



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:*  
8<sup>th</sup> March 2023

Dear Councillor

**Meeting of the Planning Committee – Monday 13<sup>th</sup> March 2023**

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 13<sup>th</sup> March 2023. 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 A Biscoe  
Cllr M Brown  
Cllr L Collins  
Cllr B Craze  
Cllr E Smith  
Cllr W Tremayne

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING – Monday 13<sup>th</sup> March 2023**

**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 13<sup>th</sup> February 2023
  - 7.2 Interim Meeting of the Planning Committee held on 27<sup>th</sup> February 2023
8. Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule
  - 9.3 Cornwall Council – Street Trading Renewal Application LI23\_000844, Leanne Geach, Fore Street
  - 9.4 Cornwall Council – 2023 Off-Street Parking Order
  - 9.5 The Planning Inspectorate – Appeal Decision, APP/D0840/W/22/3298986, Land at Buller Hill, Buller Downs
  - 9.6 Classic Builders – Street Naming, Development for Coastline Housing at North Country

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**SUBMISSIONS FOR: Monday 13<sup>th</sup> March 2023**

**LIST 1 (FOR APPROVAL EN-BLOC)**

| <b>Ser No</b> | <b>Planning App No<br/>(All PA23/ unless<br/>otherwise stated)</b> | <b>Details</b>  | <b>Ward</b> | <b>Reply</b> |
|---------------|--|---|-------------|--------------|
| 1             | 01374  | <p style="text-align: center;">2 Langarth Court</p> <p>Works to trees under a tree preservation order (TPO) namely: T1-9, Ash – fell. T10, Sycamore – remove single branch. T11-13, Sycamore – reduce and reshape. T14 – reduce and reshape</p> <p style="text-align: center;">For Mrs Janice Thomas</p>  | South       | Supported    |
| 2             | 01658  | <p style="text-align: center;">St Stephen's Church, Treleigh</p> <p>Works to trees subject to a tree preservation order (TPO). See enclosed schedule (G32). For clarity works proposed: Fell single, semi mature, medium sized, declining Elm within G32</p> <p style="text-align: center;">For c/o Joanne Pascoe, Cormac</p>   | North       | Supported    |
| 3             | 00675  | <p style="text-align: center;">Shop 1 Alma Place</p> <p>Change of use from retail (A1), office (B1) and storage (B8) to retail (A1) and residential (C3) use, including converting ground, first and second floors to three studio flats, three 1-bed flats, communal spaces and one staff bedroom. External works to rear courtyard and Station Road side including demolition of existing glazed extension and restoration of façade with new windows to match existing windows. Opening up of entry between Station Road and rear courtyard without compliance with condition 2 of decision notice PA20/06204 dated 20.10.2020</p> | North       | Supported    |

## LIST 2

| <b>Ser No</b> | <b>Planning App No<br/>(All PA23/ unless otherwise stated)</b> | <b>Details</b>  | <b>Ward</b> | <b>Reply</b> |
|---------------|--|---|-------------|--------------|
| 4             | 00619<br>(Cllr A Biscoe)                                       | 2 Summer Chapel, North Country<br><br>Fence to be erected on top of 0.9m block wall. Gap cut in to wall and full height gate installed. All to a height of 2m<br><br>For Miss Sian Winslow-Davitt                           | North       |              |
| 5             | 05181<br>(PA22)<br>(Cllrs H Biscoe & Craze)                    | Land South West of Trefula Farm, Sandy Lane<br><br>Outline application with all matters reserved for an Affordable Led Housing Scheme on Land Adjacent to the town of Redruth<br><br>For Mr A Nuciforo, Warmstar Properties | Central     |              |
| 6             | 01630<br>(Cllr Tremayne)                                       | The Flat, 1 West End<br><br>Removal of existing single-glazed timber windows, replacing with white wood-grained double-glazed UPVC<br><br>For Mrs Kathryn Rowe  | South       |              |



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**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 13<sup>th</sup> February 2023

Present: Cllr H Biscoe Chairman  
Cllr S Barnes  
Cllr A Biscoe  
Cllr M Brown  
Cllr B Craze  
Cllr W Tremayne

In attendance: Ms A Hunt Operations Officer  
Ms C Coomber Administration Manager  
Mrs J Pelham-Wales Administration Assistant  
Miss K O'Dell Administration Assistant  
Cllr I Thomas

PART I – PUBLIC SESSION

**1512.1 To receive apologies for absence.**

Apologies were received from Cllr Collins (family commitments) and Cllr Smith (other commitments).

