administration & Finance Officer  
Cllr I Thomas

PART I – PUBLIC SESSION

**1458.1 To receive apologies for absence**

Apologies were received from Cllr Bishop (other commitments).

**1458.2 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.

**1458.3 To consider the planning applications**

**1458.3.1** The planning applications were dealt with in accordance with the attached Annex A to these minutes.

**Chairman**

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

All references for PA22/ unless otherwise stated

**Meeting: 28<sup>th</sup> March 2022**

<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 I are supported en bloc. [Proposed Cllr Brown; Seconded Cllr Tremayne]				
1	02257	Parc Vean House, Parc Vean, Coach Lane	Non-material amendment in relation to decision notice PA21/09090 dated 16.12.2021: use existing window opening rather than forming a new opening completely	Supported
2	02369	18 Roseland Gardens	Removal of existing conservatory and erection of single storey rear extension	Supported
3	02472	Land at Wheal Harmony	Non-material amendment (NMA1) for introduction of 3no. new windows at first floor level to PA18/00807 dated 22.03.2018	Supported
4	01327	Redundant Barns, Treskerby Farm, Treskerby	Conversion of existing barns into single residential dwelling	Supported
5	02093	The Fields, Trevingey Road	Proposed formation of staff toilet and changing facilities	Supported



**LIST 2**

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
6	02086	70 Fore Street	Application for Consent to Display an Advertisement, namely the siting of an internally illuminated Fascia Panel and an internally illuminated Projecting Sign	RESOLVED by Majority not to support the application on the grounds that internally illuminated signage is not permitted in the conservation area within which the application site lies [Proposed Cllr Ellenbroek; Seconded Cllr Brown] Cllrs Biscoe and Brown abstained.

**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 11<sup>th</sup> April 2022**

<b>Ser No</b>	<b>Item</b>	<b>Action</b>	<b>Response</b>
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	See attached report

## **Redruth Town Council Planning visit to Bellevue 14.03.2022**

Following on from the last planning meeting when parking at Belle Vue was raised we decided to do an impromptu tour of the area.

We went down Green Lane and did not consider that there were any major issues here. The traffic flows quite well and there are no known parking problems that have been raised with the council.

Then we went up Bellevue. We estimated that in the whole length of the road that there were only 3 parking spaces for cars to park. There was an area at the top of Bellevue where someone had coned off an area for about 2 cars. It was felt that might have been done as it looked like that some building works had been carried out. But we could be wrong.

We then walked down a service lane between Bellevue and Rose Row. The entrance is narrow, and the road surface is rough and uneven. There are garages on both sides of the lane. Whether the garages are used to park cars or to store other items is unclear. There are "KEEP CLEAR" lines to try and keep the entrance clear.



We then looked at a lane at the bottom of the top part of Bellevue. It was quite apparent that the lane has not been used by cars at all and that the gardens to the rear of these properties do not lend themselves to being converted into parking spaces.

We then looked at the lane between Rose Row and Fords Row. This lane did have more off-road parking spaces for residents and the garages in this lane did look like they were used more for parking cars. The entrance here is better, and there is an entrance top and bottom.



Parking in Rose Row was full, and cars were parked very tight together, probably from years of practice making perfect.

We then looked at the area behind Paulls Row. There is a parking area by Gladstone's Terrace where there is a tree blocking the use of the land. If the tree was removed it would provide parking for at least 2 more cars.



We ended up in Flowerpot Chapel Car Park. This facility is well used, and every effort needs to be used to keep it so. We felt that a portion of this car park should be reserved for some of the residents of this area to be able to park during the day at a reduced Season Ticket rate. Preferably at the top of the car park for ease of use for the residents.



