



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

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

Our Reference:
RTC/Planning Committee
Date:
4th March 2026

See Distribution

Dear Councillor

Meeting of the Planning Committee of Redruth Town Council – 9th March 2026

You are summoned to attend a Meeting of the Planning Committee of Redruth Town Council to be held in The Langman Room, Redruth Civic Centre, Alma Place on Monday 9th March 2026. Proceedings will commence at 7:00pm.

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

Yours sincerely

A handwritten signature in cursive script that reads "Charlotte Williams".

Charlotte Williams
Town Clerk

Enclosures:

Agenda and associated documentation

Distribution & Action:

Cllr H Biscoe Cllr S Barnes
Cllr W Tremayne Cllr M Selwood
Cllr A Biscoe Cllr I Thomas
Cllr P Broad

All other Redruth Town Councillors

Cornwall Council Members, Press and Public

REDRUTH TOWN COUNCIL
MEETING OF THE PLANNING COMMITTEE – Monday 9th March 2026

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. Public participation session - to allow the public to put questions to the Council on any matters relating to this agenda.
4. To confirm the Minutes of the Meeting of the Planning Committee held on 9th February 2026 (Minutes attached).
5. To confirm the Minutes of the Meeting of the Extraordinary Planning Committee held on the 2nd March 2026 (Minutes attached)
6. To consider the planning applications (schedule attached).
7. Decision Notice Schedule.
8. Licensing Schedule.
9. Pre-Application Schedule.
10. To receive correspondence:
 - 10.1 - *Appeal against Enforcement Notice: EN24/00696 South Wheal Tolgus.*
 - 10.2 - *TC Consultation Telecoms Site Rowe & Co. (Ref: CS 12207204).*
 - 10.3 - *Appeal Notification: PA25/09323 11 Penpont Road, Roseland Gardens, Redruth.*
 - 10.4 - *5 day protocol: PA26/00223 - EDF Energy Property Group.*



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

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

**Minutes of a Meeting of the Planning Committee held at Redruth Civic
Centre, Alma Place, Redruth on Monday 9th February 2026**

Present: Cllr H Biscoe Chair
Cllr W Tremayne Deputy Chair
Cllr A Biscoe
Cllr P Broad
Cllr M Selwood
Cllr I Thomas
Cllr W Tremayne

In attendance: Mrs C Williams Town Clerk
Mrs H Bardle RFO/Deputy Town Clerk
Mrs J Cockerham-Harris Administrator
5 members of the public were in attendance

PART I – PUBLIC SESSION

1652.1 To receive apologies for absence

Apologies were received from Cllr Barnes.

1652.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda

Cllr Broad signed the register accordingly.

1652.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

- 1652.3.1 Mr P Deakin raised his concerns for the applications PA26/00059 and PA26/00223 and their intention to convert the commercial properties to residential. He stated his belief that demand for commercial lets is there, providing examples of other units in the town centre, and that the problem was lack of response from owners. He asked the Cllrs to consider the developer's proof of active marketing and for them to move the item from List 1 to List 2, in order to open the application to discussion.

1652.3.2 Mrs H Evans stated her concern over application PA25/09561 and the access to the property. She stated that previous buildings works have used the entrance specified and have nearly caused damage to her property in the process, with added concern that there was insufficient pedestrian access.

1652.3.3 RESOLVED by Majority to ask for an extension for applications PA25/09561 and PA26/00223, and to move the applications to a future meeting, in order to make an informed decision. [Proposed by Cllr Tremayne; Seconded by Cllr A Biscoe] Cllr H Biscoe Abstained.

1652.4 To confirm the Minutes of the Meeting of the Planning Committee held on 12th January 2026.

1652.4.1 Unanimously RESOLVED that the minutes of the Planning Committee held on 12th January 2026 be accepted as a true and accurate record of proceedings, [Proposed Cllr Tremayne; Seconded Cllr A Biscoe].

1652.5 To consider the planning applications

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

1652.6 Decision Notice Schedule

The Decision Notice Schedule was noted.

1652.7 Licensing Schedule

1652.7.1 Cllrs asked for the Town Clerk to write to Cornwall Council for more information regarding application LI26_000338.

The Licensing schedule was noted.

1652.8 To review the 5-Day Protocol procedure.

1652.8.1 The Town Clerk asked the Cllrs to consider changing the current 5-day protocol procedure to include all Cllrs on the committee when enacting the protocol, in order to cover sickness and ensure robust decision making.

1652.8.2 Unanimously RESOLVED to change the 5-day protocol procedure to include all Cllrs on the committee [Proposed by Cllr H Biscoe; Seconded by Cllr Tremayne].

1652.9 To receive correspondence.

- *Neighbourhood Planning Newsletter January 2026*

1652.7.1 The Town Clerk asked the Cllrs to consider development of a Neighbourhood Planning Statement (NPS) which will present an ideal opportunity to feed into the Cornwall Local Plan. Details will be brought to a future meeting.
The correspondence was noted.

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA25/ unless otherwise stated.