**1512.2 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.

**1512.3 To consider the planning applications.**

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

**1512.4 To confirm the Minutes of the following meetings:**

**1512.4.1 Meeting of the Planning Committee held on Monday 16<sup>th</sup> January 2023**

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on Monday 16<sup>th</sup> January 2023 as a true and accurate record of proceedings. [Proposed Cllr Tremayne; Seconded Cllr Mrs Biscoe] Cllr Brown abstained as he had not been present at the meeting.

**1512.4.2 Interim Meeting of the Planning Committee held on Monday 30<sup>th</sup> January 2023**

Unanimously RESOLVED to confirm the minutes of the Interim Meeting of the Planning Committee held on Monday 30<sup>th</sup> January 2023 as a true and accurate record of proceedings. [Proposed Cllr Brown; Seconded Cllr Barnes]

**1512.5 To receive the Clerk's report.**

The Clerk reported that Cornwall Cllr Donnithorne's office had confirmed receipt of the email regarding parking on Bellevue. The report was noted.

**1512.6 To receive correspondence:**

**1512.6.1 *Decision Notice Schedule***

The schedule was noted.

**1512.6.2 *Licensed Premises Schedule***

The schedule was noted.

**1512.6.3 *Cornwall Council – Made Order SW/5084, Stopping up of Highway at A3047***

This correspondence was noted.

**1512.6.4 *Cornwall Council – Planning News for Local Councils and Agents, Winter 2023.***

The correspondence was noted.

**Chairman**

**REDRUTH TOWN COUNCIL - PLANNING SCHEDULE**

**ANNEX A**

All references for PA23/ unless otherwise stated.

**Meeting: Monday 13<sup>th</sup> February 2023**

| <b>REF NO</b>  | <b>CC REF</b> | <b>SITE</b>   | <b>PROPOSAL</b>  | <b>DECISION</b>   |
|--|---------------|---|--|---|
| <p><b>LIST 1</b><br/>                     Unanimously RESOLVED that Recommendations on List 1 are supported en bloc.<br/>                     [Proposed Cllr Barnes; Seconded Cllr A Biscoe]</p> |               |   |  |   |
| 1  | 00529         | Land off Basset Road, North Country                         | Non-material amendment in relation to decision notice PA20/07532 dated 09/12/2021 for minor elevation changes, porch height on plots 1, 7, 17 and 18, window colour, cladding colour, fascia and downpipe colour                           | Supported   |
| 2  | 00429         | Redruth School and Technology College, Tolgus Veon          | Submission of details to discharge condition 3 in relation to decision notice PA22/06362 dated 14.10.2022  | Supported   |
| 3  | 08886 (PA22)  | Plot 1, Cornwall Business Park East, Hallenbeagle, Scorrier | Proposed development and operation of a refuse transfer station, materials recycling facility, covered bale storage and associated infrastructure. Together with the proposed biodiversity gain works at the former Wheal Peavor Mine site | Supported on the proviso that all appropriate regulations are adhered to in relation to odour and wind litter. Redruth Town Council also requests that the Divisional Member, Cllr Stephen Barnes, be consulted |

|               |       |                         |   |   |
|---------------|-------|-------------------------|---|---|
|               |       |                         |   | with regard to works at the former Wheal Peevor Mine site |
| 4             | 00464 | The Pines, 40 Treskerby | Proposed new roof and extension to existing dwelling. | Supported   |
| <b>LIST 2</b> |       |                         |   |   |
| NIL           |       |                         |   |   |





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**Town Mayor: Cllr M J Brown**

**Town Clerk: P B Bennett**

Minutes of a Meeting of the Redruth Town Council Interim Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 27<sup>th</sup> February 2023

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

In attendance: Ms A Hunt Operations Officer  
Ms C Coomber Administration Manager  
Mrs J Pelham-Wales Administration Assistant  
Miss K O'Dell Administration Assistant  
Cllr I Thomas

PART I – PUBLIC SESSION

**1514.1 To receive apologies for absence.**

Apologies were received from Cllr Smith (family commitments)

**1514.2 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.

**1514.3 To consider the planning applications.**

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

**1514.4 To receive correspondence:**

**1514.5.1 Cornwall Council – Proposed Response to Planning Prospectus and NPF**

This correspondence was noted.