Flowerpot Chapel Car Park

**Planning Committee**

**Meeting 11<sup>th</sup> April 2022**

**Decision Notice Schedule**

**All references for PA21 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1423.3.1.1	06682	2 Shallow Adit	Reserved Matters application for access, appearance, landscaping, layout and scale following outline permission PA18/02659 for up to five dwellings, garage and workshop	Unanimously RESOLVED to support the application	Approved
1449.6.1.1	12484	44A Treskerby	Two storey front extension to existing detached dwelling	Unanimously RESOLVED to support the application	Approved
1449.6.1.10	12647	Redruth Tennis Club, Trevingey Road	Erection of nine flood lights without compliance with Condition 2 of decision notice W2/PA07/01894/F dated 14 January 2008	Unanimously RESOLVED to support the application	Approved
1449.6.1.2	00007 (PA22)	Globe Vale Caravan Park, Coast To Coast, Forge	Construction of single storey agricultural type building on a concrete base, to be used as a workshop, storage and equestrian use. Building to be 24.3m long x 12.1m wide x 4.1m to eaves	Unanimously RESOLVED to support the application	Approved
1452.3.1.2	00576 (PA22)	Penventon Park Hotel, West End	Works to trees subject to a Tree Preservation Order (TPO) as set out in the attached tree survey reports	Unanimously RESOLVED to support the application	Approved
1434.3.1.7	07759	The Plantation, Harris Mill	New dwelling within the domestic curtilage of an existing dwelling	Unanimously RESOLVED to support the application	Approved
1425.3.1.3	08027	Old Goonrawe Farm, Goonrawe, Sparnon Gate	Revocation of Planning Agreement under Section 52 in respect of decision notice W2/88/00256/F	Unanimously RESOLVED to support the application	s52/s106 and discharge of condition apps

1452.3.1.8	00566 (PA22)	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.	Withdrawn
1449.6.1.3	00365 (PA22)	85 Falmouth Road	Removal of existing boundary wall and creation of off road parking for 1 vehicle and electric car charge point	<b>RESOLVED by Majority not to support the application on the grounds that it would: (i) set a precedent for the creation of off road parking on that particular stretch of Falmouth Road; (ii) that the site is on a main pedestrian route to and from school and vehicles crossing the pavement would pose a safety risk; (iii) the danger of attempting to join oncoming traffic at that point of the road and (iv) the impact on other traffic on a main and busy thoroughfare</b>	Approved

1449.6.1.8	00159 (PA22)	Woodlands, 6 Trevingey Road	Works to trees in a tree preservation order (TPO), works to include: T1 (Sycamore) – crown reduce by 1.5m; T2 (Sycamore) – fell; and T3 (Sycamore) – crown reduce of less than 0.5m to give shape, it will then be lightly pruned on a 4 yearly basis	Unanimously RESOLVED to support the application	Refused
1456.3.1.3	01676 (PA22)	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	Unanimously RESOLVED to support the application	Approved
1443.3.1.4	11112	River Barns, Old Portreath Road, Bridge	Retention and extension of ablutions block at certified location for exclusive use by members of the caravan and motorhome club	Unanimously RESOLVED to support the application	Approved
1446.6.1.7	11593	6 St Stephens Crescent, Treleigh	Erection of a dwelling	Unanimously RESOLVED to support the application	Approved
1452.3.1.4	00489 (PA22)	4 Coach Lane	Replacement two storey side extension and single storey rear extension	Unanimously RESOLVED to support the application	Approved
1456.3.1.2	00804 (PA22)	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	Unanimously RESOLVED to support the application	Approved
1456.3.1.1	00810 (PA22)	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	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, 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 11<sup>th</sup> April 2022**

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

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



Your ref:  
My ref: PA21/03726  
Date: 25 March 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:	<b>APP/D0840/W/22/3290810</b>
Cornwall Council ref:	<b>PA21/03726</b>
Appeal start date:	<b>18 March 2022</b>
Proposal:	<b>Retrospective: Change of use of land for residential use and stationing of a residential caravan</b>
Location:	<b>Land West Of Wheal Prussia Dry Wheal Prussia Treleigh Redruth Cornwall</b>
Appellant:	<b>Mr Robert Tolley</b>
Cornwall Council decision:	<b>REFUSED</b>

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, Linda Hutton, Room 3/P, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by 22 April 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, by reason of the location to the north side of the A3047, which is open countryside, is severed from nearby services, facilities, amenities and employment. As such, it would represent unsustainable, new residential development, for which no special justification has been adequately demonstrated. The proposal therefore represents an unsustainable, undesirable and sporadic form of development that would be contrary to the provisions of paragraphs 7, 8 and 79 of the National Planning Policy Framework 2019 and Policies 1, 2 and 7 of the Cornwall Local Plan Strategic Policies 2010 - 2030
- 2 The proposal would result in an unjustified sporadic residential development which has an unacceptable urbanising effect into an area that is primarily undeveloped and rural in character, which would have a detrimental impact upon the appearance and character of the landscape and thereby fails to protect and encourage enhancement of this particular area of countryside, contrary to Policies 2, 13 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030, paragraph 170 of the National Planning Policy Framework 2019 and Part 2, Context and Built Form, of the National Design Guide Planning - practice guidance for beautiful, enduring and successful places (January 2021).

