

**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:*  
31<sup>st</sup> March 2023

Dear Councillor

**Meeting of the Planning Committee – Wednesday 12<sup>th</sup> April 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 Wednesday 12<sup>th</sup> April 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 stroke 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 – Wednesday 12<sup>th</sup> April 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> March 2023
  - 7.2 Interim Meeting of the Planning Committee held on 27<sup>th</sup> March 2023
8. Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**SUBMISSIONS FOR: Wednesday 12<sup>th</sup> April 2023**

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

<b>Ser No</b>	<b>Planning App No (All PA23/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
1	02396	11 Boscarn Road, Roseland Gardens  Proposed extensions and replacement shed  For Mr A Clarke	Central	Supported

**LIST 2**

<b>Ser No</b>	<b>Planning App No (All PA23/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
2	02152 (Cllr Collins)	Builders Store, Rear of Southgate Street  Proposed demolition of existing builders store, construction of new dwelling, access improvements and associated works  For Mrs L Starling 7 Beckett Close	South	
3	02242 (Cllr Barnes)	Construction of self-contained annexe for family use, including formation of additional parking  For Mr & Mrs J Gunn	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> March 2023

Present: Cllr H Biscoe  
Cllr S Barnes  
Cllr A Biscoe  
Cllr W Tremayne

Chairman

In attendance: Ms A Hunt  
Mrs J Pelham-Wales  
Cllr I Thomas

Operations Officer  
Administration Assistant

PART I – PUBLIC SESSION

**1518.1 To receive apologies for absence**

Apologies were received from Cllrs Brown, Collins, Craze and Smith (other commitments).

**1518.2 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.

**1518.3 To consider the planning applications**

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

**1518.4 To confirm the Minutes of the following meetings:**

**1518.5.1 Meeting of the Planning Committee held on Monday 13<sup>th</sup> February 2023**

Unanimously RESOLVED to confirm the minutes of the Meeting of the Planning Committee held on Monday 13<sup>th</sup> February 2023 as a true and accurate record of proceedings. [Proposed Cllr Tremayne; Seconded Cllr A Biscoe]

**1518.5.2 Interim Meeting of the Planning Committee held on 27<sup>th</sup> February 2023**

Unanimously RESOLVED to confirm the minutes of the Interim Meeting of the Planning Committee held on 27<sup>th</sup> February 2023 as a true and accurate record of proceedings. [Proposed Cllr Barnes; Seconded Cllr A Biscoe]

**1518.6 To receive the Clerk's report.**

The Clerk reported that no further response had been received from Cornwall Cllr Donnithorne regarding parking concerns at Bellevue.

A local resident had raised concerns with Cllr Barnes regarding speeding at Radnor. Cllr Barnes updated the Committee on discussions which had taken place.

The report was noted.

**1518.7 To receive correspondence:**

**1518.7.1 *Decision Notice Schedule***

The schedule was noted.

**1518.7.2 *Licensed Premises Schedule***

The schedule was noted.

**1518.7.3 *Cornwall Council – Street Trading Renewal Application LI23\_000844, Leanne Geach, Fore Street***

Unanimously RESOLVED to support the application. [Proposed Cllr Barnes; Seconded by Cllr A Biscoe]

**1518.7.4 *Cornwall Council – 2023 Off-Street Parking Order***

Unanimously RESOLVED not to support the proposed 2023 Off-Street Parking Order and to recommend that parking charges or conditions remain as they currently are. [Proposed Cllr H Biscoe; Seconded Cllr Barnes]

**1518.7.5 *The Planning Inspectorate - Appeal Decision, APP/D0840/W/22/3298986, Land at Buller Hill, Buller Downs***

The correspondence was noted.

**1518.7.6 *Classic Builders – Street Naming, Development for Coastline Housing at North Country***

Councillors had been asked to suggest street names for the above development. The following names were put forward by the Committee:

Plumergat et Meriadec Street

Eddowes Street

Northcliff View

Hector's Street

**Chair**

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

All references for PA23/ unless otherwise stated

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

<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 Tremayne; Seconded Cllr A Biscoe]				
1	01374	2 Langarth Court	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	Supported
2	01658	St Stephen's Church, Treleigh	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	Supported
3	00675	Shop 1 Alma Place	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	Supported

**LIST 2**

4	00619	2 Summer Chapel, North Country	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	<b>RESOLVED</b> by Majority not to support the application on the grounds that the increased height of the fence prevents vehicles emerging from the side lane by further constraining emerging visibility. [Proposed Cllr A Biscoe: Seconded Cllr Tremayne] Cllr Barnes abstained.
5	05181 (PA22)	Land South West of Trefula Farm, Sandy Lane	Outline application with all matters reserved for an Affordable Led Housing Scheme on Land Adjacent to the town of Redruth	Unanimously <b>RESOLVED</b> not to support the application on the grounds that: (i) the site is outside the settlement boundary proposed in the emerging Neighbourhood Development Plan; (ii) the land in question is a greenfield site and (iii) the plans represent overdevelopment.