Meeting: Monday 9th February 2026

LIST 1				
Unanimously RESOLVED all the Applications on List 1 are supported en-bloc, with the exception of items 3 and 9 to be moved to the next meeting. [Proposed Cllr Tremayne; Seconded Cllr A Biscoe]				
REF NO	CC REF	SITE	PROPOSAL	DECISION
1	09603	53 Plain An Gwarry, Redruth TR15 1DU	Proposed side and rear extensions	Supported
2	09333	8 East Park, Redruth TR15 2DP	Front and rear single storey extensions	Supported
3	09561	Land North West of The Old Coach House, Fore Street, Redruth TR15 2AE	Erection of 3 dwellings	RESOLVED by Majority to ask for an extension to move the application to a future meeting [Proposed Cllr Tremayne; Seconded Cllr A Biscoe] Cllr H Biscoe abstained

4	09641	Westcliffe, 28 Basset Street, Redruth TR15 2EA	Proposed construction of a 4-bedroom split level detached dwelling incorporating car port and garage.	Supported
5	08801	55 Fore Street, Redruth TR15 2AF	Sub-division and partial change of use of existing hop (Class E) to provide one café (Class E) with 1 no apartment (C3) to the rear and 1 no apartment (C3) on the first floor (part retrospective)	Supported
6	07217	Co-Op, Falmouth Road, Redruth	New plant on rear raised yard with new timber fence and gate. New Steel good in door with secure infill panel. New ventilation. New external LED lighting to replace existing. New steel staircase up to rear plant area. 3 x new steel bollards. New timber fence and gate to side of store to form storage area. New parcel lockers	Supported
7	09478	Radnor Farm Cottage, Radnor Road, Redruth	Construction of a wooden garden office (3.5m x 2.2m) plus cover decking area to provide an office space to facilitate working from home	Supported
8	PA26/00194	1 Roseacre Drive, Redruth TR15 1RN	First floor extension	Supported

9	PA26/00223	EDF Energy Property Group, 4 Bond Street, Redruth	Proposed change of use of ground floor single occupancy offices to form two self-contained flats to include removal of existing flat roof porch structure at rear and the installation of three new windows within existing blocked up former window openings.	RESOLVED by Majority to ask for an extension to move the application to a future meeting [Proposed Cllr Tremayne; Seconded Cllr A Biscoe] Cllr H Biscoe abstained
10	PA26/00330	Unit 17, Jon Davey Drive, Treleigh Industrial Estate, Redruth	Erection of ancillary industrial building to be used for vehicle maintenance	Supported

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
11	PA26/00059 Cllr Tremayne	London Inn Apartments, 34 Fore Street, Redruth	Change of use of vacant commercial to a 1 bed flat	RESOLVED by Majority to Not Support the application due to not enough robust evidence the property had been sufficiently advertised as a commercial let at market value [Proposed Cllr A Biscoe; Seconded Cllr Thomas] Cllr Broad abstained.



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

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

**Minutes of a Meeting of the Planning Committee held at Redruth Civic
Centre, Alma Place, Redruth on Monday 2nd March 2026**

Present:	Cllr H Biscoe Cllr S Barnes Cllr A Biscoe Cllr M Selwood Cllr I Thomas	Chair
In attendance:	Mrs C Williams Mrs H Bardle Mrs J Cockerham-Harris Mr J Molloy	Town Clerk RFO/Deputy Town Clerk Administrator Asset Manager

3 members of the public were in attendance

PART I – PUBLIC SESSION

Cllr H Biscoe read aloud two statements and the Town Council declared they were recording audio for minute taking purposes.

1654.1 To receive apologies for absence

Apologies were received from Cllrs Broad and Tremayne.

1654.2 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.

1654.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

1654.3.1 Mr R. Maddern stated he did not want to negatively impact Bond Street, citing the following reasons to support his application; a lack of parking for staff and visitors as reasoning for lack of commercial interest in the property, the change of use would reduce the number of cars parked on Bond Street and Bassett Street, and that the layout of the property does not suit what businesses and customers currently want. He stated the building had no typical shop front, looking like a residential property already,

and added that other businesses in this area were not comparable. He stated that his intentions were to help support by creating what he believed was truly needed in the town and urged the Cllrs to support his application.

1654.3.2 Mr C. Green stated he was aware of the difficult conditions faced within the town by businesses, and that 50% of Bond Street were already residential. He stated that the addition of two units would not require any alteration to the Bond Street frontage.

1654.3.3 Mr P. Deakin commented that there was a need for retail and commercial spaces, citing his own conversations with local businesses and landlords. He stated that there was a difficulty in communication with current rentable properties, resulting in empty shop fronts, not that the need for retail spaces was lacking.

1654.3.4 The Town Clerk read aloud two letters. One from Ms J. Davidson, the Chair of Redruth Revival CIC, and the other from a Mr R. Williams, of Pendriggy Ltd, both asking the Cllrs to consider the Neighbourhood Plan and retain the commercial use of the property in order to protect the core shopping area of Bond Street.

1654.5 To consider the planning applications

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

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA25/ unless otherwise stated.