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

Yours faithfully

**Sandra Oram**

**Senior Development Support Officer  
Planning and Sustainable Development Service**

Tel: 01872 322222

Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)



## Appeal Decision

Site visit made on 7 March 2022

by Neil Pope BA(HONS) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 March 2022

Appeal Ref: APP/D0840/W/21/3283523

Land east of Plen an Merther, Radnor Road, Radnor, Redruth, Cornwall TR16 5EL.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Hancock against the decision of Cornwall Council.
- The application ref. PA21/04082, dated 12/4/21, was refused by notice dated 28/7/21.
- The development proposed is the construction of a dwelling.

### Decision

1. The appeal is dismissed.

### Preliminary/Background Matters

2. This 0.13 ha appeal site lies within the settings of the Cornwall and West Devon Mining Landscape World Heritage Site<sup>1</sup> (WHS) and the 'Part of the mining complex at Wheal Peevor' Scheduled Monument (SM). It also lies within the settings of three Grade II listed buildings<sup>2</sup> at the former Wheal Peevor Mine. These are all important designated heritage assets.
3. A appeal<sup>3</sup> against a refusal of outline planning permission for two dwellings on land that included the appeal site was dismissed in 2019. A subsequent application for a single dwelling on the site was recommended for approval by the Council's officers but was refused planning permission (ref. PA19/05872).

### Main Issue

4. The main issue is the likely effect upon the settings of the WHS and SM, and whether the proposal would preserve the settings of the Grade II listed buildings at Wheal Peevor.

### Reasons

#### *Planning Policy/Other Relevant Published Documents*

5. The development plan includes the Cornwall Local Plan Strategic Policies 2010-2030 (LP). LP policy 24 (historic environment) is the most important policy to the determination of this appeal.
6. I have also had regard to the provisions of the National Planning Policy Framework (the Framework). This is an important material consideration that

<sup>1</sup> The WHS extends to about 19,710 hectares and is spread over ten areas. The appeal site is adjacent to part of the Camborne and Redruth Mining District with Wheal Peevor and Portreath Harbour area of the WHS – Area 5ii.

<sup>2</sup> These comprise a winding engine house, a pump engine house and a stamps engine house.

<sup>3</sup> APP/D0840/W/18/3200639.

carries substantial weight. Although it must be read as a whole, section 16 (Conserving and Enhancing the Historic Environment) is of particular relevance.

7. Whilst not forming part of the development plan, my attention has also been drawn to the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025 (MP). Amongst other things, the MP seeks to protect the Outstanding Universal Value (OUV) of the WHS. This includes protection from development outside the boundary of the WHS that could have an adverse impact on attributes within the WHS<sup>4</sup>. The MP has been adopted by the Council and can be given moderate weight in this appeal.