				[Proposed Cllr.H Biscoe; Seconded Cllr A Biscoe]
6	01630	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. It is suggested that the applicant contact the Redruth High Street Heritage Action Zone team as funding may be available to assist with works to the windows. [Proposed Cllr Tremayne; Seconded Cllr Barnes]





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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> March 2023

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

Chairman

In attendance: Ms A Hunt  
Miss K O'Dell  
Cllr I Thomas  
Mr S Childs  
Ms D Reeve  
Mr N Rodda  
Ms E Smith  
Six further members of the public were also in attendance

Operations Officer  
Administration Assistant

Local Resident  
Redruth 2000  
Applicant  
Local Resident

PART I – PUBLIC SESSION

**1520.1 To receive apologies for absence.**

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

**1520.2 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.

**1520.3 To suspend Standing Orders to allow the public to speak.**

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

**1520.4 To allow the public to put questions before the council.**

1520.4.1 Mr Childs expressed his concerns regarding PA23/00671. As owner of the neighbouring property, he stated that the applicant intended to use the courtyard owned by him as a fire escape. While Murdoch House was currently permitted to access this area as a fire escape, this was seldom used and had very little impact. The steel gates that opened onto Cross Street were kept locked for security reasons and would continue to be so. In addition, the proposed fire escape door was directly adjacent to an intended addition to his property which would block the access. There would be no means of policing the use of this doorway and with a multi-occupancy unit, there could be as many as 10-14 people potentially using the exit as a back door which would be an invasion of Mr Childs'

privacy. The ground in the courtyard was very uneven, consisting of slate, cobbles and earth which could be a trip hazard especially as unlit at night. In addition, it was unsuitable for wheelchair users. Mr Childs also wished to correct a previous statement made on the planning portal and apologised for comments in relation to social housing. He expressed the belief that any tenants would raise the same issues. The Chair thanked Mr Childs for his input and time.

Ms Reeve spoke as Chair of Redruth 2000 and also spoke against PA23/00671. Ms Reeve suggested that the application did not accord with the values which had emerged from recent work and stated that the proposals would ruin a Grade II listed storefront. She stated that the proposed bin storage was in an unsuitable location and asked the Planning Committee not to support the application.

Mr Rodda spoke as the applicant in relation to PA23/00424. He spoke to the Committee about the history of the creamery and its benefits to the local community and farmers. Mr Rodda also stated the energy generated by the proposals would only be used by the business and not sold off to energy companies. The Chair thanked Mr Rodda for his time.

Ms Smith spoke as a resident of Redruth in relation to PA23/00671. She stated that she was a strong supporter of equality and wished to express concerns over the language used around social housing.

**1520.5 To reinstate Standing Orders**

Unanimously RESOLVED to re-instate Standing Orders [Proposed Cllr Tremayne; Seconded Cllr A Biscoe].

**1520.6 To consider the planning applications.**

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

**1520.7 To receive correspondence:**

- 1520.7.1 *Cornwall Council – PA23/02257, 1 Trenessa Gardens, Drump Road. Works to trees within a conservation area – works to T1 (Sycamore), T2 (Beech), T3 (Oak), and felling of T4 (Beech).*

This correspondence was noted.

**Chair**

**REDRUTH TOWN COUNCIL - PLANNING SCHEDULE**

**ANNEX A**

All references for PA23/ unless otherwise stated

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

<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 Brown; Seconded Cllr Barnes]</p>				
1	02231	85 Plain An Gwarry	Non-material amendment in relation to decision notice PA22/06853 dated 12/08/2022 for small alteration to layout of ground floor and removal of one rooflight	Supported
3	01218	Land North West Of Hillcrest, Church Coombe	Retention and completion of a single dwellinghouse	Not Supported
4	00424	Roddas, The Creamery, Wheal Rose, Scorrier	Installation of a 2.65 MWp Ground Mounted Solar Photovoltaic array, erection of substations and associated works	Supported
<p><b>LIST 2</b></p>				
2	00671	91 Fore Street, Redruth	Reconfiguration of existing ground, first and second floor flats to provide 3 further residential units including associated alterations to existing communal staircase and circulation space to meet statutory	Unanimously RESOLVED not to support the application and to request that Cornwall Council undertake a site visit

