

**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 R S Barnes

Town Clerk: P B Bennett

See Distribution

Our Reference:

RTC/420/3/Mtg

Date:

8th November 2023

Dear Councillor

Meeting of the Full Council – Monday 13th November 2023

You are summoned to attend a Meeting of the Redruth Town Council to be held at Redruth Civic Centre, Alma Place on Monday 13th November 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:

Action:

All Redruth Town Councillors

For Information:

Cornwall Council Members (Redruth EDs)
Press & Public

REDRUTH TOWN COUNCIL
REDRUTH TOWN COUNCIL MEETING – Monday 13th November 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 receive a presentation from the Cornwall Council Transformation Team in relation to the disposal of Cornwall Council offices in Dolcoath Avenue
7. To consider the planning applications [See Planning Schedule attached]
8. Clerk's Report
9. To receive correspondence:
 - 9.1 Decision Notice Schedule
 - 9.2 Licensed Premises Schedule
 - 9.3 Pre-application Schedule
 - 9.4 Cornwall Council – Section 38 Adoption Notification for the Development at Wilkinson Gardens (Ph 3) Sandy Lane
 - 9.5 Cornwall Council – Neighbourhood Planning Newsletter, October 2023

REDRUTH TOWN COUNCIL

PLANNING SUBMISSIONS FOR: Monday 13th November 2023

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No <i>(All PA23/ unless otherwise stated)</i>	Details	Ward	Reply
1	08716	<p style="text-align: center;">11 Trewirgie Road</p> <p>Works to a tree subject to a Tree Preservation Order for Sycamore (T1) – remove main stem nearest to property. The stem has grown significantly in recent years and considering the mass, leverage, wind-sail and existence of the narrow co-dominance in the main trunk, removal of this section would be appropriate in order to extend the longevity of the tree and reduce the possibility of property damage in advance of branch failure</p> <p style="text-align: center;">For Mr Neil Blewett</p>	South	Supported
2	08598	<p style="text-align: center;">Parkhenver, Penventon, West End</p> <p>Works to trees subject to a Tree Preservation Order (TPO), works include H1 = Mature Horse Chestnut. The tree should not need to be replanted, as a coppiced practice should allow the tree to regenerate (giving it hope for survival). This tree is approximately 18m tall. I propose that the tree should be respectfully removed and coppiced back to its old coppice points (Approx 2m tall). B1 = Mature Beech Tree. I propose a 4m height reduction to be carried out leaving the tree standing at approximately 16m tall (back to its old reduction points). Also remove any deadwood and carry out minimal crown thinning operations. B2 = Mature Beech Tree. I propose a 4m height reduction to be carried out leaving the tree standing at approximately 16m tall (in line with B1). Also remove any deadwood and carry out minimal crown thinning operations</p> <p style="text-align: center;">For Mr Dave Smart</p>	North	Supported

3	08385	<p>Chyventon House, Forth Noweth</p> <p>Works to trees subject to a Tree Preservation Order (TPO), works include T1 Lime – reduce branches by 1-2m to provide sufficient clearance from building and scooter store and T2 Lime – to crown lift over garden to 4m above ground level to allow access for residents</p> <p>For Julie Thompson, Anchor Hanover Group</p>	North	Supported
4	08800	<p>The Cowshed, Sparnon Gate</p> <p>Demolition of existing domestic garage, construction of a single storey extension to existing dwelling [The Cowshed], construction of a replacement domestic garage for 1 Sycamore Farm Cottages and change of use of minor portion of existing field for inclusion within domestic garden of The Cowshed</p> <p>For Mr S Gannicott</p>	North	Supported

LIST 2

<i>Ser No</i>	<i>Planning App No (All PA23/ unless otherwise stated)</i>	<i>Details</i>	<i>Ward</i>	<i>Reply</i>
5	05106 (Cllr H Biscoe)	<p>Land West of 25 Albany Road, Clinton Road</p> <p>Outline application with all matters reserved for the construction of two apartments/flats</p> <p>For Mr Roger Henderson, Rhum Island Properties Ltd</p>	South	

