

**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:*  
5<sup>th</sup> October 2022

Dear Councillor

**Meeting of the Planning Committee – Monday 10<sup>th</sup> October 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 10<sup>th</sup> October 2022. Proceedings will commence promptly at 7pm.

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

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 M Brown  
Cllr L Collins  
Cllr B Craze  
Cllr W Tremayne

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING – Monday 10<sup>th</sup> October 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 8<sup>th</sup> August 2022
  - 7.2 Interim Meeting of the Planning Committee held on 22<sup>nd</sup> August 2022
  - 7.3 Interim Meeting of the Planning Committee held on 26<sup>th</sup> September 2022
8. Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule
  - 9.3 Cornwall Council – Notice of Appeal, PA21/09927, Land South of Ashcroft, Buller Hill, Application for Permission in Principle for construction of new single storey detached dwelling
  - 9.4 Cornwall Councillor Barbara Ellenbroek – PA22/05348, 102 Southgate Street, Residential Development of 10 houses
  - 9.5 Cornwall Council – Confirmation of Tree Preservation Order, Land adjacent to Seton Business Centre, Scorrier Road

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**SUBMISSIONS FOR: Monday 10<sup>th</sup> October 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	06433	8 South Park Close  Construction of single storey rear extension  For Ms J Thomas	South	Supported
2	08643	Redruth Library, 2-4 Clinton Road  Listed Building Consent for proposed repair works and refurbishment of existing building including repairs and replacement windows, minor internal alterations and repairs  For Mr Joshua Nawras, RIFT	South	Supported
3	08696	115 Mount Ambrose  Demolition of substandard extension and replacement  For Mr L Piekarz	Central	Supported
4	08498	Land West of Orion, North Country  Construction of four dwellings and associated works  For Newturn Developments	North	Supported
5	08571	Old Goonrawe Farm, Goonrawe, Sparnon Gate  Extension and alterations to the existing dwelling and erection of detached garage  For Mr R Hawken	North	Supported

## LIST 2

<b>Ser No</b>	<b>Planning App No</b> <i>(All PA22/ unless otherwise stated)</i>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
6	08130 (Cllr H Biscoe)	<p style="text-align: center;">Land off Sandy Lane</p> <p style="text-align: center;">Application for Outline Planning Permission with some matters reserved for the construction of five houses, along with the provision of a new access, parking and associated landscaping namely 'access only'</p> <p style="text-align: center;">For Mr &amp; Mrs Turner</p>	Central	
7	06830 (Cllrs Tremayne & Craze)	<p style="text-align: center;">Former Trengweath Hospital, Penryn Street</p> <p style="text-align: center;">Redevelopment including demolition of Trengweath Hospital, erection of a 52no. bed care home, erection of 6no. dwellings for over 55s, refurbishment and extension to Trengweath House to form a specialist care facility and refurbishment of Trengweath Cottage to form staff accommodation</p> <p style="text-align: center;">For Alka Patel, Amicura Redruth Ltd</p>	South	



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**

Minutes of a Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 8<sup>th</sup> August 2022

Present:	Cllr H Biscoe Cllr A Biscoe Cllr M Brown Cllr S Barnes Cllr B Craze Cllr L Collins	Chairman
In attendance:	Ms A Hunt Miss D White Cllr I Thomas Mr J Leyshon Mr L Leyshon	Operations & Facilities Officer Summer Intern  Local Resident Local Resident

PART I – PUBLIC SESSION

**1483.1 To receive apologies for absence**

Apologies were received from Cllr Tremayne (family commitments).

**1483.2 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.

**1483.3 To suspend Standing Orders to allow the public to speak.**

Unanimously RESOLVED to suspend Standing Orders [Proposed Cllr Brown; Seconded Cllr A Biscoe]

**1483.4 To allow the public to put questions to the Council on any matters relating to this Agenda.**

Mr J Leyshon spoke against PA21/11130. He stated that the garage in question had been granted planning permission in 2010 and that the applicant had at that time assured him that it would never be turned into a dwelling. This was also a condition of the permission. Mr J Leyshon advised that the garage had subsequently been constructed outside the applicant's own boundary. He raised concerns over access and parking, advising that, were permission granted, those using the shared access lane would need to reverse down it and onto a main road in order to exit. He advised that the site had previously been the cause of a number of parking and access issues, with the Police and Council having to pay repeated visits. There was a concern these issues would escalate once again.