Meeting: Monday 2nd March 2026

LIST 2				
REF NO	CC REF	SITE	PROPOSAL	DECISION
1	PA26/00223	EDF Energy Property Group, 4 Bond Street, Redruth	Proposed change of use of ground floor single occupancy offices to form two self-contained flats to include removal of existing flat roof porch structure at rear and the installation of three new windows within existing blocked up former window openings	RESOLVED by Majority Not to Support the application as it goes against the Neighbourhood Plan [Proposed Cllr Thomas; Seconded by Cllr Barnes] Cllr H Biscoe abstained.

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 9th March 2026

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
1	06987	Former Depot, South East of Jubilee Hall, Sea View Terrace, Redruth, TR15 2ED Construction of 2 no. three bedroom houses with associated external works	South	Supported
2	09569	Land West of the Old Dairy, Channel View, Sandy Lane, Redruth, TR15 2DJ Change of use, conversion and extension of redundant barn to 1no. Self-build dwelling, with associated access, parking and landscaping (part-retrospective)	Central	Supported
3	PA26/00478	Aga House, Scorrier Road, Redruth TR16 5AA Application for approval of Reserved Matters for appearance, layout, scale and landscaping following Outline approval (PA21/10689 dated 29.03.2023) for for proposed demolition of dwelling and outbuildings and construction of up to nine new dwellings with associated amenity space	Central	Supported

4	PA26/00614	3 Beechtree Close, Wheal Rose, Scorrier, Redruth, TR16 5DD Change of use from a commercial building to a single dwelling	North	Supported
5	PA26/00829	Parc Vean House, Parc Vean Coach Lane, Redruth Works to trees subject to a Tree Preservation Order (TPO), works include T1 Beech - prune to clear roof, side elevation and fire escape by 3m vertically and laterally. Cyclical consent requested for repeat clearance pruning on 3-5 year cycle	South	Supported
6	PA26/00781	Estefanos, Buller Hill, Buller Downs, Redruth, TR16 6SS Two storey extension	South	Supported
7	08801	55 Fore Street, Redruth TR15 2AF Sub-division and partial change of use of existing shop Class (E) to provide one wine bar with 1no apartment (C3) to the rear and 1no apartment (C3) on the first floor (part retrospective)	North	Supported

LIST 2

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
8	PA26/00284 (Cllr Barnes)	London Inn Apartments, 34 Fore Street, Redruth Retrospective change of use of former bike store building into a residential apartment and bin storage, and proposed bike storage	North	

Planning Committee

Meeting Monday 9th March 2026

Decision Notice Schedule

All references for PA25 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1647.5.2.5	08994	Land Adjacent To Tall Trees Lower North Country Redruth TR16 4HJ	Permission in Principle for proposed housing scheme (minimum 3 dwellings, maximum 5 dwellings)	Unanimously RESOLVED Not to support the application due to traffic safety and access concerns.	Granted (CAADs, PIPS and Lus only)
1647.5.1.3	09531	Clowance, West Trewirgie Road, Redruth	Works to Trees covered by a Tree Preservation Order (TPO) - Beech x 2 (B) reduction of 2 trees. Beech x 1 (A) - Reduce the adjacent Beech to a similar height. No limbs larger than 60mm on trees B to be removed and no larger than 80mm on tree A	Unanimously RESOLVED to support the application	Approved
1647.5.1.4	08747	Redruth Veterinary Surgery, Unit G Bartles Industrial Estate, North Street, Redruth	Proposed demolition of existing building and construction of replacement veterinary surgery, car parking and associated works	Unanimously RESOLVED to support the application	Approved
1652.5.1.2	09333	8 East Park, Redruth TR15 2DP	Front and rear single storey extensions	Unanimously RESOLVED to support the application	Approved

1652.5.1.7	07217	Co Op, Falmouth Road, Redruth	New plant on rear raised yard with new timber fence and gate. New Steel good in door with secure infill panel. New ventilation. New external LED lighting to replace existing. New steel staircase up to rear plant area. 3 x new steel bollards. New timber fence and gate to side of store to form storage area. New parcel lockers	Unanimously RESOLVED to support the application	Approved
1652.5.1.7	09478	Radnor Farm Cottage, Radnor Road, Redruth	Construction of a wooden garden office (3.5m x 2.2m) plus cover decking area to provide an office space to facilitate working from home	Unanimously RESOLVED to support the application	Approved
n/a	09472	Land at Tolgus, Redruth TR15 3GH	Submission of details to discharge Condition number 4 (Estate Roads) in respect of Decision Notice PA20/02195 dated 16/10/20	Not consulted	S52/S106 and discharge of condition apps
n/a	PA26/00600	4 Crossroads, Wheal Montague, North Country, Redruth TR16 4AF	Royal Mail are proposing to remove the post box at the above address, due to the customer removing the wall as it impeding of their view of the road when exiting the driveway.	Not consulted	Closed – advice given
n/a	PA26/00964	Trengweath Clinic, Penryn Street, Redruth TR15 2SP	Works to trees in a conservation area (TCA) works include Tree No. 16 prune to remove branches posing the greatest risk to the neighbouring property	Not consulted	Decided not to make a TPO (TCA) apps

n/a	PA26/ 01181	Telefonica Uk Ltd Communications Mast Cellnet, 2982 Rowe and Co, Cornwall Holdings Ltd, Cardrew Industrial Estate, Cardrew Way, Redruth, Cornwall, TR15 1SP	Notification under the electronic communications code (conditions and restrictions) regulations 2003 (as amended) to utilise permitted development rights	Not consulted	Closed – advice given
n/a	PA26/ 01040	Street Record, Redruth	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended)- Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.	Not consulted	Closed – advice given