			requirements without compliance of condition 2 in relation to decision notice PA18/07458 dated 28.01.2019	to properly understand concerns raised in relation to: (i) building regulations and, in particular, the proposed fire safety arrangements; (ii) loss of retail space and (iii) overdevelopment. [Proposed Cllr Barnes; Seconded Cllr Brown]
5	00894	Land South Of Castle View Sandy Lane	Outline Planning Permission with some matters reserved (appearance, landscaping and scale) for the construction of an affordable-led development of four affordable dwellings and one disability adapted open-market dwelling	Unanimously RESOLVED not to support the application on the grounds: (i) of the need to maintain the green and agricultural buffer zone between the parishes of Lanner and Redruth; (ii) that the South side of Sandy Lane consists of relatively few domestic residences (iii) that the proposals are not in keeping with the emerging Redruth Neighbourhood Development Plan and (iv) that it is neither necessary nor helpful to change agricultural land to residential [Proposed Cllr Barnes; Seconded Cllr A Biscoe]

**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 12<sup>th</sup> April 2023**

<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	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.

**Planning Committee**

**Meeting 12<sup>th</sup> April 2023**

**Decision Notice Schedule**

**All references for PA22 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1509.6.1.1	04471	56 West End	Change of use of disused ground floor retail area to form ground floor of single three-storey dwelling	Unanimously RESOLVED to support the application	Approved
1506.6.1.12	11158	2-4 Clinton Road	Listed Building Consent for the works associated with the redevelopment of the southern half of the former library building into a preschool/nursery including use of the front external area as a play space and creation of a small play deck to the rear of the building and associated works	Unanimously RESOLVED to support the application	Approved
1506.6.1.11	11157	2-4 Clinton Road	Redevelopment of the southern half of the former library building into a preschool/nursery including use of the front external area as a play space, and creation of a small play deck to the rear of the building and associated works	Unanimously RESOLVED to support the application	Approved
1509.6.1.4	10223	Pednandrea Bungalow, Raymond Road	Construction of a two-storey dwelling (in replacement of demolished bungalow)	Unanimously RESOLVED to support the application	Approved
	01218	Land North West of Hillcrest, Church Coombe	Retention and completion of a single dwellinghouse		Declined to determine
	00583	Mount Ambrose Cricket Club, College Lane	Application for a certificate of lawfulness for the proposed use of solar panels on the roof of the clubhouse	Not consulted	Refused
	02104	Belmont, West Park	Submission of details to discharge condition 3 in respect of decision notice PA21/11189 dated 27/04/2022	Not consulted	s52/s106 and discharge of condition apps

1491.3.1.6	08130 (PA22)	Land off Sandy Lane	Outline Planning Permission with some matters reserved for the construction of 5 houses, along with the provision of a new access, parking and associated landscaping, namely 'access only'	Unanimously <b>RESOLVED</b> not to support the application on the grounds: (i) that the site is outside the emerging Neighbourhood Development Plan settlement boundary; (ii) of concerns in relation to access given the speed of traffic on that stretch of road and comments submitted by Highways Development Management on 21st September 2022 and (iii) that the plans suggest an intention to enable future development behind the current proposals and further away from the road	Refused
	00902	48 Gweal Pawl	Application for a certificate of lawfulness for the proposed use of two thirds of the garage as a nail salon	Not consulted	Refused
	01044	Murdoch House, Cross Street	Submission of details to discharge condition 3 in respect of decision notice PA22/09929 dated 10/01/2023	Not consulted	s52/s106 and discharge of condition apps
1493.3.1.1	08963 (PA22)	Land adj. Melyn Grove, Harris Mill	Reserved matters application for a single dwelling (details following outline consent PA22/01137 dated 12/05/2022)	Unanimously <b>RESOLVED</b> to support the application	Approved
	00583	Mount Ambrose Cricket Club, College Lane	Application for a certificate of lawfulness for the proposed use of solar panels on the roof of the clubhouse	Not consulted	Granted

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:**

**Wednesday 12<sup>th</sup> April 2023**

<b>Ser No</b>	<b>License No</b> <i>(All LI23/ unless otherwise stated)</i>	<b>Details</b>
4	LI23_001412	Home Ground, 92 Fore Street Late Night Refreshment and Sale by Retail of Alcohol For Mr John Williams