*Heritage Interest (Significance) of the Various Designated Heritage Assets*

8. The OUV of the WHS includes the remains of mines and engine houses that reflect an extended period of industrial expansion and prolific innovation associated with deep hard-rock mining during the 18<sup>th</sup> and 19<sup>th</sup> centuries. The substantial remains are a prominent reminder of the contribution Cornwall and West Devon made to the Industrial Revolution in Britain. These include the three tall elegant and distinctive engine houses at Wheal Peevor. These buildings are a rare survival of a once common triple arrangement of stamps, pumping and winding engine houses along with their associated dressing floors.
9. The significance of the SM also includes the three above noted engine houses and dressing floors. These impressive remains are an important example / evidence of past deep mining of copper, tin and pyrite in this part of Cornwall and a visible focus of historic mining activities within the local landscape. The SM also provides a record of the economic and social impact of deep mining ventures and the effects upon the local population. These matters are aptly described in the various interpretation boards in and around the SM.
10. The significance of the above noted Grade II listed 19<sup>th</sup> century engine houses is derived primarily from their special architectural and historic qualities. These include their rectangular plans, granite and rubble walls, including bob walls, distinctive tapered cylindrical brick chimneys, window arches and surviving 19<sup>th</sup> century fabric. As I saw during my visit, these three buildings form a prominent and very pleasing row and are a visible record of the influence of past mining activity in the local landscape.
11. At its nearest point, the appeal site is approximately 80 metres south of Area 5ii of the WHS and the boundary of the SM<sup>5</sup>. It forms part of the garden of the appellants' dwelling and the open foreground setting of the mining remains at Wheal Peevor when viewed from the south and south east. This includes views from sections of Radnor Road as well as filtered views from the road to the east of the appeal site that serves the public/visitor car park adjacent to the SM.
12. As noted within the MP, the setting of the WHS includes those sites which provide additional historical, visual or spatial context. The same is true for the SM and the listed engine houses. There is no single spot to or from the WHS from where it can be appreciated as a single entity. Views of parts of the WHS, including some glimpsed views of rare surviving remains of past mining activity, are important in affording an appreciation and understanding of its significance. The same applies for the SM and the three listed engine houses.

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<sup>4</sup> MP policies P3 and P8.

<sup>5</sup> It is slightly further south of the nearest Grade II listed building, the winding engine house.

13. Over time, there have been changes to the settings of the above noted designated heritage assets. These include the appellant's existing dwelling and development nearby at Pryor's Shaft. I note that since the previous appeal a soil bund has been constructed near the entrance gateway to the appeal site and boundary fencing erected. Some shipping containers are also being stored on part of the appeal site and those acting on behalf of the appellants have informed me that it is a builder's yard. From the gateway, these works disrupt the "*striking and uninterrupted views across the open appeal site of much of the central of the 3 engine houses*" noted by the previous Inspector.
14. Notwithstanding the changes within the settings of these designated heritage assets, the largely open qualities of the appeal site assists in retaining and appreciating the historic landscape setting of these assets and the impact of this deep mining activity upon the local population and economy. As I saw during my visit, the northern part of the appeal site affords a filtered/glimpsed view of parts of the three engine houses from the road to the east. Whilst this is one of many of the views of these heritage assets it provides a different perspective of this row of important buildings and, in so doing, is a reminder of the presence of these buildings within the landscape and the role and influence of past mining activity. This view assists in revealing these heritage assets in their landscape setting for those visiting this mine complex, as well as others walking along this section of the road. The appeal site makes a small but positive contribution to the significance of these designated heritage assets.

*Likely Effect Upon the Settings of the Various Designated Heritage Assets*

15. The proposed four bedroom dwelling would be sited in the north eastern corner of the site and would be served by a long entrance driveway off Radnor Road. This new 1½ storeys building would have stone walls, timber framed windows and a natural slate roof. It would reflect some traditional buildings within the local landscape and would accord with aspects of the Council's Design Guide.
16. However, this new building would erode the largely open qualities of the appeal site and a part of the historic landscape settings of the WHS, SM and Grade II listed engine houses. In time, there could also be pressure for additional buildings and structures to serve the house, such as a garage/car port and/or garden sheds and conservatory. The Council could have difficulty in resisting this and such development would further erode the open qualities of the site and part of the settings of the WHS, SM and three listed engine houses.
17. Whilst in the previous appeal it was found that housing on this site would comply with development plan policies for rounding off of a settlement, the proposal before me would encroach into the open landscape settings of important designated heritage assets. The new house would also be likely to obstruct the glimpsed view of the three engine houses from the road to the east. In so doing, it would detract from an appreciation or understanding of the significance of this part of the WHS, SM and the listed buildings, as well as the historic role of these buildings within this part of Cornwall.
18. In the context of the Framework, the likely effect of the proposal would amount to less than substantial harm to the significance of these designated heritage assets. If there is a sliding scale within this category of harm, the proposal would be towards the lowest end in respect of the WHS when considered as a whole, and towards the low end in respect of the SM and the listed buildings. However, less than substantial harm to the significance of a designated

heritage asset does not amount to a less than substantial planning objection. Great weight should be given to an asset's conservation and the more important the asset, the greater the weight should be. The harm that I have identified weighs considerably against granting permission.