Mr L Leyshon also spoke against PA21/11130 and reiterated those concerns already raised. He further stated that not all neighbours had been consulted and that those using the access lane would be left with no option other than to obstruct others. Mr L Leyshon was also concerned that the granting of permission would set a precedent. A photograph was shown to Councillors which it was said demonstrated that the applicant had already built 4ft out from where the building should have been and would now be getting an additional 6ft. Mr L Leyshon stated that the garage should have helped to resolve some of the parking issues but had never been used. He further expressed concerns over the quality of life for any future tenant were permission granted as vehicles would be parked right up against windows of the property, as well as people walking directly past. The height of the building would also need to be increased to create a two-storey dwelling. In answer to a question, both Mr J Leyshon and Mr L Leyshon confirmed that the applicant did not own the parking space and that nobody from 20 North Street had ever parked to the rear of the property. They had seen the deeds and it could also be seen on the plans.

**1483.5 To reinstate Standing Orders**

1483.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr A Biscoe; Seconded Cllr Collins].

**1483.6 To consider the planning applications**

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

**1483.7 To confirm the Minutes of the following meetings:**

*1483.7.1 Meeting of the Planning Committee held on 11<sup>th</sup> July 2022*

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 11<sup>th</sup> July 2022 as a true and accurate record of proceedings. [Proposed Cllr A Biscoe; Seconded Cllr Brown] Cllrs Collins and Craze abstained as they had not been present at the meeting.

*1483.7.2 Interim Meeting of the Planning Committee held on 25<sup>th</sup> July 2022*

RESOLVED by Majority to confirm the minutes of the Interim Meeting of the Planning Committee held on 25<sup>th</sup> July 2022 as a true and accurate record of proceedings. [Proposed Cllr Brown; Seconded Cllr Barnes] Cllr Collins abstained as he had not been present at the meeting.

**1483.8 To receive the Clerk's report.**

A report had been circulated prior to the meeting. No response had been received from Cornwall Cllr Desmonde in relation to a site visit to examine parking concerns at Bellevue. Cllr Barnes requested that Cornwall Council be written to again. The report was noted.

**1483.9 To receive correspondence**

*1483.9.1 Decision Notice Schedule*

The schedule was noted.

*1483.9.2 Licensed Premises Schedule*

The schedule was noted.

1483.9 *NHS England – Application offering unforeseen benefits at (best estimate) Lanner Hill, Lanner by Bann's Pharmacy Ltd*

The correspondence was noted.

**Chairman**

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

All references for PA22/ unless otherwise stated

**Meeting: Monday 8<sup>th</sup> August 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 1 are supported en bloc. [Proposed Cllr Collins; Seconded Cllr A Biscoe]				
1	05084	Trevingey Barn, Trevingey Parc	Two-storey side extension	Supported
2	05983	Caravan, Channel View Farm, Sandy Lane	Certificate of lawfulness for existing use: static caravan/dwelling use with associated garden	Supported
3	06703	50 Green Lane	'Demolition of existing vacant shop, construction of a terrace of three dwellings, widening of existing vehicle access and formation of on-site parking for three vehicles' with variation of condition 2 of Decision Notice PA17/10409 dated 27/12/2017	Supported
4	06524	Builders Store, Land at Rear of Southgate Street	Construction of proposed dwelling – Land at Rear of Southgate Street, Former builder store, Redruth	Supported



5	06853	85 Plain An Gwarry	Replacement of rear single-storey extension with two-storey extension	Supported
LIST 2				
6	11130 (PA21)	Land Rear of 20 North Street	Conversion and change of use of domestic garage into a residential premises	RESOLVED by Majority not to support the application on the grounds: (i) that the plans are in contravention of condition 5 of the permission granted under PA10/04944; (ii) that the proposed access is unsustainable; (iii) concerns over access for emergency vehicles to the rear of 20 North Street and neighbouring properties in the event permission were granted and (iv) that in building the existing garage, the applicant exceeded the boundary set out in PA10/04944 and now wishes to compound this breach. [Proposed Cllr A Biscoe; Seconded Cllr Craze] Cllr Barnes abstained.