Redruth Town Council
Clerk's Report
Meeting Date: 13th November 2023

Ser No	Item	Action	Response
1551.5.1	Requests for Pre-Application Advice	A list of all pre-applications would be included in the meeting papers from this point forward, in order that Councillors could better understand the complete picture as to what was happening in the parish.	See schedule at Agenda Item 9.3

Redruth Town Council

Meeting 13th November 2023

Decision Notice Schedule

All references for PA23 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1549.13.1.2	06938	Chaffins Wholesale Food, Unit 5B, Cardrew Industrial Estate	Non material amendments in relation to decision notice PA23/00918 dated 06.04.23	Unanimously RESOLVED to support the application	Approved
	08138	Wheal Plenty Farm, Sinns Common	BT intends to install fixed line broadband electronic communications apparatus	Not consulted	Closed – advice given
	07795	The Old Coach House, 34 Fore Street	Submission of details to discharge Condition 3 in respect of Decision Notice PA21/11501 dated 08/02/2022	Not consulted	Disch of cond not all conditions agreed
1549.13.1.1	06568	Thornleigh, Sinns Common	Proposed new outside toilet adjacent to existing stable block	Unanimously RESOLVED to support the application	Approved
	08642	Electricity Junction Box, Cardrew Industrial Estate, Cardrew Way	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights	Not consulted	Closed – advice given
1534.6.1.1	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	Unanimously RESOLVED to support the application	Approved

1491.3.1.7	06830 (PA22)	Former Trengeath Hospital, Penryn Street	Redevelopment including demolition of Trengeath Hospital, erection of a 52no. bed care home, erection of 6no. dwellings for over 55's, refurbishment and extension to Trengeath House to form a specialist care facility and refurbishment of Trengeath Cottage to form staff accommodation	RESOLVED by Majority to support the application on the condition that the concerns raised by Historic England are addressed. Redruth Town Council would also like to express concerns in relation to the safety of the proposed access and egress and the impact of additional traffic and congestion on what has been designated by Cornwall Council as an air pollution hotspot	Approved
	08321	2 Shallow Adit	Submission of details to discharge condition number 2 in relation to decision notice PA21/06682 dated 08/03/2022	Not consulted	s52/s106 and discharge of condition apps
	01077	Land Adjacent to Coach Lane	New TPO request for 3 x mature European Ash trees that are at risk due to development	Not consulted	Closed - advice given
	07656	33 Fore Street	Submission of details to discharge Condition 6 in respect of Decision Notice PA21/11573 dated 27.01.22	Not consulted	Discharge of condition – not acceptable

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 13th November 2023

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

REDRUTH TOWN COUNCIL
REQUESTS FOR PRE-APPLICATION ADVICE:

Monday 13th November 2023

Reference	Location	Details
PA23/01194/PREAPP	2-4 Clinton Road	Pre-application advice for proposed internal alterations, and proposed re-roofing works

CORNWALL COUNCIL
HIGHWAYS ACT 1980 – SECTION 38

Development at Wilkinson Gardens (Ph 3) Sandy Lane, Redruth, Cornwall
Developer: Robertson Developments Limited

All of the provisions of the Agreement dated 3rd December 2015 related to the roads comprised in the above development have been complied with and the roads forming the subject of the Agreement shown coloured pink on the schedule attached to this notice became highways maintainable at the public expense on 22nd September 2023.

SCHEDULE

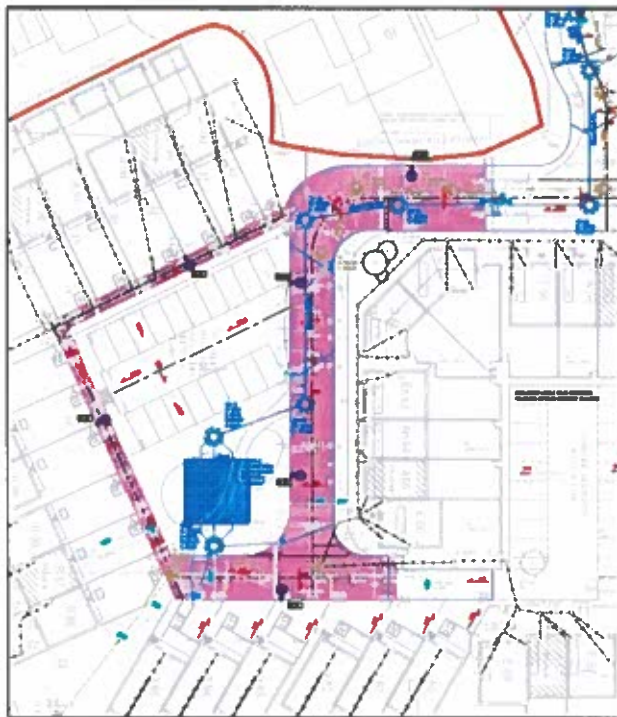
Carriageway, footways and footpaths at the streets known as part of Wilkinson Gardens, Redruth