**1514.5.2 Cornwall Council – Notification of Planning Committee Meeting**

Three applications that were previously considered by the planning committee would be presented to Cornwall Council Planning Committee on 6<sup>th</sup> March at 10am at Dolcoath Road. The Councillors were asked to inform the Clerk if they were interested in attending.

**Chair**

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

All references for PA23/ unless otherwise stated

**Meeting: Monday 27<sup>th</sup> February 2023**

| <b>REF NO</b>   | <b>CC REF</b> | <b>SITE</b>   | <b>PROPOSAL</b>  | <b>DECISION</b>   |
|---|---------------|---|--|---|
| <b>LIST 1</b><br>Unanimously RESOLVED that Recommendations on List 1 are supported en bloc.<br>[Proposed Cllr Barnes; Seconded Cllr A Biscoe] |               |   |  |   |
| 1   | 00918         | Chaffins Wholesale Food,<br>Unit 5B Cardrew Industrial<br>Estate, Cardrew Way | Change of use of industrial building from B8 storage and distribution to B2 general industry (seafood processing facility), together with extension and external alterations, including the formation of a loading dock, complete with reconfiguration of servicing areas of the site and remarking of existing car park, plus installation of external plant equipment associated with the processing facility. | Unanimously RESOLVED to support the application on the proviso that Environment Agency recommendations regarding noise and odour pollution are followed |
| 2   | 01082         | 56 Mount Ambrose  | Proposed first floor extension, garage, and front parking area.  | Supported   |
| <b>LIST 2</b>   |               |   |  |   |
| <b>NONE</b>   |               |   |  |   |

**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 13<sup>th</sup> March 2023**

| Ser No      | Item                         | Action   | Response   |
|-------------|------------------------------|--|--|
| 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  | Cllr Donnithorne contacted by email. Advised that arrangements have been made for he and Adrian Drake to meet. Further contact to be made with the Town Council following that discussion. |
| 1480.3.1.11 | Speeding concerns at Radnor  | PA22/06121: RESOLVED by Majority not to support the application on the grounds of the separate nature of the proposed property and concerns over the impact of additional traffic on the access road. Should permission be granted, the Town Council would like to suggest that the applicant is asked to consider a contribution towards signage, such as 'Welcome to Radnor' which may assist with traffic management, and particularly the slowing of traffic, in the area. | Further concerns raised by local resident. Cllr Barnes to provide update   |

Planning Committee

Meeting 13<sup>th</sup> March 2023

Decision Notice Schedule

All references for PA22 unless otherwise stated

| RTC REF     | CC REF | SITE  | PROPOSAL   | RTC DECISION   | CC DECISION |
|-------------|--------|---|--|--|-------------|
| 1476.3.1.6  | 05078  | River Barns,<br>Old Portreath<br>Road, Bridge | Use of land for siting of Shepherds Huts and<br>Glamping (Retrospective)   | <b>RESOLVED</b> by Majority<br>not to support the<br>application on the<br>grounds: (i) of concerns<br>over access; (ii) that no<br>new flood risk<br>assessment has been<br>provided meaning that<br>there is insufficient<br>information available to<br>assess risk in a known<br>flood risk area and (iii)<br>that the plans do not<br>appear to reflect the<br>site as it currently<br>stands | Approved    |
| 1506.6.1.14 | 09392  | Pednandrea<br>House, Sea View<br>Terrace      | Erection two residential dwellings and<br>associated works   | Unanimously<br>RESOLVED not to<br>support the application on<br>the grounds that the<br>proposed residential<br>dwellings are not in<br>keeping with their<br>surroundings and clash<br>with the adjacent Grade II<br>listed building  | Withdrawn   |
| 1506.6.1.7  | 10587  | Treskerby Barn,<br>Treskerby                  | Erection of small new portal frame structure<br>used to house a small tractor, topper and<br>general tools for maintenance of the land | Unanimously<br>RESOLVED to support<br>the application  | Approved    |