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSING SUBMISSIONS FOR:

Monday 9th March 2026

Date Received	License No (All LI26/ unless otherwise stated)	Address	Details
16/02/2026	LI26_000480	The Red Lion, Fore Street, Redruth TR15 2AE	Remove and add new licencing objectives

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

REQUESTS FOR PRE-APPLICATION ADVICE:

Monday 9th March 2026

Reference	Location	Details
PA26/00089/PREAPP	30 Clinton Road, Redruth, TR15 2QE	Pre-application advice for a new dwelling



Redruth Town Council
Clerk To Redruth Town Council
Redruth Civic Centre
Alma Place
Redruth
TR15 2AT

Your ref:
My ref: EN24/00696
Date: 2 March 2026

Dear Sir/Madam

Town and Country Planning Act 1990 - Appeal Under Section 174

Site Address:	South Wheal Tolgus Tolgus Redruth
Alleged Breach:	Appeal against Enforcement Notice - Without planning permission, the construction of a timber clad building and associated development consisting of hardstanding areas, low-level retaining wall to the west of the building, and creation of a pond
Appellant's name:	Mr Derek Edward Eaton
Appeal reference:	APP/D0840/C/26/3377205
Appeal Start Date:	16 February 2026

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Cornwall Council.

The enforcement notice was issued for the following reasons:

The breach of planning control was materially complete prior to the new Levelling Up and Regeneration Act coming into effect. The breach has therefore been considered under the time limits set out under Section 171B of The Town and Country Planning Act, 1990. It appears to the Council that the above breach of planning control has occurred within the last four years.

It is considered that the operational development does not accord with the relevant development plan policies.

In particular;

The construction of the unauthorised timber clad building and associated development represents an unjustified and sporadic form of development in the open countryside. The building's domestic appearance, combined with its materials and detailing, is not characteristic of a utilitarian agricultural structure typically found in rural settings or appropriate to its current agricultural use. Its design, scale, and siting fail to respect or respond to the intrinsic character, landscape value, and visual qualities of the

Cornwall Council

Tel: 0300 1234 151 www.cornwall.gov.uk

IDOX/REAENF

countryside. Consequently, the building and associated development appear incongruous and out of keeping with their surroundings and the established pattern of built form, introducing an intrusive and urbanising element that causes demonstrable harm to both visual amenity and the rural landscape character of the area.

The development is therefore contrary to Policies 1, 2, 12, and 23 of the Cornwall Local Plan Strategic Policies 2010-2030; Policy C1 of the Climate Emergency Development Plan Document; Policy DC1 of the Redruth Neighbourhood Development Plan 2020-2030; paragraphs 8, 131, 135 and 187 of the National Planning Policy Framework.

It is not considered that the matter can be overcome by the use of planning conditions.

The enforcement notice requires the following steps to be taken:

- 1) Demolish and remove from the land the building shown in the approximate location by a blue X on the attached plan.
- 2) Remove all services connected to the building, i.e. electric cabling, water pipes, sewage pipes, septic tank etc.
- 3) Demolish and remove from the hardstanding areas from the land shaded in orange of the attached plan.
- 4) Demolish and remove from the land the low-level retaining wall to the west of the building.
- 5) Demolish and remove the pond from the land shaded in orange on the attached plan.
- 6) Remove from the land all materials and debris resulting from compliance with the requirements above and restore the land to its former condition before the breach took place.

The appellant has appealed against the notice on the following grounds:

- Ground (a)** that planning permission should be granted for what is alleged in the notice.
- Ground (f)** the steps required to comply with the requirements of the enforcement notice are excessive and lesser steps would overcome the objections.
- Ground (g)** That the time given to comply with the notice is too short.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet,

you can send your comments to:

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by 6 weeks from the start date. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection on request.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk/>

If you require any further information please do not hesitate to contact me.

Yours faithfully

Sandra Oram

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

Our ref: CS 12207204

20 February 2026

Redruth Town Council

Avison Young
6th Floor
11 York Street
Manchester
M2 2AW

By Email: admin@redruth-tc.gov.uk

Dear Sir/Madam,

PROPOSED BASE STATION UPGRADE AT ROWE & CO., CRADREW INDUSTRIAL ESTATE, REDRUTH, CORNWALL, TR15 1SP (NGRs: E 170213 / N 042674)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing suitable sites in the Redruth area for radio base stations that will improve service provision for VodafoneThree Limited. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and VodafoneThree Limited are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.