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**

Minutes of a Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 22nd August 2022

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

In attendance: Ms A Hunt Operations & Facilities Officer  
Ms C Coomber Administration Assistant

PART I – PUBLIC SESSION

**1485.1 To receive apologies for absence**

Apologies were received from Cllr W Tremayne (family commitments).

**1485.2 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.

**1485.3 To consider the planning applications**

1485.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

**1485.4 To receive correspondence**

1485.4.1 *7.1 Cornwall Cllr Stephen Barnes - PA22/06040, Trengweath Clinic, Penryn Street, Works to tress in a Conservation area.*

The correspondence was noted.

*7.2 Cornwall Council – PA22/07036 Trefusis House, 73 Clinton Road, Redruth. Works to trees in a Conservation Area*

The correspondence was noted.

**Chairman**

## REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA22/ unless otherwise stated

Meeting: Monday 22<sup>nd</sup> August 2022

REF NO	CC REF	SITE	PROPOSAL	DECISION
<p><b>LIST 1</b></p> <p>Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr A Biscoe]</p>				
1	06638	Land at Tolgus Farm, Tolgus	Non-material amendment in relation to decision notice PA12/09717 dated 30/05/2013 for change sought – relocation of the residential block comprising plots 108-112 by a distance of approximately 2 metres westwards with associated realignment of private gardens, boundaries and public open space; confirmation of approved document part M4(2) compliant plots at 50%; minor site plan adjustments in response to detail design development of drainage, parking and tenure access arrangements.	Supported
2	06871	River Barns, Old Portreath Road, Bridge	Change of use of extension to ablutions block to a tea room and variation of condition two of PA21/11112	Unanimously RESOLVED to support the application but ask that Cornwall Council also send a consultation request to Portreath Parish Council, given their previous interest in development at this site.

3	06795	Westcliffe, 28 Basset Street	New dwelling with variation of condition 2 of decision PA18/01159 dated 06.04.2018	Supported
---	-------	------------------------------	---	-----------

**LIST 2 - NIL**



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**

Minutes of a Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 26<sup>th</sup> September 2022

Present:	Cllr H Biscoe	Chair
	Cllr W Tremayne	
	Cllr S Barnes	
	Cllr A Biscoe	
	Cllr M Brown	
In attendance:	Ms A Hunt	Operations Officer
	Ms C Coomber	Administration Assistant
	Cllr I Thomas	
	Mr C Green	Charles Green Design
	Miss K Bray	Applicant

PART I – PUBLIC SESSION

**1488.1 To receive apologies for absence**

Apologies were received from Cllrs Collins (other commitments) and Craze (unwell).

**1488.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda**

Cllrs H Biscoe and A Biscoe stated that they were acquainted with the applicant in relation to PA22/07932 and would abstain from voting with regard to that application.

**1488.3 To suspend Standing Orders to allow the public to speak**

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

**1488.4 To allow the public to put questions to the Council**

Mr Green spoke as the agent in relation to PA22/07932. He stated the details of the planning application and design of the property, explaining that the applicant was aiming to build an energy efficient property. Cllr Barnes asked questions relating to the removal of three trees. Mr Green advised that none of the trees came under a Tree Preservation Order and that the ornamental Magnolia and Sycamore Tree would be replaced. The Ash tree had been affected by ash dieback. Mr Green and Miss Bray were thanked for their attendance and input.

**1488.5 To reinstate Standing orders**

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

1488.6 **To consider the planning applications**

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

1488.7 **To receive correspondence**

1488.7.1 *Cornwall Cllr Murdoch & Trevithick, Drump Road. Affordable Homes Development.*

The correspondence was noted.

1488.7.2 *Cornwall Association of Local Council – Planning Training; New Courses.*

All councillors were encouraged by the Clerk to attend these online courses where possible. The correspondence was noted.

1488.7.3 *Cornwall Council – PA22/08005, Laburnum House, West End. Works to trees in a conservation area (CA): To cut down tree 1 Leylandii, cut back trees 2,4 and 5 Leylandii and cut back tree 3 Golden Conifer.*

The correspondence was noted.