|                           |              |   |  |  |          |
|---------------------------|--------------|---|--|--|----------|
| 1506.6.1.6                | 10228        | 5 Mount Ambrose                                   | Proposed replacement garage, replacement annexe roof with general alterations and reconfiguration to 5 Mount Ambrose, Redruth, Cornwall, TR15 1NX  | Unanimously RESOLVED to support the application  | Approved |
| 1512.3.1.1                | 00529 (PA23) | Land off Basset Road, North Country               | Non-material amendment in relation to decision notice PA20/07532 dated 09/12/2021 for minor elevation changes, porch height on plots 1, 7, 17 and 18, window colour, cladding colour, fascia and downpipe colour   | Unanimously RESOLVED to support the application  | Approved |
| 1470.6.1.5<br>1478.6.1.10 | 04552        | Land at Tolgus                                    | Non-material amendment (NMA1) in relation to decision notice PA20/02195 dated 16.10.2020 for revision to the extent and alignment of Cornish hedgebank on the A3047 boundary with the proposed development. This will include the localised re-building of some section of hedgebank to match the existing style and proportions | Unanimously RESOLVED that Redruth Town Council is unable to support the application on the information currently available to it and asks that the applicant comes to speak to the Town Council in relation to the proposed boundaries and Cornish hedges, and to discuss plans for the site as a whole<br>Unanimously RESOLVED to support the application | Approved |
| 1502.3.1.7                | 09037        | Land Rear of Number 4 St Day Road                 | Application for change of use of land to residential use (garden area) and for the retention of 2 wooden sheds without compliance with Condition 2 of decision notice PA17/01228 dated 20.04.2017  | Unanimously RESOLVED to support the application  | Approved |
| 1506.6.1.8                | 11255        | 3 Wheal Trelawney                                 | Proposed detached garage   | Unanimously RESOLVED to support the application  | Approved |
| 1506.6.1.9                | 11170        | 1 Copper Hill Cottages, Buller Hill, Buller Downs | Proposed single storey extension to rear with lean to roof   | Unanimously RESOLVED to support the application  | Approved |

|             |              |   |  |   |   |
|-------------|--------------|---|--|---|---|
| 1506.6.1.13 | 11403        | 14 Wheal Trelawney                        | Non material amendment in relation to decision notice PA13/06129 dated 05.12.2013: conversion of rear part of garage into office   | Unanimously RESOLVED to support the application | Not acceptable as amendment                       |
|             | 00226 (PA23) | 1 Martin Close                            | Prior Approval for a single storey extension at rear of property to extend kitchen and dining room with two rooflights in pitch roof, patio doors leading into the garden and wood burner to be included | Not consulted                                   | Approved  |
|             | 01003 (PA23) | Old Goonrawe Farm, Goonrawe, Sparnon Gate | Submission of details to discharge condition 3 of decision notice PA22/08571 dated 25/11/2022  | Not consulted                                   | S52/s106 and discharge of condition apps          |
| 1509.6.1.5  | 00138 (PA23) | 5 Raymond Road                            | Proposed demolition of substandard kitchen, toilet and outbuildings and construction of a larger replacement   | Unanimously RESOLVED to support the application | Approved  |
| 1509.6.1.3  | 00133 (PA23) | Cotoliny, North Country                   | Proposed extension   | Unanimously RESOLVED to support the application | Approved  |
|             | 10963        | The Buttermarket, Station Hill            | Submission of details to discharge conditions 3, 4, 5, 7a and 8 in relation to decision notice PA21/09197 dated 26/11/2021   | Not consulted                                   | Discharge of conditions not all conditions agreed |
|             | 10964        | The Buttermarket, Station Hill            | Submission of details to discharge condition numbers 3, 4 and 5 in relation to decision notice PA22/05209 dated 15.08.2022   | Not consulted                                   | s52/s106 and discharge of condition apps          |
| 1480.3.1.1  | 05998        | Pen Bownder, Trengweath Lane              | Works to trees in a conservation area (CA), works include small group of sycamores and dead elms previously coppiced   | Unanimously RESOLVED to support the application | Decided not to make a TPO (TCA apps)              |
| 1509.6.1.6  | 10484        | Branley House, Tolgus Hill                | Application for a Lawful Development Certificate for an existing use to change two different addresses (Flat 1 Manor House and Flat 2 Manor House) to one address (Branley House)                        | Unanimously RESOLVED to support the application | Granted   |
|             | 01453        | Parc Vean House, Parc Vean, Coach Lane    | Submission of details to discharge Condition 5 in respect of Decision Notice PA21/09090 dated 16.12.21   | Not consulted                                   | s52/s106 and discharge of condition apps          |

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

**Monday 13<sup>th</sup> March 2023**

| <b>Ser No</b> | <b>License No</b><br><i>(All LI23/ unless otherwise stated)</i> | <b>Details</b> |
|---------------|---|----------------|
| NIL           |   |                |