As part of the operator's network improvement program, there is a specific requirement for a radio base station upgrade at this location to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

CS 12207204 (Cornerstone, VodafoneThree Limited) Rowe & Co.

Description of Development: Removal of 1no existing 17.5m lattice tower and 6no existing antennas to be replaced with 1no new 20m lattice tower, 6no new antennas and other associated ancillary works thereto.

This option has been selected following the operator's sequential approach to site selection whereby existing base stations have been reviewed in the first instance to explore upgrade opportunities that can improve coverage provisions to cater for current and future demands, prior to the exploration of alternative locations for new installations. As the proposed works involve the upgrade of an existing base station, it was therefore not necessary to identify alternative site options in accordance with the Code of Practice for telecommunications development as well as national and local planning policy.

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

The proposed works are minor and will be capable of assimilating into the surrounding environment. In this instance the works relate to a previously approved upgrade application (Ref: PA24/03191) in which the replacement mast no longer requires a larger headframe and the design falls within permitted development parameters without requiring prior approval from the local planning authority. This minor design alteration is considered an improvement that reduces the overall width of the replacement mast, thus improving its overall visual appearance further. Taken as a whole the works are capable of assimilating into the surrounding environment, particularly given its similarities with the previous application that was considered acceptable by the local planning authority.


Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

In accordance with planning legislation, the proposed scheme constitutes permitted development and does not require a prior approval/planning application to be submitted to the local planning authority however, a notification letter has been issued to inform them of the operator's intention to utilise permitted development rights for these works.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included with the formal notification to the local planning authority.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 12207204).

Yours faithfully,



Mandy Poon MRTPI

Associate Director, Technology

+44 (0)1619564123 | Mobile +44 (0)7875934974

mandy.poon@avisonyoung.com | avisonyoung.com

6th Floor, 11 York Street, Manchester M2 2AW

(for and on behalf of Cornerstone)

Enc. Drawings

In the first instance, all correspondence should be directed to the agent.


Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

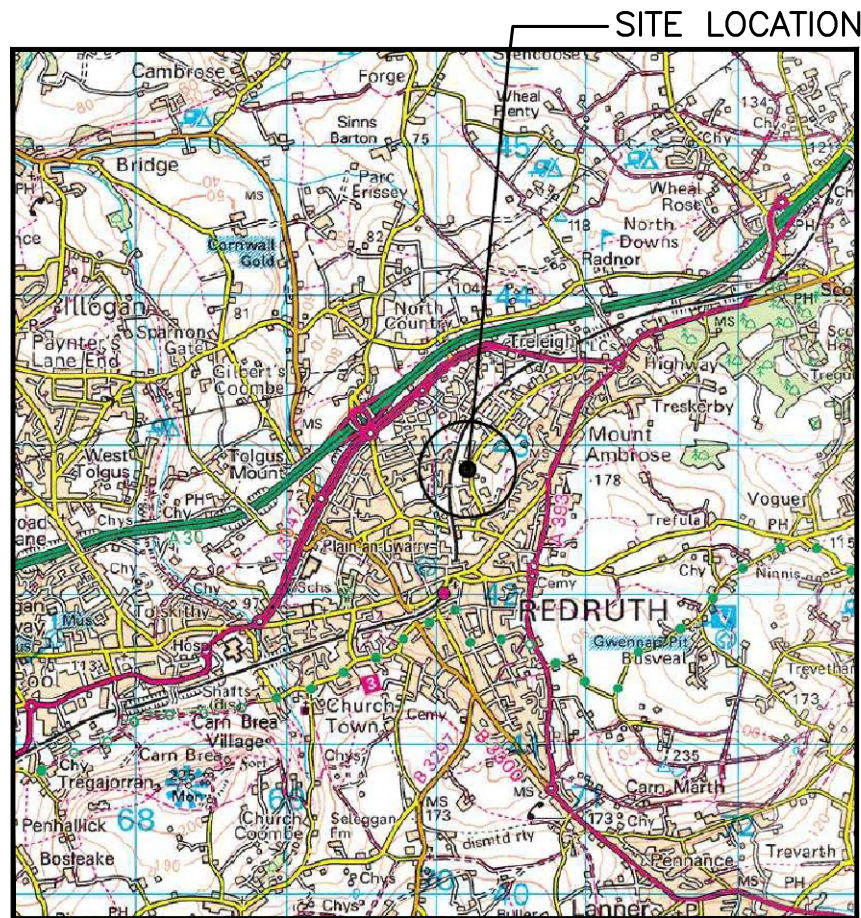
Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.

Registered in England & Wales No. 08087551.

VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA



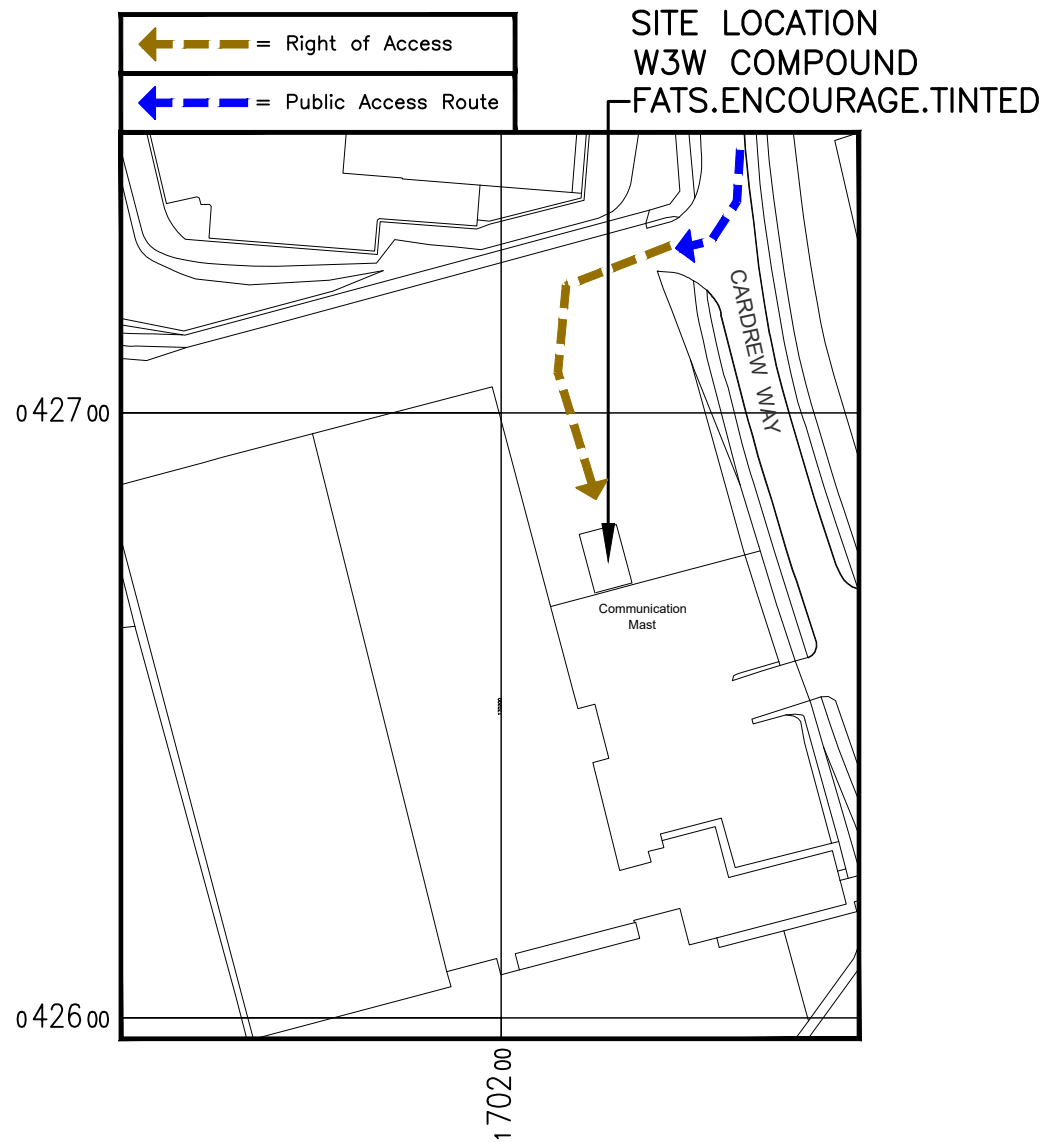
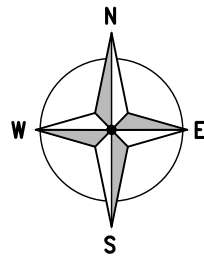
1:50k

SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of His Majesty's Stationery Office Licence No. 100022432 Crown copyright.



SITE PHOTOGRAPH



DETAILED SITE LOCATION
(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of His Majesty's Stationery Office. Crown copyright. Licence No. 100022432



1:1250

SITE LOCATION
W3W COMPOUND
FATS.ENCOURAGE.TINTED

← = Right of Access
← = Public Access Route

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 170213 N: 042674

DIRECTIONS TO SITE:
CONTINUE ONTO M5 SOUTHBOUND. AT JUNCTION 31, TAKE THE A30 EXIT TOBODMIN/OKEHAMPTON. CONTINUE ONTO A30 FOR APPROXIMATELY 80.3 MILES. AT THE ROUNDABOUT, TAKE THE 3RD EXIT AND STAY ON A30. AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A30. TAKE THE A3047 EXIT TOWARD HELSTON/B3297/SCORRIER. CONTINUE ONTO A3047. AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A3047. TAKE THE 2ND EXIT AND STAY ON A3047. TURN LEFT ONTO CARDREW WAY AND FOLLOW FOR ABOUT 120 METERS. THE SITE IS SITUATED TO THE RIGHT WITHIN FACTORY COMPOUND.

