



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:
19th April 2023

Dear Councillor

Interim Planning Committee Meeting – Monday 24th April 2023

You are summoned to attend an Interim Meeting of the Redruth Town Council Planning Committee to be held in the Langman Room, Redruth Civic Centre, Alma Place on Monday 24th April 2023, commencing at **18:30**.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'PB', written over a horizontal line.

Peter Bennett
Town Clerk

Enclosure:

1. Agenda and associated documentation

Distribution:

Action:

Cllr R S Barnes
Cllr A Biscoe
Cllr H 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
Interim Planning Committee Meeting – 24th April 2023

AGENDA

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
5. *To reinstate Standing Orders*
6. To consider the planning applications [see schedule attached]
7. To receive correspondence:
 - 7.1 Cornwall Council – Appeal against Enforcement Notice, EN21/01116, Land West of Wheal Prussia Dry, Wheal Prussia, Treleigh

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 24th April 2023

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA23/ unless otherwise stated)	Details	Ward	Reply
1	02396	11 Boscarn Road, Roseland Gardens Proposed extensions and replacement shed For Mr A Clarke	Central	Supported
2	02427	1 Castle View Close Outline Planning Permission with some reserved matters to include access and layout for proposed construction of a detached dwelling as infill within existing settlement and formation of new vehicle and pedestrian access onto adjacent highway For Mr and Mrs R Angwin	North	Supported
3	02640	A3047 Dual Street Works, Avers Roundabout Application to determine if prior approval is required for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets For Gallivan CK Hutchison Networks (UK) Limited	North	Supported
4	02246	Solar Care Homes Ltd, Hillcrest, 2 Trefusis Road Change of use of Use Class C2 residential care/assisted living accommodation to original use as Use Class C3 single residential dwellinghouse For Mrs Carol Carruthers, covey Properties Ltd	South	Supported
5	01826	Whitehall, 13 Clinton Road Change of use of dwelling to form supported living accommodation For Mr M Hawkes, The Rainbow Group	South	Supported

6	02804	6 Hoskings Row First floor rear extension to existing dwelling with the inclusion of a Juliet balcony on the north east elevation For Mr Kevin Butler	North	Supported
7	01779	1 Langarth Court Works to trees under a tree preservation order (TPO) namely: T1 – T3 (Sycamores), lift lower crowns of each tree radially to circa 6m above ground level. Remove epicormic growth throughout crown. Remove selected secondary branches throughout crowns by target pruning For Mr Mark Norton	South	Supported

LIST 2

Ser No	Planning App No (All PA23/ unless otherwise stated)	Details	Ward	Reply
8	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	South	
9	02242 (Cllr Barnes)	7 Beckett Close Construction of self-contained annexe for family use, including formation of additional parking For Mr & Mrs J Gunn	South	
10	08383 (PA22) (Cllr Collins)	5 Higher Fore Street Works to first floor flat including conversion and extension of roof space including increase of roof height and construction of dormer windows to provide additional internal space For Mr Sultan Ahmed	North	

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

Your ref:

My ref: EN21/01116

Date: 12 April 2023

Dear Sir/Madam

Town and Country Planning Act 1990 - Section 174 Appeal

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 an enforcement notice that has been issued by Cornwall Council following alleged breaches of planning control at the following site. 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.

MHCLG ref:	APP/D0840/C/23/3317575
Cornwall Council ref:	EN21/01116
Appeal Start Date:	29 March 2023
Breach of Planning Control:	Appeal against Enforcement Notice - Without planning permission, the material change of use of an agricultural field to a mixed use comprising the siting of a caravan for residential purposes, associated operational development, creation of two new accesses and hardstanding, along with the storage of non-agricultural material on the land and creation of additional outbuildings.
Location:	Land West Of Wheal Prussia Dry Wheal Prussia Treleigh
Appellant:	Mr Tolley

The Council considered it expedient to issue the enforcement notices because

The residential use of the caravan and associated operational development seen on site has created an unsustainable residential dwellinghouse in the open countryside. The Government advise that provision for new dwellings within the countryside is strictly limited to a small range of exception cases, of which this case is not one.

It is considered that the residential caravan, associated operational development and domestic paraphernalia are at odds with the surrounding rural landscape due to their size, design and appearance. This results in a detrimental impact on the integrity, visual appearance and character of the surrounding landscape.

Cornwall Council

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The site falls within the Zones of Influence of both the Falmouth and Helford Area of Special Conservation (SAC) and the Penhale Dunes SAC, as such the new residential use causes harm for which there has been no appropriate mitigation applied as set out within the Council's European Sites Mitigation Supplementary Planning Document, July 2021.

The storage of non-agricultural materials on site and the creation of outbuildings on the eastern half of site also represents a loss of agricultural land, causing significant visual harm to the surrounding countryside and considered to be harmful to the character and beauty of the countryside.

In addition, the laying of tarmac and hardcore on site is not considered an appropriate form of development given the land is within a critical drainage area where surface water management and infiltration rates are particularly important.

Therefore, the change in use of the land and associated development is considered contrary to Policies 1, 2, 3, 7, 12, 22, 23, 26, 27 of the Cornwall Local Plan (2010-2030), Policy 1 of the Cornwall Council Site Allocations DPD (2019) and paragraphs 8, 79, 80 and 174 of the National Planning Policy Framework.

The grounds on which the appeal has been made are:

Ground A That planning permission should be granted for what is alleged in the enforcement notice, or that the condition which is alleged not to have been complied with should be discharged.

Ground D That, at the time the enforcement notice was issued; it was too late to take enforcement action against the matters stated in the notice.

The enforcement notice and the appellant's statement are available on request. You have been notified so that you may, if you wish, submit your views in writing or request a copy of the appeal decision letter. You should write direct to The Planning Inspectorate, Room 3/26a, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 6 weeks of the appeal start date (stated above) quoting their reference number. If you require an acknowledgement letter or a copy of the final decision you must include this request in your communication.

The Planning Inspectorate has introduced an online appeals service which you can use to comment on this appeal. You can find this service through the Appeals area of the Planning Inspectorate Web Site – see <https://acp.planninginspectorate.gov.uk>. The Inspectorate may publish details of your comments on the internet on the Appeals area of the Planning Inspectorate. Your comments may include your name, address, e-mail address or telephone number. 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

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information about data protection and privacy matters is available on the Planning Inspectorate.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in enforcement appeals proceeding by written representations – England" free of charge from this office or via the following link:

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

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

Yours faithfully

Sandra Oram

**Senior Development Support Officer
Development Management Service
Tel: 01872 322222
Email: planningappeals@cornwall.gov.uk**