All as coloured pink on Plan No: 224/113/12/10/2023

Dated 12th October 2023

Rebecca Riley
Head of Connectivity and Transport Policy
Cornwall Council
Central Group Centre
Castle Canyke Road
Bodmin
Cornwall
PL31 1DZ

Ref: GD/224/113



Plan No: 224/113/12/10/2023 Scale: Not to scale

NOTES

KEY

- SITE BOUNDARY
- SURFACE WATER INFRASTRUCTURE OFFERED FOR ADOPTION TO LOCAL AUTHORITY (INCLUDING GULLIES)
- SURFACE WATER INFRASTRUCTURE OFFERED FOR ADOPTION TO LOCAL AUTHORITY (WITH MASS CONCRETE BEDDING SURROUND) MODIFIED CLASS 1
- FOG WATER INFRASTRUCTURE OFFERED FOR ADOPTION TO LOCAL AUTHORITY
- PRIVATE FOG WATER
- PROPOSED SURFACE WATER MANHOLE COVER (1.5m DIA) OFFERED FOR ADOPTION TO LOCAL AUTHORITY
- PROPOSED FOG WATER MANHOLE COVER (1.5m DIA) OFFERED FOR ADOPTION TO LOCAL AUTHORITY
- PROPOSED PRIVATE FOG WATER POLYPROPYLENE INSULATION COVER (1.5m DIA)
- ON SITE LOW SINK PRIVATE WATERBUT
- HIGHWAY SOAKAWAY TO BE OFFERED FOR ADOPTION TO CCC
- PRIVATE SOAKAWAY CONSTRUCTED AS GRAVEL FILLED TRENCH
- PROPOSED AREA FOR ADOPTION UNDER SECTION 10 AGREEMENT
- BOUNDARY OF DEVELOPMENT

DATE	DR	REV	NOTES
24.06.13	JKH	F	Issue for 15-18 planning
12.03.13	JKH	E	Issue for amended planning conditions
15.11.12	JKH	D	Issue for outline 15-17 amended planning conditions
12.11.12	JKH	C	Final design and technical specification following consultation
31.07.12	JKH	B	Final design layout changes following consultation
25.07.12	JKH	A	Design 30th revised to show amended cover for the 15-17 outline planning application

PROJECT MANAGER	JAN CLARK
ASSISTANT	JASON SHAPMAN
DRAWN DATE	NOVEMBER 2012
SHEET & SHEET SIZE	1/100 @ A1
APPROVED	JAN CLARK
APPROVED DATE	12.03.13