19. I must weigh the harm with any public benefits of the proposal. In this regard, the development would add to the choice and supply of housing within this part of Cornwall. It would help to support local services, increase Council Tax receipts and provide a very small amount of support to the construction industry. However, these matters are insufficient to outweigh the harm to the significance of the various designated heritage assets that I have found above.
20. I conclude on the main issue that the proposal would be likely to harm the settings of the SM and WHS, and would fail to preserve the settings of the Grade II listed buildings at Wheal Pevor. The proposal would conflict with LP policy 24, MP policies P3 and P8 and the provisions of the Framework that are aimed at conserving and enhancing the historic environment.

*Other Matter*

21. The appeal site lies within the 12.5km buffer zones of both the Penhale Dunes Special Area of Conservation (SAC) and the Fal & Helford SAC. The proposal, in combination with other projects and plans, could increase recreational pressure on these protected wildlife sites and have a significant adverse effect upon natural habitats and species of wild fauna and flora. The Council's suggestion that this matter could be addressed by way of a suitably worded planning condition accords with its adopted European Sites Mitigation Supplementary Planning Document. However, this does not overcome or outweigh my findings in respect of the main issue above.

*Overall Conclusion*

22. Given all of the above, I conclude that the appeal should not succeed.

*Neil Pope*

Inspector



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## Appeal Decision

Site visit made on 7 March 2022

**by Neil Pope BA(HONS) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 1st April 2022

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**Appeal Ref: APP/D0840/W/21/3276553**

**Former Unit H, Bartles Industrial Estate, North Street, Redruth, Cornwall, TR15 1HR.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Nick Rogers of J R Flat Roofing UK Ltd against the decision of Cornwall Council.
- The application ref.PA20/11276, dated 18/12/20, was refused by notice dated 21/5/21.
- The development proposed is the construction of a new dwelling and amendment to the existing car parking arrangement.

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### Decision

1. The appeal is allowed. Planning permission is granted for the construction of a new dwelling and amendment to the existing car parking arrangement at former Unit H, Bartles Industrial Estate, North Street, Redruth, Cornwall, TR15 1HR. The permission is granted in accordance with the terms of application ref. PA20/11276, dated 18/12/20 and subject to the conditions in the attached Schedule.

### Main Issue

2. The main issue is the effect upon the character and appearance of the area, including the setting of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS).

### Reasons

#### *Planning Policy and Other Relevant Published Documents*

3. The development plan includes the Cornwall Local Plan Strategic Policies 2010-2030 (LP) and the Cornwall Site Allocations Development Plan Document (DPD) adopted in 2019. The most important policies to the determination of this appeal are: LP policies 12 (design), 21 (best use of land), 24 (historic environment) and; DPD policy 1 (housing growth/windfall).
4. Whilst not forming part of the development plan, my attention has also been drawn to the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025 (MP). Amongst other things, the MP seeks to protect the Outstanding Universal Value (OUV) of the WHS. This includes protection from development outside the boundary of the WHS that could have an adverse impact on attributes within the WHS<sup>1</sup>. The MP has been adopted by the Council and can be given moderate weight in this appeal.

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<sup>1</sup> Policy P3. MP policy C2 requires high quality design and design that is respectful of the setting of the WHS.