## OPS (Redruth Town Council)

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**From:** Peter Bennett (Town Clerk)  
**Sent:** 28 February 2023 09:14  
**To:** Admin (Redruth Town Council)  
**Cc:** Admin MGR (Redruth Town Council)  
**Subject:** FW: Street trading renewal application - Leanne Geach - Fore Street, Redruth - LI23\_000844

**Categories:** Planning

**From:** [REDACTED]  
**Sent:** 28 February 2023 09:11  
**To:** Peter Bennett (Town Clerk) <townclerk@redruth-tc.gov.uk>; Cllr Stephen Barnes <cllr.stephen.barnes@cornwall.gov.uk>; Highways & Environment West <handew@cormacltd.co.uk>; Cornwall Streetworks <streetworks@cornwall.gov.uk>; Community and Environmental Protection <communityandenvironmentalprotection@cornwall.gov.uk>; Waste Management (Cornwall Council) <wastemanagement@cornwall.gov.uk>; [REDACTED] Business Compliance <businesscompliance@cornwall.gov.uk>; Cornwall Planning <planning@cornwall.gov.uk>; Public Health Desk <phdesk@cornwall.gov.uk>; Fire Service - Community Safety Admin <xcsadmin@fire.cornwall.gov.uk>; Environment Service <EnvironmentService@cornwall.gov.uk>; Cornwall Council Parking <parking@cornwall.gov.uk>; [REDACTED]  
**Subject:** Street trading renewal application - Leanne Geach - Fore Street, Redruth - LI23\_000844

Information Classification: CONTROLLED

Dear consultees

We have received a **renewal** application from **Leann Geach** who wishes to continue trading at **Fore Street, Redruth (outside Lloyds Bank)**.

Further details from the application are:-

\*\*\*\*\*GENERAL\*\*\*\*\*

**'trading of flowers sold from buckets on pavement, bedding plants, shrubs, holly wreaths and other related items'**

**Proposed trading months – 26 April to 27 May 2023 (Wednesdays to Saturdays) and 24 November to 24 December 2022 (Mondays to Sundays)**

**Proposed trading days of the week – See above**

**Proposed trading times – 08:00 – 17:00**

**Articles applied for – 'Spring trading - flowers, bedding plants and shrubs. Christmas trading - flowers and holly/flower wreaths. Related items.**

The following Council Policy comes into force on 1 January 2022:- **"Single use and non-recyclable plastics must not be used by traders."**

Traders are being asked to provide evidence of collection and recycling of their plastic products, this applicant has responded as follows:-



*No answer given*

Traders are also being asked to provide details of how they will support Cornwall Council's climate and health commitments, this applicant has confirmed the following:-

*No answer given*

Application dated: **12.02.23**

Additional information – **None**

When considering the application, this Council will have regard to any comments that have been received as part of the consultation process and will also take into account the street trading conditions and the Council's policy.

Please be aware that in accordance with the EU Services Directive, any refusal by the Council must be justified by an "overriding reason relating to the public interest". Examples of this are public safety, public health, protection of consumers, combating fraud and protection of the environment. It should be noted that refusing an application on the grounds that there are already enough shops/traders in an area can no longer be used.

**Should you have any comments, please let me know by 21 March 2023. If I do not hear from you by this date, I shall assume you have no objection.**

**With the current situation we are trying to process street trading applications quicker in order to 'Help Business' but if you need a longer consultation period, please let me know urgently.**

Should valid objections be received in relation to the application, these will be notified to the applicant and the application may be referred to the Council's Street Trading Sub-Committee for a decision. The applicant and objectors will be invited to take part in the online Microsoft TEAMS meeting over the telephone.

Kind regards

█

█

**Licensing Officer**

**Public Protection | Cornwall Council**

█ Tel: 01872 322222

[www.cornwall.gov.uk](http://www.cornwall.gov.uk) 'Onen hag oll' [www.businessregulatorysupport.co.uk](http://www.businessregulatorysupport.co.uk)



Redruth Town Council  
Redruth Civic Centre  
Alma Place  
Redruth  
Cornwall  
TR15 2AT

**Your ref:**

**My ref:** 2023 Parking Order

**Date:** 24<sup>th</sup> February 2023

Dear Redruth Town Council

### 2023 Off-Street Parking Order

Cornwall Council is proposing to make a new Off-Street Parking Order, and in doing so make some alterations to car park operations and charges. Attached is the formal notice which sets out the proposed changes.

