



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT  
Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

**Town Mayor: Cllr R S Barnes**

**Town Clerk: P B Bennett**

See Distribution

*Our Reference:*  
RTC/420/3/Mtg  
*Date:*  
7<sup>th</sup> June 2023

Dear Councillor

**Meeting of the Full Council – Monday 12<sup>th</sup> June 2023**

You are summoned to attend a Meeting of the Redruth Town Council to be held at Redruth Civic Centre, Alma Place on Monday 12<sup>th</sup> June 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 horizontal line drawn through it.

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

**Action:**

All Redruth Town Councillors

**For Information:**

Cornwall Council Members (Redruth EDs)  
Press & Public

**REDRUTH TOWN COUNCIL**  
**REDRUTH TOWN COUNCIL MEETING – Monday 12<sup>th</sup> June 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 30<sup>th</sup> May 2023
8. Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule

# REDRUTH TOWN COUNCIL

SUBMISSIONS FOR: Monday 12<sup>th</sup> June 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	03420	Railway Station, Station Road  Listed Building Consent to install and commission four passenger validation terminals, two multi-sensor CCTV cameras and one IT cabinet  For Mr Alex Boxall, Trans Data Management	North	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	03642 (Cllr A Biscoe)	OS Field 7913, North Of Homestead, Sandy Lane  Removal of 6m of hedgerow to create a bellmouth gateway to gain access to field from the unclassified road of Old Sandy Lane  For Mr Mark Rideout	South	
3	04247 (Cllrs Brown & Broad)	Gwel An Nans, Tolgus Place  Certificate of Lawfulness of Existing Use for the permanent siting of storage containers  For Mr D Cocking	North	
4	04248 (Cllrs Brown & Broad)	Gwel An Nans, Tolgus Place  Certificate of Lawfulness for existing use for construction of a building and subsequent use as a dwelling  For Mr D Cocking	North	



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Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

**Town Mayor: Cllr R S Barnes**

**Town Clerk: P B Bennett**

Minutes of a Meeting of the Redruth Town Council held at Redruth Civic Centre, Alma Place,  
Redruth on Tuesday 30<sup>th</sup> May 2023

Present: Cllr S Barnes Chairman  
Cllr A Biscoe  
Cllr H Biscoe  
Cllr M Brown  
Cllr B Ellenbroek  
Cllr D Reeve  
Cllr I Thomas

In attendance: Ms A Hunt Operations Officer  
Mrs J Pelham-Wales Administration Assistant  
Ms C Pitt Laurence Associates  
Mr J Pearson Transport Consultant

PART I – PUBLIC SESSION

**1532.1 To receive apologies for absence**

Apologies were received from Cllrs Broad, Craze, Garrick, Skinner, Smith (other commitments) and Tremayne (unwell).

**1532.2 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.

**1532.3 To suspend Standing Orders to allow the public to speak**

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

**1532.4 To allow the public to put questions to the Council**

Ms Pitt spoke as the agent in relation to PA23/03089. She explained the proposal in detail referencing previous applications which had been submitted in relation to the site. Ms Pitt stated that the application was for 18 open market dwellings and 7 affordable dwellings. The proposals met minimum space standards, included sustainable drainage and provided two vehicle parking spaces per dwelling. Permission in principle had previously been granted for nine self-build homes and Cornwall Council had stated that the site could be regarded as rounding off. Ms Pitt suggested that the current proposals did not represent inappropriate density and would provide more homes at a time of crisis. Wheelchair access would also be provided. Cllr Barnes thanked Ms Pitt for her time and comments.

Mr Pearson also spoke in support of PA23/03089. He confirmed that he was attending the meeting primarily to address issues raised by local residents in relation to the application and noted that the Highways Officer had yet to formally comment. Mr Pearson advised Members that if building a new access, this had to be to standard. He stated that the previous Highways Officer had not raised any objections, that the access was wide enough and that signals were not needed as the volume of traffic would not be sufficient. In addition, the proposals would incorporate what had originally been requested as the pedestrian route as this condition had been discharged but not instated. It was confirmed that the previous planning permission had been granted only on appeal.

A number of Councillors expressed concerns about the proposed access arrangements. Cllr Ellenbroek stated she was extremely worried about the road as there was already a high volume of vehicles and a 40mph limit. There would also be a high number of heavy vehicles using the Hallenbeagle site, and the safety of the pedestrians was paramount. Mr Pearson responded, commenting that the proposals would improve the width of the footway and provide a ramp. Pedestrians could cross at the roundabout, and Mr Pearson stated that this was the safest option. Councillors expressed some disagreement with this assessment and pointed out the number of school children who walked along this route.

**1532.5 To reinstate Standing Orders**

Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Barnes; Seconded Cllr H Biscoe].

**1532.6 To consider the planning applications.**

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

**1532.7 To confirm minutes of the following meetings:**

**1532.7.1 *Meeting of the Planning Committee held on 13<sup>th</sup> March 2023***

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 13<sup>th</sup> March 2023 as a true and accurate record of proceedings. [Proposed Cllr H Biscoe; Seconded Cllr Barnes] Cllrs Brown, Ellenbroek & Reeve abstained as they had not been present at the meeting.