*Character and Appearance - The Site and Surroundings*

5. This 0.019 ha appeal site lies on the western side of North Street and within the built-up area of Redruth. It is immediately adjacent to the WHS<sup>2</sup> and forms part of the very extensive setting of this designated heritage asset<sup>3</sup>. I understand that the appeal site was part of a former foundry.
6. Immediately to the south of the site is 27 North Street. This neighbouring property is part of a terrace<sup>4</sup> of former mineworkers dwellings within the boundary of the WHS. This row is set back from the street with intervening garden spaces. Various sheds, car ports and other ancillary structures have been erected within these garden spaces. To the south of this terrace Nos. 34, 36 and Manor Terrace have been built close to the edge of the footway.
7. On the opposite (eastern) side of the street there is another terrace<sup>5</sup> of houses (Sandow's Row). This row has been built much closer to the edge of the footway with small front gardens. Immediately to the west of the appeal site there is a terrace of three new houses which is set forward of Hambly's Row. Beyond this terrace there are some business units and to the north there is a veterinary surgery and some detached and semi-detached properties.
8. I note the comments of the WHS Office set out within the Council's officer's report. Having visited the site and surroundings and notwithstanding the garden structures, Hambly's Row is discernible as a traditional terrace of former mineworkers dwellings. This row, including the associated garden spaces, is part of the historic record of the growth of Redruth which was linked to deep mining activities of hard-rock. Hambly's Row adds to the heritage interest (significance) of the WHS and makes a pleasing contribution to the varied street scene of North Street.
9. The appeal site is not harmful to the setting of Hambly's Row, the significance of the WHS or to the street scene. However, there is nothing of substance to demonstrate that it makes a positive contribution to the heritage interest of the WHS or to the character or appearance of the area.

*Character and Appearance - Effect of the Proposal*

10. The proposed two bedroom dwelling would be sited in front (to the east) of the terrace of three new houses and very close to the edge of the footway along the western side of North Street. It would not entail the loss of any important open space or garden space within the street scene of North Street.
11. The proposed house would be set very much closer to the roadside than Hambly's Row. However, these former mineworkers dwellings and their garden spaces would remain a clearly discernible feature within North Street. The proposal would not erode the historical form of this terrace or diminish the ability to appreciate or understand its significance or its relationship with Sandow's Row. This new house would not intrude into or mar the setting of the WHS. It would add to the varied pattern of development along the street.
12. This new building would have a pitched roof, clad in natural slate, and natural stone walls with some wood cladding and stone quoins. A section of Cornish

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<sup>2</sup> The site is adjacent to part of Area 5 'Camborne and Redruth Mining District'.

<sup>3</sup> The WHS extends to 19,710 hectares and is spread over ten areas.

<sup>4</sup> Nos. 27-36 known as Hambly's Row.

<sup>5</sup> Nos. 2-20 North Street.

hedge would be provided at the back of the footway and along the garden boundary. There would also be some garden planting. The proposal would respect distinctive qualities in the local built environment and entail a very slight enhancement to the street scene of this part of North Street.

13. I conclude on the main issue that the proposed development would not harm the character or appearance of the area, including the setting of the WHS. It would accord with LP policies 12 and 24, and MP policies P3 and C2.

#### *Other Matters*

14. The proposed development would entail the more efficient use of previously-developed land for housing within a main urban settlement. It would increase the choice and supply of housing within this part of Cornwall without entailing the loss of any 'greenfield' land. The proposal would increase Council Tax receipts and would provide some very limited support to the construction industry. It would accord with the provisions of LP policy 21, DPD policy 1 and the provisions of the National Planning Policy Framework when read as a whole. These matters lend weight to the argument for granting permission.

#### *Planning Conditions*

15. In addition to the 'standard' condition requiring development to commence within three years, in the interests of certainty a condition would be necessary specifying the approved plans.
16. Given the previous use of the site, conditions would be necessary to address land contamination. For the exceptional reason of public safety, any development within areas identified as posing an unacceptable risk in the 2016 Phase 1 report<sup>6</sup> would need to be subject to a pre-commencement condition.
17. Separate conditions would be necessary: to ensure adequate drainage; to secure car parking and turning spaces, thereby avoiding danger and congestion on the local road network and; to safeguard the privacy of neighbouring residents, by restricting new openings in the south west elevation of the proposed dwelling. Finally, a condition relating to materials and landscaping would be necessary to safeguard the character and appearance of the area.

#### *Overall Conclusion*

18. Given all of the above, I conclude that the appeal should succeed.

*Neil Pope*

Inspector

#### SCHEDULE OF PLANNING CONDITIONS

1. The development hereby permitted shall commence before the expiration of three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1,250 scale site location plan, 1:500 scale block plan and 1:200 scale proposed site plan (drawing ref.001A); 1:50 scale ground floor, first floor, roof plan and section, 1:100 scale elevations (drawing ref.002).