You can read more about the proposals on our website  
[www.cornwall.gov.uk/TrafficConsult](http://www.cornwall.gov.uk/TrafficConsult)

If you have any comments to make on the proposals, The Local Authorities' Traffic Orders (Procedure)(England and Wales) Regulations 1996 require them to be submitted within 21 days of the publication of the proposals, I would be grateful to receive them no later than:

**23<sup>rd</sup> March 2023**

To respond to this proposal, you can either:

1. Visit our website - [www.cornwall.gov.uk/TrafficConsult](http://www.cornwall.gov.uk/TrafficConsult) once registered you will be able to submit your response.
2. Email Parking Services on [parking@cornwall.gov.uk](mailto:parking@cornwall.gov.uk), quoting the above title and indicating your support or objection to the proposals.
3. Respond in writing using the attached Response Form, indicating your support or objection to the proposals and return it to the address shown at the foot of the form.

If you wish to discuss any aspect of this, please contact me.

Yours faithfully

Zoe Hall  
Strategic Parking Manager  
Environment and Connectivity Service  
Email: [parking@cornwall.gov.uk](mailto:parking@cornwall.gov.uk)

Cornwall Council | Konsel Kernow  
PO Box 664, Truro, Cornwall, TR1 9DH  
E: [parking@cornwall.gov.uk](mailto:parking@cornwall.gov.uk) | T: 0300 1234 100  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)



### **The Cornwall Council (Off Street Parking Places) Order 2023**

Notice is hereby given that Cornwall Council proposes to make a new Order under Section 35(1) of the Road Traffic Regulation Act 1984, in accordance with Schedule 9 of the Act.

The proposed Order will revoke and replace The Cornwall Council (Off Street Parking Places) Order 2020 (as amended), whilst also making the following amendments:

1. Vary the parking charges in all Cornwall Council chargeable car parks to introduce tariff banding simplifying parking charges across the county
2. The following car parks will be revoked from the Order:
  - Dobwalls
  - Pendennis Point, Falmouth
  - Freathy
  - Towan Headland, Newquay
3. Amendments made to the definition of Motor home/ Camper within the order.

This Notice is intended to provide an indication of the Order's provisions. A copy of the draft Order may be inspected at any Cornwall Council One Stop Shop (check locally for opening times) using the public access computers. Copies may also be viewed at - **[www.cornwall.gov.uk/TrafficConsult](http://www.cornwall.gov.uk/TrafficConsult)**

Representations (objection or support) to the proposed Order should be in writing and received by **23<sup>rd</sup> March 2023** - addressed to: **Parking Services, PO Box 664, Truro, Cornwall, TR1 9DH**, to **[parking@cornwall.gov.uk](mailto:parking@cornwall.gov.uk)** or via the above website.



## Appeal Decision

Site visit made on 20 February 2023

by Neil Pope BA(HONS) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 February 2023

Appeal Ref: APP/D0840/W/22/3298986

Land at Buller Hill, Buller Downs, Redruth, Cornwall, TR1 6SS.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant permission in principle.
- The appeal is made by Mr Andy Page against the decision of Cornwall Council (the LPA).
- The application ref. PA21/09927, dated 3/10/19, was refused by notice dated 17/11/21.
- The development proposed is described as "... a single storey detached bungalow + would retain the existing access boundary hedges + trees. The dwelling would be constructed utilising the latest sustainable methods + use renewable energy for heat + re-cycle water. It will be architecturally designed to have little visual impact."

### Decision

1. The appeal is dismissed.

### Preliminary Matter

2. On behalf of the appellant, a Unilateral Undertaking (UU) has been submitted under the provisions of section 106 of the Town and Country Planning Act 1990 (as amended). This includes a financial contribution (£352) towards the cost of strategic access management and monitoring mitigation within the Fal and Helford Special Area of Conservation (SAC). I shall address this matter below.

### Main Issues

3. The two main issues are: firstly, whether the proposal accords with national<sup>1</sup> and local<sup>2</sup> planning policies and advice<sup>3</sup> for new residential development within rural areas and; secondly, the likely effects upon the SAC and the West Cornwall Bryophytes Site of Special Scientific Interest (SSSI) and whether any adverse effects could be addressed by way of the UU.