**1532.7.2 *Interim Meeting of the Planning Committee held on 27<sup>th</sup> March 2023***

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 27<sup>th</sup> March 2023 as a true and accurate record of proceedings. [Proposed Cllr H Biscoe; Seconded Cllr A Biscoe] Cllrs Ellenbroek & Reeve abstained as they had not been present at the meeting.

**1532.7.3 *Interim Meeting of the Planning Committee held on 24<sup>th</sup> April 2023***

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 24<sup>th</sup> April 2023 as a true and accurate record of proceedings. [Proposed Cllr H Biscoe; Seconded Cllr Brown] Cllrs Ellenbroek & Reeve abstained as they had not attended the meeting.

**1532.8 To receive the Clerk's Report**

A report had been circulated prior to the meeting. Cllr Barnes confirmed that he would raise the parking concerns at Bellevue with Cllr Donnithorne then they next met.

**1532.9 To receive correspondence:**

**1532.9.1 *Decision Notice Schedule***

The correspondence was noted.

1532.9.2 *Licensed Premises Schedule*

The correspondence was noted. In relation to LI23\_002606, the Clerk would ask that ongoing concerns over the storage of large amounts of alcohol in a domestic property in a residential area be saved to the licensing record. The Clerk would also make the Engagement Officer aware of the Pavement Licence application being made by Hatters Coffee House.

1532.9.3 *Cornwall Council – Planning News for Local Councils and Agents, Spring 2023*

The correspondence was noted.

1532.9.4 *Cornwall Council – Public Spaces Protection Order Renewals (Dogs)*

The correspondence was noted.

**Chair**

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

All references for PA23/ unless otherwise stated.

**Meeting: Tuesday 30<sup>th</sup> May 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 Barnes; Seconded Cllr Ellenbroek]				
1	03167	Land off Bassett Road, North Country	Non-material amendment in relation to decision notice PA20/07532 dated 09/12/2021 for minor window changes to one house type, kitchen window decreased 1200mm to 900mm and WC window repositioned.	Supported
2	03256	1 Martin Close	Proposed rear extension	Supported
3	02710	12 Clijah Close	Replace existing rear conservatory with new enlarged extension	Supported
4	02193	Rosedene, Plain An Gwarry	Proposed detached workshop	Supported
5	02605	Caravan, Channel View Farm, Sandy Lane	Replacement dwelling. Proposed new 4 bedroom timber framed, timber and metal clad dwelling with PV panels, renewables and landscape changes	Supported

6	03246	Land at Tolgus	Non-material amendments in relation to decision notice PA20/02195 dated 16.10.2020 changes in relation to refuse collection, parking, conveyancing boundary lines and house types.	Supported
7	03639	Albany Road Street Works, Albany Road	Prior Notification for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Supported
<b>LIST 2</b>				
8	03089	Land at Treleigh	Construction of 25 dwellings	Unanimously RESOLVED not to support the application on the grounds: (i) of concerns over proposed access arrangements; (ii) of concerns over proposed arrangements for pedestrian crossing and, in particular, the safety of school children utilising the route; (iii) of the need to maintain a green agricultural buffer zone; (iv) that the proposals are not in keeping with the emerging Neighbourhood Development Plan and (v) that it is neither necessary nor helpful to change agricultural land to residential.



				<p>Should Cornwall Council be minded to approve the application, Redruth Town Council asks that the cumulative effect of increased traffic levels be taken into account, and consideration given to reducing the speed limit on the stretch of the A3047 in question from 40mph to 30mph. Given the climate emergency, Redruth Town Council also wishes to remind the developers of the duty to utilise a sustainable power source</p> <p>[Proposed Cllr H Biscoe; Seconded Cllr A Biscoe]</p>
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**Redruth Town Council**  
**Clerk's Report**  
**Meeting Date: 12<sup>th</sup> June 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.

**Redruth Town Council**

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

**Decision Notice Schedule**

**All references for PA23 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1524.6.1.7	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	Unanimously RESOLVED to support the application	Approved
1524.6.1.2	02427	Land Adj to 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 highway	Unanimously RESOLVED to support the application	Approved
	01686	Land to the Rear of Existing Aldi Stores, Avers Roundabout	Submission of details to discharge condition 3 in respect of decision notice PA22/08969 dated 16/01/2023	Not consulted	s52/s106 and discharge of condition apps
	05126 (PA22)	Land at Tolgus	Submission of details to discharge conditions 2, 5 and 7 in respect of decision notice PA20/02195 dated 16/03/2020	Not consulted	s52/s106 and discharge of condition apps
	07437 (PA21)	Former Tolgus Farm, Tolgus	Submission of details to discharge conditions 16 and 21 in relation to decision notice PA12/09717	Not consulted	s52/s106 and discharge of condition apps

1498.3.1.5	08634	The Barn, South Trefula Farm, Trefula	Proposed demolition of barn and replacement with timber frame garage	<p>Unanimously  <b>RESOLVED</b> not to support the application. Although the Town Council would support the proposed replacement of the barn with a timber frame garage, it is unable to support the erection of the proposed detached annexe, given that the cabin would be completely separate from the main dwelling, located far from it and on green land. Redruth Town Council also has concerns about the precedent which would be set were permission to be granted</p>	Approved
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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**  
**LICENSING SUBMISSIONS FOR:**

**Monday 12<sup>th</sup> June 2023**

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