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<sup>6</sup> Land contamination report submitted as part of the previous application for the adjacent terrace of three houses.

3. No development shall take place where land affected by contamination is identified and which poses risks identified as unacceptable in the Phase 1 report dated 6 July 2016 and prepared by Wheal Jane Consultancy ref: SI 19063 PH1, until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.
4. The approved remediation scheme in condition 3 above, shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner that demonstrates the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied.
5. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported in writing immediately to the Local Planning Authority (LPA). Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the LPA. Where unacceptable risks are found remediation and a verification scheme shall be submitted to and approved in writing by the LPA. These approved scheme shall be carried out before the development is resumed or continued.
6. Prior to the occupation of the dwelling hereby permitted, details of a scheme for the management of the site's surface water shall be submitted to and approved by the Local Planning Authority. The scheme shall be installed in accordance with the approved details prior to the occupation of the dwelling hereby permitted, and the scheme shall thereafter be retained in accordance with the approved details.
7. Before the development hereby permitted is brought into use, parking and turning areas shall be laid out and constructed in accordance with approved drawing ref. 002. These areas shall not thereafter be obstructed or used for any other purpose.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-enacting that Order, express planning permission shall be required for any openings above ground floor level in the south west elevation of the building hereby permitted.
9. Development shall not proceed above slab level until details or samples of the following have been submitted to and approved in writing by the Local Planning Authority: i) the natural slates to be used on the roof of the building; ii) the natural stone to be used on the external walls and in the sections of Cornish hedges; iii) the garden planting, including a timetable for implementation. The development shall be undertaken in accordance with the approved details / samples. Any trees or shrubs that die, are removed or become severely damaged or diseased within five years of planting shall be replaced.

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**From:** Peter Bennett (Town Clerk)  
**Sent:** 05 April 2022 11:50  
**To:** Admin  
**Subject:** FW: Community Liaison Meeting

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**From:** [REDACTED]  
**Sent:** 05 April 2022 11:49  
**To:** Peter Bennett (Town Clerk) <[townclerk@redruth-tc.gov.uk](mailto:townclerk@redruth-tc.gov.uk)>  
**Subject:** Community Liaison Meeting

Hi All

I would like to start planning for our 2<sup>nd</sup> community liaison meeting.

The purpose the group is to provide an open and constructive forum to provide members with an understanding of site operations and the processes that take place and to communicate ongoing operations and forthcoming developments, and to answer questions posed by members relating to the operation of the site and regulatory processes.

For those how would like to attend, could I suggest

Wednesday 27<sup>th</sup> April @ 11.30am.  
Thursday 28<sup>th</sup> April @11.30am  
Friday 29<sup>th</sup>April @ 11.30am

Please let me know if you would like to attend but these dates are not suitable.

There will be an opportunity to walk around the site and see what we do, this will then be followed by a chat and Q&A.

Many thanks

Regards



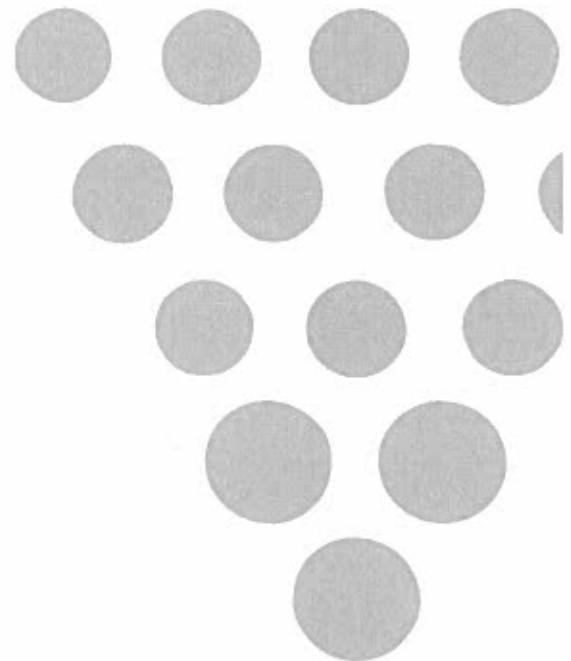
[REDACTED] / Redruth MRF/TS Manager I&C Divison  
**Mobile** [REDACTED] **E-Mail** [REDACTED]  
45 Cardrew Way, Redruth, TR15 1SS  
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# Naming New Development and Streets in Cornwall: Use of Cornish Language