FOR APPROVAL

H2OK

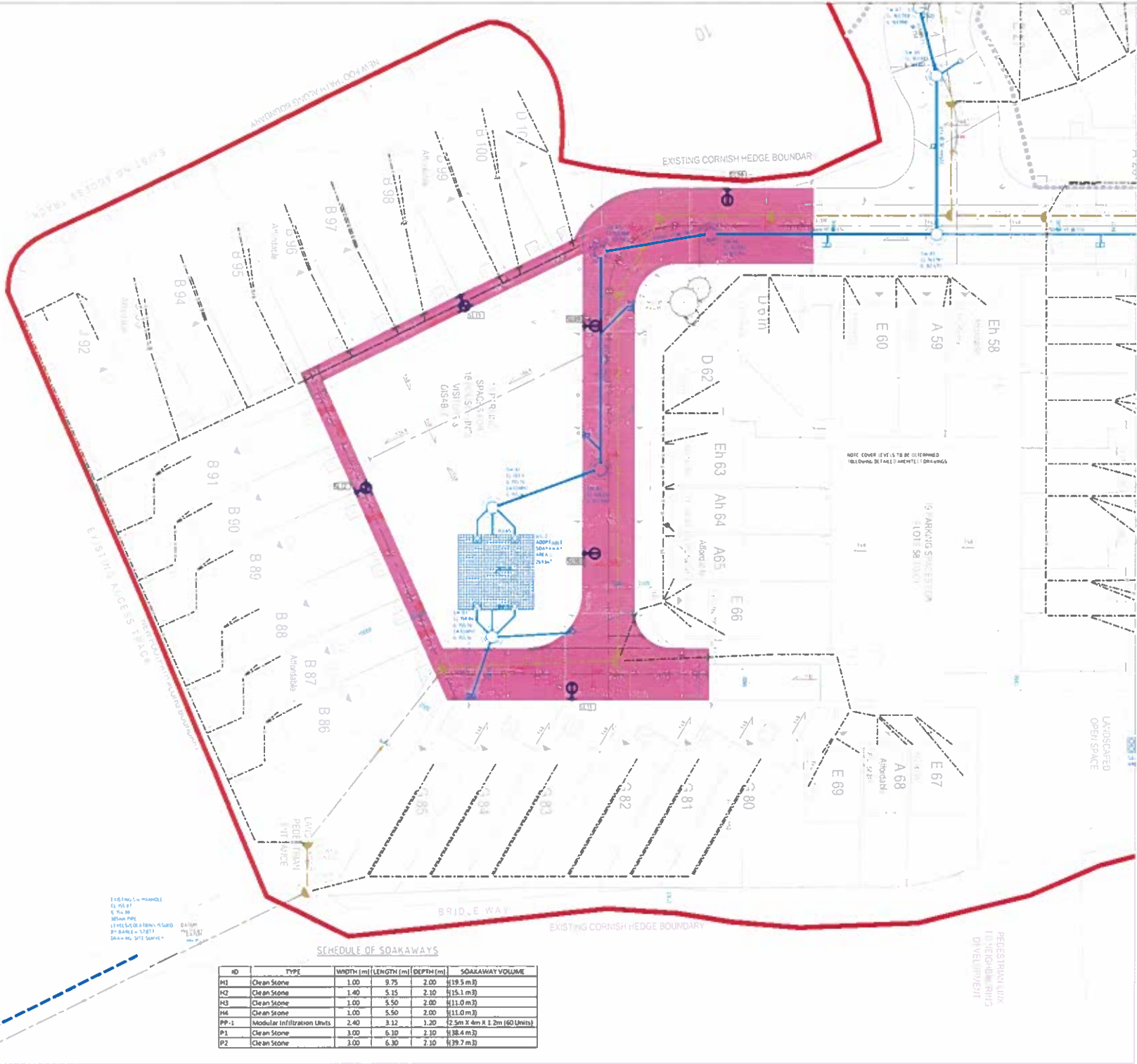
Water & Civil

101 Residential Units
Sandy Lane
Redruth

CLIENT: ROBERTSON DEVELOPMENTS LTD

PROJECT: 101 RESIDENTIAL UNITS SANDY LANE REDRUTH

PHASE: PHASE 3 - DETAILED BLOCK PLAN SHOWING PROPOSED SOAKAWAY LOCATIONS & DIMENSIONS



SCHEDULE OF SOAKAWAYS

ID	TYPE	WIDTH (m)	LENGTH (m)	DEPTH (m)	SOAKAWAY VOLUME
M1	Clean Stone	1.00	9.75	2.00	(19.5 m ³)
M2	Clean Stone	1.40	5.15	2.10	(15.1 m ³)
M3	Clean Stone	1.00	5.50	2.00	(11.0 m ³)
M4	Clean Stone	1.00	5.50	2.00	(11.0 m ³)
M6	Clean Stone	1.00	5.50	2.00	(11.0 m ³)
PP-1	Modular Infiltration Units	2.40	3.12	1.20	(2.3m x 4m x 1.2m (60 Units))
P1	Clean Stone	3.00	6.10	2.10	(38.4 m ³)
P2	Clean Stone	3.00	6.30	2.10	(39.7 m ³)