**Chairman**

## REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA22/ unless otherwise stated

Meeting: 26<sup>th</sup> September 2022

REF NO	CC REF	SITE	PROPOSAL	DECISION
<b>LIST 1</b> Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr H Biscoe]				
1	07997	113 Mount Ambrose	Single storey rear extension	Supported
2	07529	Unit 5B Cardrew Industrial Estate	Change of use of industrial building from B8 storage and distribution to B2 general industry (seafood processing facility) together with extensions and external alterations, reconfiguration of parking and servicing areas of the site and installation of external plant equipment associated with the processing facility	Supported
3	06731	11A Green Lane	Shop extension	Supported
4	07313	125 Falmouth Road	Proposed ground floor alterations and first floor extension	Supported
5	07711	Little Green Acres, Tolskithy	Proposed replacement of single storey extension with two storey extension	Supported

6	07714	Land at North Downs. Scorrier	Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 under Part 17 Class K for a mineral exploration drilling programme	No Comment
7	04569	85 Trenoweth Estate, North Country	Drop kerb and footway to Cornwall County Council specification (29m2), take down boundary wall and excavate garden and disposal. Lay Aco drain to soakaway, hardcore garden and tarmacadam	Supported
8	06695	Griselinia Fields, Old Portreath Road, Sparnon Gate	Erection of polytunnel and removal of existing wooden propagator structures	Supported
9	04471	56 West End	Change of use of disused ground floor retail area to form ground floor of single three-storey dwelling	Supported
10	08214	Primrose Villa, 65 Southgate Street	Construct a single-storey rear extension to existing dwelling	Supported
11	07968	4 Claremont Vean, Penders Lane	Single garage to provide parking/workshop/storage for no. 4 Claremont Vean	Supported
<b>LIST 2</b>				
12	07932	Land North West of Burginstock, Trewirgie Road	Construction of a detached self-build infill dwelling	RESOLVED by Majority to support the application. [Cllrs H Biscoe and A Biscoe abstained] Mr Green and Miss Bray left the meeting following discussion of this item



**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 10<sup>th</sup> October 2022**

<b>Ser No</b>	<b>Item</b>	<b>Action</b>	<b>Response</b>
1473.5	Parking concerns at Bellevue	Cllr Barnes requested that a site meeting with Cllr Desmonde and Adrian Drake be arranged to discuss the matter further	Email sent to Cllr Desmonde and Adrian Drake. Awaiting response.

Planning Committee

Meeting 10<sup>th</sup> October 2022

Decision Notice Schedule

All references for PA22 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1478.6.1.3	05033	The Cornwall Centre, Alma Place	Listed building consent to remove a decorative metal installation at the top of the large library window which includes the words Kresen Kernow	Unanimously <b>RESOLVED</b> to make no comment	Approved
1473.3.1.5	04413	Clinton Road Surgery, 19 Clinton Road	Conversion of doctor's surgery to supported living accommodation	Unanimously <b>RESOLVED</b> to support the application but to note concerns in relation to parking provision, given that on road parking is at a premium in the area of Clinton Road	Approved
1470.6.1.3	03983	Wheal Rose Caravan and Camping Park, Access to Chynoweth, Wheal Rose, Scorrier	Certificate of Lawfulness of Existing Use or Development (CLEUD) to confirm lawful non-compliance with condition 4 of planning permission W2/PA97/00933/F in respect of the parts of the condition relating to the number of static caravans and the use of the site between the 1st January and 28 <sup>th</sup> February in each year at Wheal Rose Caravan and Camping Park, Scorrier, Redruth, Cornwall, TR16 5DB	<b>RESOLVED</b> by Majority to support the application	Granted
1476.3.1.1	04649	Basset Road Farm, Bassett Road	<b>Proposed extensions</b>	<b>Unanimously RESOLVED</b> to support the application	<b>Refused</b>