### Reasons

#### First Main Issue

4. This 0.22 ha site lies amongst a loose scatter of dwellings within the countryside to the south of Redruth and to the west of Lanner. Much of the site is overgrown and there is a small quantity of rubble/material stored towards the eastern end of the site. The appellant has informed me that the site comprises a field used for storage connected to a business and hardstanding. Access is off a track that runs along the southern boundary. The B3297 (Buller Hill) abuts the western boundary of the site with the gardens of 'Ashcroft' to the north and 'Darrochmore' to the east.

<sup>1</sup> The National Planning Policy Framework (the Framework).

<sup>2</sup> The Cornwall Local Plan Strategic Policies 2010-2030 (LP), which forms part of the development plan.

<sup>3</sup> The LPA's Chief Planning Officer's Advice Note (AN) on 'Infill/Rounding Off', which carries limited weight.

5. In essence, established national and local planning policies aim to restrict new housing within the countryside in order to safeguard the character and appearance of such areas and to secure sustainable development. Such development may be permitted where there is an essential or identified local need, or where it would enhance or maintain the vitality of rural communities by allowing settlements to grow.
6. Amongst other things, LP policy 3 permits the rounding off of settlements and development of previously developed land within or immediately adjoining a settlement of a scale appropriate to its size and role. The supporting text to this policy states that the settlement should have a form and shape and clearly definable boundaries, not just a low density straggle of dwellings. It also defines rounding off as development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.
7. I note the appellant's arguments that the properties at Buller Hill are sufficient to constitute a settlement and that the appeal site is surrounded on all four sides by other dwellings. However, having seen the site and surroundings from the public realm, I concur with the LPA's assessment that whilst there are a number of dwellings around the appeal site they are dispersed and do not form a cohesive collection or grouping.
8. This loose scatter of dwellings does not exhibit a form and shape that renders it reasonably identifiable or recognisable as a settlement. There is no cogent evidence of any clearly definable settlement boundaries or any distinct sense of enclosure. This type of sporadic development is commonplace within the Cornish countryside. Furthermore, the open and largely unspoilt qualities of the appeal site have more in common with the character of the countryside than any settlement.
9. The proposed development would not comprise the rounding off of a settlement or satisfy any of the other provisions of LP policy 3. It would also conflict with the AN and not meet any of the exceptions provided for under LP policy 7. Moreover, there is nothing of substance to demonstrate the proposal would enhance or maintain the vitality of the local rural community. Notwithstanding the intended use of sustainable construction methods, renewable energy technologies, water recycling and the availability of a local bus service, the proposed dwelling, by virtue of its location, would intrude into the countryside and detract from the character and appearance of the local area.
10. The appellant has drawn attention to an appeal decision<sup>4</sup> on a site at Green Bottom. Each site/case must be assessed/determined on its own merits. Unlike the appeal before me, the Inspector at Green Bottom found that site was not visible from the public realm and had a distinct sense of enclosure. In that instance, a new dwelling had also recently been permitted alongside. There are material differences between that appeal and the case before me.
11. I conclude on the first main issue that the proposal would conflict with national and local planning policies and advice for new residential development within rural areas.

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<sup>4</sup> APP/D0840/W/18/3196251.

### *Second Main Issue*

12. In determining this appeal, I have also taken into account the provisions of the Framework<sup>5</sup> and the development plan<sup>6</sup> that relate to nature conservation interests, as well as the LPA's European Sites Mitigation Strategy Supplementary Planning Document (SPD), which was adopted in 2021.
13. The appeal site lies within the Zone of Influence for the SAC and the Impact Risk Zone for the SSSI. As noted within the LPA officer's report, the proposed development would be likely to increase recreational pressures within the SAC. There could also be some indirect pressure upon the SSSI. In combination with other developments and plans permitted elsewhere within this part of Cornwall, the proposal could have a significant adverse effect upon natural habitats and species of wild fauna and flora (such as sandbanks, mudflats, reefs and salt meadows) within these protected sites.
14. The proposal would not be directly connected with or necessary for the management of the SAC. However, I note that Natural England, as the relevant nature conservation body, was involved in the preparation of the SPD and has agreed that financial contributions, towards the cost of strategic mitigation within the SAC, could be sought from residential developments proposed within the Zone of Influence. I concur with both main parties that in this instance, mitigation would be required to address the 'in combination' effects of the proposal. Both the development plan and the SPD recognise that this could comprise a financial contribution secured by a UU.
15. The submitted UU includes an adequate contribution (and a mechanism for delivery, linked to any subsequent Technical Details Consent approval) to mitigate the likely 'in combination' effects of the proposed development upon the SAC. As a consequence, I find that there would be no harm to the integrity of the SAC or SSSI. The UU meets the tests for planning obligations set out in paragraph 57 of the Framework and I have taken it into account.
16. I note the provisions of Article 5B of the Town and Country Planning (Permission in Principle) Order 2017 (as amended) and the findings of Inspectors in previous appeal decisions<sup>7</sup> that have been drawn to my attention. In this instance, it would serve no useful planning purpose to attempt to withhold permission in principle on nature conservation grounds. I also note that the LPA appears to have adopted a similar approach in respect of some other applications for housing elsewhere within the Zone of Influence.
17. I conclude on the second main issue that the likely adverse effects upon the SAC and the SSSI could be addressed by way of the UU. The proposal accords with the relevant provisions of the Framework, LP policy 22 and the SPD.