Notes

- All work must be in accordance with the County Council's latest list of approved materials and methods as detailed in the County Council's 'Specification & Details for Construction of Residential & Commercial Roads, 2017'.
- This drawing is for general reference only and does not constitute a contract. The contractor shall be responsible for checking all dimensions and details on site before construction. It is the responsibility of the contractor to ensure that all necessary permissions are obtained before construction. A detailed programme of works shall be submitted to the contractor for approval by the County Council.

CCC Design No 001/18/17C in accordance with BS 5400

Proposed position of the marked height indicated above with side boundary 10m wide 10m high or more any 20m high 10m wide or more 10m high. The contractor shall be responsible for ensuring that the proposed position of the marked height indicated above with side boundary 10m wide 10m high or more any 20m high 10m wide or more 10m high. The contractor shall be responsible for ensuring that the proposed position of the marked height indicated above with side boundary 10m wide 10m high or more any 20m high 10m wide or more 10m high.

1:5 Plan, 1:5 MANHOLE
1:100 SECTION
1:100 PLAN
LEVELS FOR 15-17 ROAD
BY 14/06/13 (17/11)



Neighbourhood Planning Newsletter – October 2023

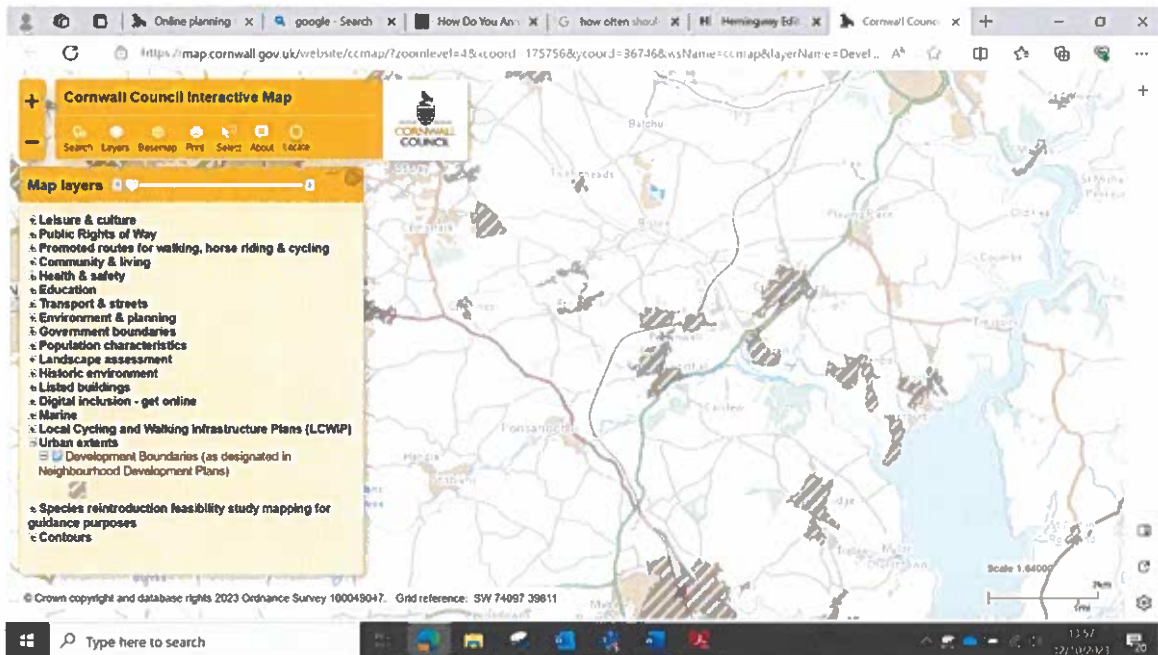
Welcome to the October Update

In this edition we've got information on our new Neighbourhood Planning Activity in Cornwall webpage, development boundary mapping, new travel plan and parking standards and national planning changes and your NDP. You can also view online only [News and Updates](#) and [Planning News for Local Council and Agents](#). If you need more advice, please get in touch at neighbourhoodplanning@cornwall.gov.uk.