1476.3.1.5	05168	Whitehall, 13 Clinton Road	Refurbishment and loft conversion to create 6no. apartments. Part retrospective	RESOLVED by Majority to support the application on the condition that the proposed dormer is removed in accordance with the comments provided by WHS Planning Advice. Redruth Town Council would also like to raise concerns over the limited number of parking spaces provided and the poor access to them, particularly given the restricted parking in the area of the site and the insufficient number of road signs indicating the speed limit on Clinton Road.	Approved
1473.3.1.4	03583	Unit 5B, Cardrew Industrial Estate, Cardrew Way	Change of use of industrial building from B8 storage and distribution to B2 general industry together with extensions and external alterations to facilitate conversion	Unanimously RESOLVED to support the application	Withdrawn
1478.6.1.4	05210	The Buttermarket, Station Hill	Listed building consent for new roofing to the mining exchange and Wheal Peevor purser's office and minor amendments to internal arrangement as listed in Design and Access Statement	Unanimously RESOLVED to support the application	Approved
1478.6.1.5	05209	The Buttermarket, Station Hill	New roofing to the mining exchange and Wheal Peevor purser's office and minor amendments to internal arrangement as listed in Design and Access Statement	Unanimously RESOLVED to support the application	Approved
1473.3.1.1	05029	Winding House, Wheal Uny Mine, Trewirgie Hill	Listed building consent for various remedial works to Wheal Uny Winding House	Unanimously RESOLVED to support the application	Approved

1478.9.3	06040	Trengweath Clinic, Penryn Street	Works to trees in a conservation area (TCA): T2 – large mature previously pollarded ash – re-pollard (not within Conservation Area – included for transparency). T7 – 1 x large mature previously pollarded lime – re-pollard. T9 – 1 x medium mature sycamore – fell. T10 – 1 x medium mature sycamore – fell. T11 – 1 x large beech – crown reduce by 3m	Noted	Decided not to make a TPO
1480.4.2	06381	9 Trewirgie Road	Works to trees in a conservation area (CA), works include coppice sycamore T1, repollard bay T2, reduce as per photos griselina T3	Noted	Decided not to make a TPO
1476.3.1.3	03201	Sky View, Parc Erissey	Reinstatement of dwelling including partial rebuild, extension and associated works	Unanimously RESOLVED to support the application	Approved
1478.6.1.1	00815	The Orchard, Harris Mill	Erection of single dwelling (in lieu of decision ref. PA21/00337 allowed at appeal)	Unanimously RESOLVED to support the application	Approved
1480.3.1.4	06181	Sten Ha Cober, 4 Penpond Road, Roseland Gardens	Double-storey side extension	Unanimously RESOLVED to support the application	Approved
1480.3.1.3	06077	30 Treganoon Road, Mount Ambrose	Rear extension to dwelling	Unanimously RESOLVED to support the application	Approved
1480.3.1.5	05786	The Flat, 1 West End	Removal of existing single-glazed timber windows, replacing with white wood grained double-glazed UPVC	Unanimously RESOLVED to support the application	Withdrawn
	00282	Land West of Gwel Trenoweth, Bassett Road, North Country	Submission of details to discharge condition 5 in respect of Decision Notice PA20/07532 dated 09.12.2021	Not consulted	S52/S106 and discharge of condition apps
1483.6.1.3	06703	50 Green Lane	'Demolition of existing vacant shop, construction of a terrace of three dwellings, widening of existing vehicle access and formation of on-site parking for three vehicles' with variation of condition 2 of Decision Notice PA17/10409 dated 27/12/2017	Unanimously RESOLVED to support the application	Approved

1480.3.1.2	05957	Clowance, West Trewirgie	Works to trees subject to a Tree Preservation Order (TPO), works include Ts 1, 2 & 3 Beech. Crown lift on South side to height of 4.5m. Drop crotch over the entirety of the upper crown to reduce by up to 3m	Unanimously <b>RESOLVED</b> to support the application	Approved
1483.6.1.4	06524	<b>Builders Store, Land Rear of Nos. 2 to 6 Southgate Street</b>	<b>Proposed demolition of existing storage building and replacement with single dwelling and associated works</b>	<b>Unanimously RESOLVED to support the application</b>	<b>Refused</b>
1478.6.1.12	04665	Tamarisk, West Park	Change of use of domestic dwelling to OFSTED-registered residential care home for children	RESOLVED by Majority not to support the application on the grounds that there is not enough information provided to determine the benefits of such a facility, such as how many children will be housed etc. The application as it is does not show any significant benefit over the loss of accessible housing in the area.	Withdrawn

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.