### **Other Matters**

18. The proposal would add to the choice and supply of housing within this part of Cornwall. Given the scale of the development, I afford this limited weight.
19. The site is in close proximity to the boundary of the Cornwall and West Devon Mining Landscape World Heritage Site. However, there is nothing before me to

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<sup>5</sup> In particular, paragraphs 179-182.

<sup>6</sup> LP policy 22.

<sup>7</sup> APP/D0840/W/20/3248651 & APP/J3530/W/18/3219452.

indicate that it makes a positive contribution to the significance of this designated heritage asset or that the proposal would fail to preserve its setting.

**Conclusion**

20. My findings in respect of the second main issue and the 'other matters' above do not overcome or outweigh the harm that I have identified in respect of the first main issue. I therefore conclude, on balance, that the appeal should not succeed.

*Neil Pope*

Inspector

## OPS (Redruth Town Council)

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**From:** Mark Rees <mark.rees@classic-builders.co.uk>  
**Sent:** 03 March 2023 08:27  
**To:** Admin (Redruth Town Council)  
**Cc:** [REDACTED]  
**Subject:** Development for Coastline Housing at North Country - street naming  
**Attachments:** sn-n-form\_new-dev.doc; 07435-TDA-DR-BC-0076\_Site Plan-P-P03.pdf

Hi,

We have been contracted to construct 21no dwellings in North Country for Coastline Housing Ltd. We would like to apply for the postal addresses. In order to do, we are required to consult with the Town Council to obtain suggestions for street name, preferably 3no in order of preference,

Could we please have your suggestions for the street name so that we can submit the street naming application.

Kind regards

Mark Rees

Please visit our NEW website [www.classic-builders.co.uk](http://www.classic-builders.co.uk)



**Contact Details:**

Estover Close

Estover

Plymouth PL6 7PL

[mark.rees@classic-builders.co.uk](mailto:mark.rees@classic-builders.co.uk)

T: 01752 696640 / 07957673676

[www.classic-builders.co.uk](http://www.classic-builders.co.uk)



LEGEND:

- 1.6m HIGH CLOSE BOARDED FENCE
- 1.6m HIGH EXISTING TIMBER FENCE
- POST AND RAIL FENCING
- RETAINING WALL TO EXPOSE RS DS BORN
- RS TAPPING WALL WITH 1.1M HIGH METAL RAILING
- MIXED NATIVE HEDGES TO FRONT GARDENS 2.000m high  
See landscaping plan
- GABION BASKETS TO ENGINEERS DESIGN



# TREWIN DESIGN ARCHITECTS

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www.trewin-design.co.uk • cross@trewin-design.co.uk

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## PRELIMINARY

|  |                                    |
|--|------------------------------------|
| Drawing title  |                                    |
| Site Plan  |                                    |
| Job title  |                                    |
| Residential Development<br>North Country Phase 3<br>Land Off Basset Road |                                    |
| Client   |                                    |
| Coastline Housing  |                                    |
| Drawn by   | RH Stage BC - Building Control     |
| Checked by   | LP Issued for Preliminary          |
| Date   | 25/04 2022 Scale @ A1 As indicated |
| Drawing number   | Revision                           |
| 07435-TDA-DR-BC-0075   | P03                                |

Revised: 1/20/22  
By: Operational meeting update  
Date: 01/10/22  
Scale: A1