Ready for Launch. Have you seen our new Neighbourhood Planning Activity in Cornwall Webpage?

The Planning Policy Team has launched its new webpage for [Neighbourhood Planning Activity in Cornwall](#). Designed for you following feedback about the website. We have been working hard to create the best possible webpage for our customers and community to access what they are looking for. This provides more information on the progress of neighbourhood plans in Cornwall and documents and will make it easier to track the progress of a neighbourhood plan through the online planning register.



Development Boundary Mapping

Development boundaries (as designated in NDPs) are now available on Cornwall Council's public facing interactive mapping service on the 'Urban Extents' layer. New development boundaries will be added to the mapping service in the first mapping update after they have been designated in a Neighbourhood Plan and that plan has been made (adopted). You can access the maps in the [Cornwall Council Interactive Map](#).

New Travel Plan and Parking Standards

New Travel Plan and Parking Standards – Advice for developers has been published: [Travel Plans - Cornwall Council](#). This supports the policies of the Cornwall Local plan (which already requires travel plans for major applications) and the provisions of the Climate Emergency Development Plan that was adopted in February 2023.

The Travel plan guidance sets out the thresholds for a travel plan and sets out under what circumstances a travel plan will be expected.

The parking standards guidance sets expected parking standards with guidance on when it would be appropriate to deviate from the expected levels. The standards give flexibility to allow car free developments where circumstances are favourable, and provision for more parking than the expected levels where the case can be justified. Developers should justify any deviation from the expected standards by justifying the proposed provision/mixture of spaces using a number of factors and the consideration of specific attributes such as existing NP policy, provision of sustainable transport options in the area, availability of parking in the area, accessibility of the site, air quality levels, type of development and likely occupants.

Most of the parking thresholds remain the same as previously but with the following additions or changes:

- More detail on disabled parking provision by development type
- Increased cycle parking standards including the addition of standards for shower facilities to support those using active travel to access workplaces
- New standards for provision for electric vehicle spaces
- Additional sections set out guidance on creating School Streets and Car Clubs.

For more information please contact localplan@cornwall.co.uk.

Neighbourhood Plans in Cornwall – October 2023

Latest activity



The post examination modified plans are published and the Department for Levelling Up, Homes and Communities and Local Government has updated [planning guidance](#) to indicate that neighbourhood plans awaiting referendums can be given significant weight in decision-making. A full list of made plans can be found on our webpages.

- **Blisland – Neighbourhood Plan Made**
- **Carn Brea – Regulation 16 Public Consultation dates published**
- **St Buryan, Lamorna & Paul – Designated**
- **St Newlyn East and Mitchell – Regulation 16 Public Consultation dates published**
- **St Stephen-in-Brannel – Neighbourhood Plan Submission**
- **Torpoint – Regulation 14 Pre-submission Consultation dates published**

You can find more information about neighbourhood plan updates on our [neighbourhood planning activity in Cornwall](#) page.

National Planning changes and your NDP

You will probably have heard lots about the planning changes proposed under the Levelling Up and Regeneration Bill. We have had a number of groups asking what this means and whether they should now update their plan to protect their neighbourhood plan in the future.

The Government has made a number of commitments to retain Neighbourhood Plans as a vital part of the planning system. The most recent consultation on planning reform has only concerned new style Local Plans, but proposals made in the [Planning Prospectus](#) earlier this year actually propose increasing the weight and protections given to existing neighbourhood plans.

Cornwall Council will not be able to start a new Local Plan until at least May 2025 under the new planning system and will be keeping you up to date on the evidence gathering that we will be starting. In the meantime, whilst you should continue to monitor the effectiveness of your plan, planning reforms or a new Cornwall Local Plan need not be a reason to start a review. If you're still creating your NDP, don't be put off completing and adopting it, it'll still be needed for decision making.

More guidance on what to consider in deciding whether a review is required may be found in our [reviewing your neighbourhood plan](#) document.

Queries

For any specific queries about neighbourhood planning, please contact us at neighbourhoodplanning@cornwall.gov.uk