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**LICENSED PREMISES SUBMISSIONS FOR:**

**Monday 10<sup>th</sup> October 2022**

<b>Ser No</b>	<b>License No</b> <i>(All LI22/ unless otherwise stated)</i>	<b>Details</b>
8	005564	Morrison's Daily, Close Hill Stores, Close Hill  Minor Variation - Change of name, alterations to internal layout and addition of conditions



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

Your ref:  
My ref: PA21/09927  
Date: 21 September 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/22/3298986</b>
Cornwall Council ref:	<b>PA21/09927</b>
Appeal start date:	<b>14 September 2022</b>
Proposal:	<b>Application for Permission in principle for construction of new single storey detached dwelling.</b>
Location:	<b>Land South Of Ashcroft Buller Hill Buller Downs Cornwall TR16 6SS</b>
Appellant:	<b>Mr Andy Page</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, Ms Cassandra Low, Room 3M, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by 19 October 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 application site is located within the countryside, clearly divorced from any defined settlement. The site is unmistakably rural in character and is considered to be in the countryside and is not considered to represent previously developed land. The proposal, through the introduction of the new dwelling, would result in harm by virtue of its poor accessibility to necessary daily services and facilities which would perpetuate over reliance on the private vehicle and unsustainable traffic movements. Given the lack of any adequate justification, the introduction of unjustified residential development in the countryside would harm the character and appearance of the area conflicting with policies 1, 2, 3, 7, 12, 21 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030
- 2 In the absence of a mechanism to secure the provision of financial contributions for mitigation for the Penhale Special Area of Conservation and the Fal and Helford Special Area of Conservation for which there is evidence of an identified need, the proposal is considered to be contrary to policy 22 of the Cornwall Local Plan

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

Yours faithfully

**Sandra Oram**

**Senior Development Support Officer**

**Development Management Service**

Tel: 01872 322222

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



ops

---

**From:** Peter Bennett (Town Clerk)  
**Sent:** 03 October 2022 09:05  
**To:** Admin  
**Subject:** FW: Planning permission: PA22/05348 | Residential development of 10 houses

**From:** Cllr Barbara Ellenbroek <[cllr.barbara.ellenbroek@cornwall.gov.uk](mailto:cllr.barbara.ellenbroek@cornwall.gov.uk)>  
**Sent:** 02 October 2022 14:11  
**To:** [REDACTED]  
**Cc:** Peter Bennett (Town Clerk) <[townclerk@redruth-tc.gov.uk](mailto:townclerk@redruth-tc.gov.uk)>  
**Subject:** RE: Planning permission: PA22/05348 | Residential development of 10 houses

Information Classification: CONTROLLED

Good afternoon [REDACTED]

I am copying your email to Redruth Town Clerk as I feel that it is not correct that I answer your enquiry, but that it is responded to from the Town Council.

I would also like to point out that Redruth Town Council is a statutory consultee, but does not make the decision about Planning applications, that is in the hands of Cornwall Council.

Having read through the original Planning Application papers PA21/03308 from April 21 I can see no objections from residents specifically about the historical significance of the former property, nor can I see any comment from the WHS or heritage officer. Therefore I can only conclude that as far those organisations were concerned that there was no problem with the demolition of the property.

Best wishes

Barbara

**Cllr Barbara Ellenbroek | Cabinet member Children and Families Learning and Skills**  
Cornwall Council  
Delivering the CloS Good Growth Programme | Towlen Devyans Da CloS  
<https://ciosgoodgrowth.com/>



Delivered by



Personal contact number 07488 280455

**From:** [REDACTED]

**Sent:** 26 September 2022 00:03

**To:** Cllr Barbara Ellenbroek <[cllr.barbara.ellenbroek@cornwall.gov.uk](mailto:cllr.barbara.ellenbroek@cornwall.gov.uk)>

**Subject:** Planning permission: PA22/05348 | Residential development of 10 houses

**CAUTION:** This is an **EXTERNAL** email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

Dear Councillor Ellenbroek,

With regards to both applications at the site of 102 Southgate street Redruth.

Please enlighten me on the town council's decision to support the demolition of this former farmhouse of significance of which has now gone.

On the council and heritage website the property is noted as below:

Screenshots are attached.

This must be massive mistake & lack of effort to complete research before making a decision.

I wish councillors knew their own communities and understood the importance of heritage.

Look forward to hearing from you

[REDACTED]

**Name :** REDRUTH - C19 house

**Reference :** MCO64847

**Form :** EXTANT BUILDING

**Summary :** Extant C19 house, part of a miner's smallholding. A very important part of the character of Redruth

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at [enquiries@cornwall.gov.uk](mailto:enquiries@cornwall.gov.uk). Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.