Date: 09/12/21



# Naming New Development and Streets in Cornwall: Use of Cornish Language

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# Introduction: Using the Cornish language

1. Cornwall is extremely fortunate in having its own living Celtic language. The Cornish Language is recognised as a unique asset which has an important role to play in expressing Cornwall's cultural distinctiveness.
2. The language is firmly embedded in the landscape of Cornwall through the historic names for settlements and geographical features. Cornish has also been used in street names throughout Cornwall, and developers are increasingly using the language for new building and housing developments.
3. Keeping existing names retains the history of the area for local communities and using Cornish language names for new schemes contributes to our Cornish distinctiveness. The use of the language retains the connection between place, the site and our community's heritage.
4. The aim of this guidance is to enable building and housing developers, local councils and residents to retain existing Cornish names and to create Cornish language names for new development.

## Policy



5. The Cornwall Council Street Naming and Numbering Policy and Guidance states that there is a presumption in favour of:
  - Street names in the Cornish language, in line with the European Charter for Regional & Minority Languages and the Cornish Language Strategy 2015-2025.
  - Street names that refer to local historical heritage, natural or landscape features of the local area.
6. Cornwall Council's Street Naming and Numbering Policy strongly recommends that developers consult with the Parish, Town or City Council for the area where their development is situated to determine an appropriate street name as soon as possible, since the naming process can take several months.

- Where consultation with the local council has been undertaken, evidence of consultation should be submitted along with an application to Cornwall Council.

## Naming Developments and Streets

- Existing place names, such as farm or field names, should be retained and used as much as possible and street names should usually reflect the local history and geography.
- New street names are encouraged to be in Cornish. If a Cornish language form is approved for a street name, an English translation is not necessary.
- If an English language street name is used, all new and replacement English language street nameplates must also carry a Cornish translation under Cornwall Council policy.
- Mixed Cornish and English names are discouraged e.g. Breanek Close. In this case *Breanek* is the Cornish for St Agnes, and *close* is the English generic street name. The Cornish **Kew Vreanek** would be the preferred form.
- On brownfield sites, previous uses of the site can be referenced to give a new street or building name in Cornish, eg. “**Chi an Velin**”, (Mill House) for the conversion of an old mill.
- Greenfield sites also have history in terms of previous uses of the land and Cornish language field names from historic tithe maps. Landscape features can also be used to formulate a Cornish street name.

### Examples of street nameplates in Cornwall

Bi-lingual – English language street name with Cornish translation below	Cornish language street name
	



## Getting a Cornish translation

14. Developers should contact The Cornish Language Office at an early stage of planning. The Office consults the Akademi Kernewek which has a team of experienced translators who will be pleased to help. They will ensure that the Cornish language name is accurate grammatically and check the cultural and historical interest of the site and its surroundings.
15. Contact the Cornish Language Office:
  - Tel: 01872 323497
  - E-mail: [cornishlanguage@cornwall.gov.uk](mailto:cornishlanguage@cornwall.gov.uk)

## Applying to Address Management

16. Developers should consult with the Address Management Team before assigning an unofficial marketing name to the development. Problems can arise if purchasers have bought properties which have been marketed under an unofficial name and then legal documentation has been drafted.
17. All proposed names in the Cornish language submitted in a Street Naming and Numbering application to Cornwall Council will be passed to the Cornish Language Office for comment.
18. For detailed advice on street naming, consult the Cornwall Council "Street Naming and Numbering Guidance Notes":
  - <https://www.cornwall.gov.uk/planning-and-building-control/property-and-street-naming-and-numbering/policy-and-guidance-for-address-managment/>
  - E-mail: [addressmanagement@cornwall.gov.uk](mailto:addressmanagement@cornwall.gov.uk)

Prepared by:

**Mark Trevethan**  
Cornish Language Lead

If you would like this information in another format please contact:

Email: [cornishlanguage@cornwall.gov.uk](mailto:cornishlanguage@cornwall.gov.uk)

Telephone: **0300 1234 100**

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)