Mr Peter Bennett  
Clerk to Redruth Town Council  
Civic Centre  
Alma Place  
Redruth  
TR15 2AT

**Your ref:**  
**My ref:**  
**Date:**

TPO22/00003/MHJ  
28 September 2022

Dear Mr Bennett

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)  
REGULATIONS 2012  
LAND ADJ TO SETON BUSINESS CENTRE, SCORRIER ROAD, REDRUTH TREE  
PRESERVATION ORDER 2022**

Please find enclosed copy notice of confirmation of the Order today sent to the persons interested in the site.

The Order has been confirmed without modification.

Yours sincerely

Miriam Hoole-Jackson  
Senior Development Support Officer  
Planning and Sustainable Development  
Tel: 01872 322222/07395 834874  
Email: [miriam.hoole-jackson@cornwall.gov.uk](mailto:miriam.hoole-jackson@cornwall.gov.uk)

"CONFIDENTIALITY NOTICE: This letter and any attachments are intended for the addressee/s only and contain information that may be confidential, subject to legal professional privilege or otherwise protected in law. Please note that if you are not the intended recipient of this letter, you must not copy, distribute or take any action based on its contents. If you have received this letter in error please notify us by telephone on 01872 322950 and return the letter to us by post as a matter of urgency. We will reimburse your postage costs."



INVESTOR IN PEOPLE

**The Cornwall Council does not accept service of any legal proceedings or process via email or other electronic device**

Cornwall Council Planning, PO Box 676,  
Threemilestone, Truro, TR1 9EQ

Tel: 0300 1234 100 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)  
REGULATIONS 2012**

**LAND ADJ TO SETON BUSINESS CENTRE, SCORRIER ROAD,  
REDRUTH,  
TREE PRESERVATION ORDER 2022**

THE CORNWALL COUNCIL, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

**Citation**

1. This Order may be cited as **LAND ADJ TO SETON BUSINESS CENTRE, SCORRIER ROAD, REDRUTH, TREE PRESERVATION ORDER 2022.**

**Interpretation**

2. (1) In this Order “the authority” means **THE CORNWALL COUNCIL**

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

**Effect**

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to

include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

DATED THIS 5th day of April 2022

Signed on behalf of THE CORNWALL COUNCIL



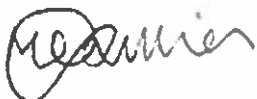
SERVICE DIRECTOR (ASSURANCE)

Authorised by the Council to sign in that behalf

**CONFIRMATION OF ORDER**

This Order was confirmed by THE CORNWALL COUNCIL without modification on the 23rd day of September 2022

Signed on behalf of THE CORNWALL COUNCIL



SERVICE DIRECTOR (ASSURANCE)

Authorised by the Council to sign in that behalf

**DECISION NOT TO CONFIRM ORDER**

A decision not to confirm this Order was taken by THE CORNWALL COUNCIL on the \_\_\_\_\_ day of \_\_\_\_\_

Signed on behalf of THE CORNWALL COUNCIL

Authorised by the Council to sign in that behalf

**VARIATION OF ORDER**

This Order was varied by THE CORNWALL COUNCIL on the \_\_\_\_\_ day of \_\_\_\_\_ by a variation order under the reference number \_\_\_\_\_ a copy of which is attached

Signed on behalf of THE CORNWALL COUNCIL

Authorised by the Council to sign in that behalf

**REVOCAION OF ORDER**

This Order was revoked by THE CORNWALL COUNCIL on the \_\_\_\_\_ day of \_\_\_\_\_

Signed on behalf of THE CORNWALL COUNCIL

Authorised by the Council to sign in that behalf

Article 3

## SCHEDULE

### SPECIFICATION OF TREES

#### Trees specified individually (encircled in black on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
NONE	N/A	N/A

#### Trees specified by reference to an area (within a dotted black line on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
NONE	N/A	N/A

#### Groups of Trees (within a broken black line on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
NONE	N/A	N/A

#### Woodlands

(within a continuous black line on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation</u>
W1	<i>Mixed woodland composed of broadleaved and coniferous tree and shrub species of various age classes.</i>	In the position identified on the map within the continuous black line