NOTES:

1A	PLANNING ISSUE	NTA	CIRCET	05.01.26
REV	MODIFICATION	BY	CH	DATE



Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD



Cell Name				Opt.
ROWE & CO.				-
Cell ID No				
CSID	✓	VF	✓	TEF
12207204		88883_11		002982
Project No.	-	N/A	-	N/A
-	-	-	-	-

Site Address / Contact Details

CRADREW INDUSTRIAL ESTATE
REDRUTH
CORNWALL
ENGLAND, TR15 1SP
UNITED KINGDOM

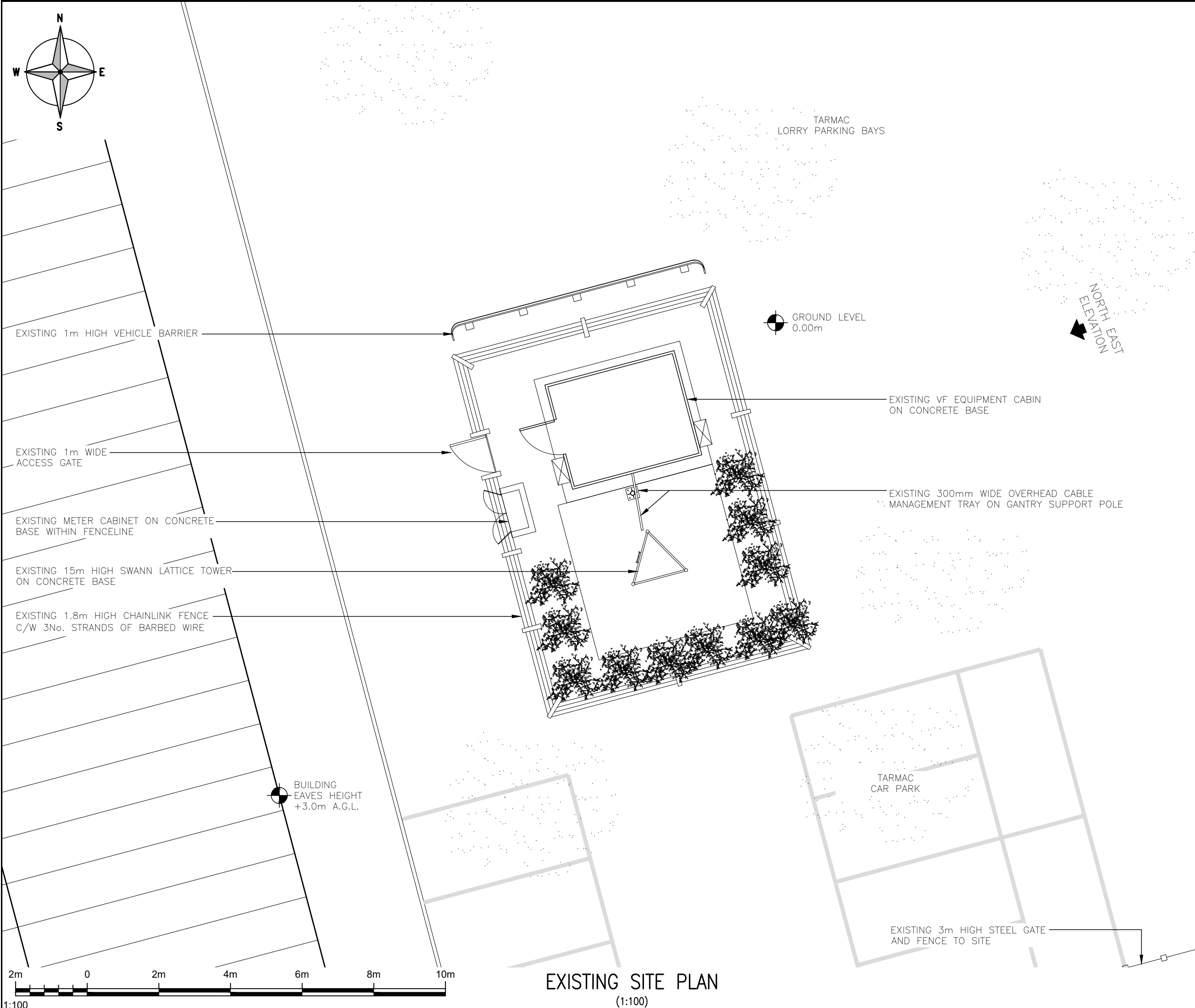
Drawing Title: **SITE LOCATION MAPS**

Purpose of issue: **PLANNING** Dwg Rev:

Drawing Number: **100** 1A

Surveyed By: **UK AIRCOMMS** Original Sheet Size: **A3** Pack Issue:

Drawn: **NTA** Date: **05.01.26** Checked: **CIRCET** Date: **05.01.26** 1A



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 170213 N: 042674

NOTES:

1A	PLANNING ISSUE	NTA	CIRCET	05.01.26
REV	MODIFICATION	BY	CH	DATE

Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

Cell Name	Opt.
ROWE & CO.	-

Cell ID No			
CSID	VF	TEF	
12207204	88883_11	002982	
Project No.	N/A	N/A	
-	-	-	

Site Address / Contact Details

CRADREW INDUSTRIAL ESTATE
REDRUTH
CORNWALL
ENGLAND, TR15 1SP
UNITED KINGDOM

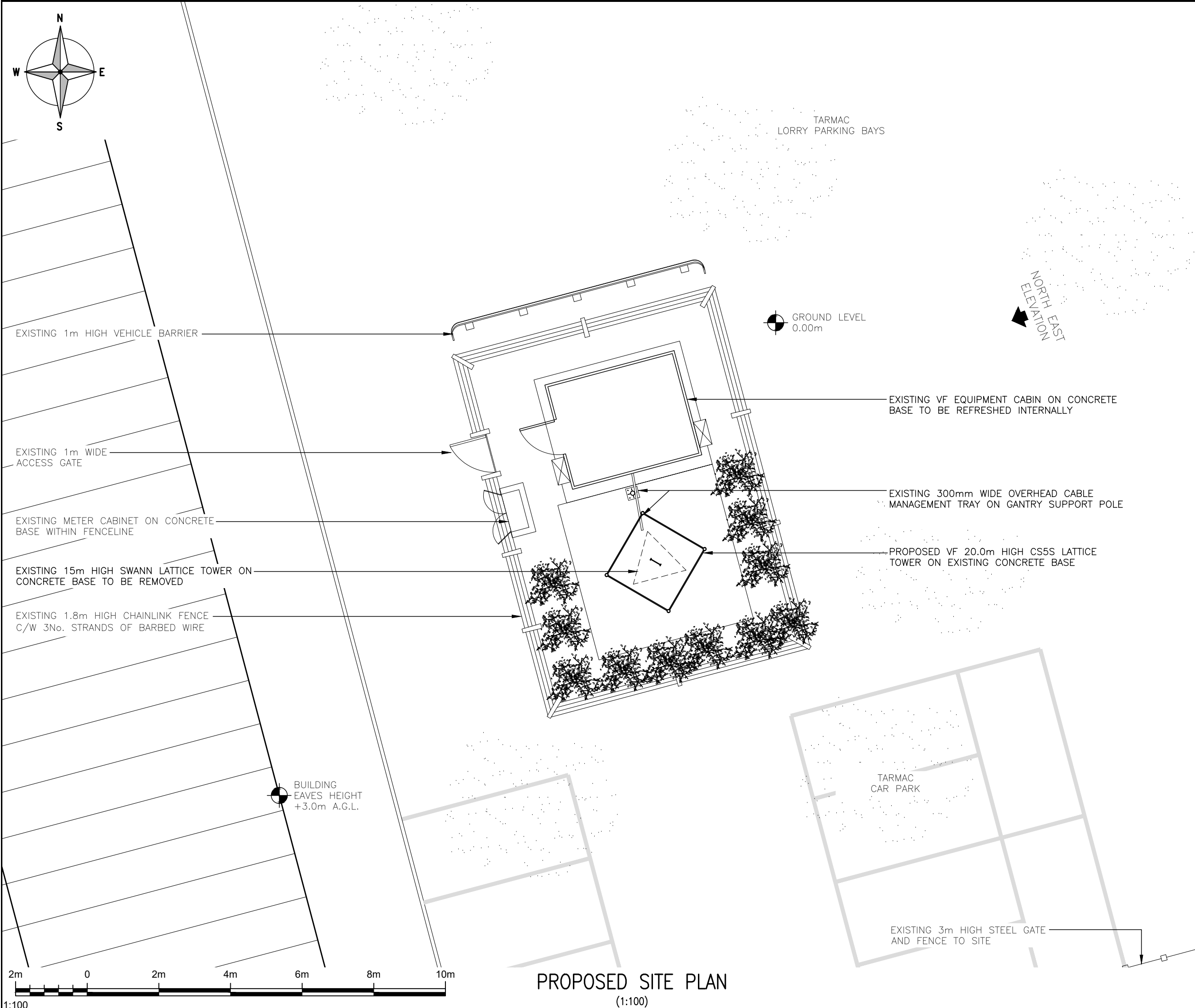
Drawing Title: EXISTING SITE PLAN

Purpose of issue: PLANNING

Drawing Number: 200

Dwg Rev: 1A

Surveyed By:	Original Sheet Size:	Pack Issue:
UK AIRCOMMS	A3	
Drawn:	Date:	Checked:
NTA	05.01.26	CIRCET
Date:	05.01.26	1A



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 170213 | N: 042674

NOTES:

1A	PLANNING ISSUE	NTA	CIRCET	05.01.26
REV	MODIFICATION	BY	CH	DATE

Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

Cell Name	Rowe & Co.	Opt.	-
-----------	------------	------	---

Cell ID No				
CSID	✓	VF	✓	TEF
12207204		88883_11		002982
Project No.	-	N/A	-	N/A
-	-	-	-	-

Site Address / Contact Details
 CRADREW INDUSTRIAL ESTATE
 REDRUTH
 CORNWALL
 ENGLAND, TR15 1SP
 UNITED KINGDOM

Drawing Title: **PROPOSED SITE PLAN**
 Purpose of issue: **PLANNING** Dwg Rev: -

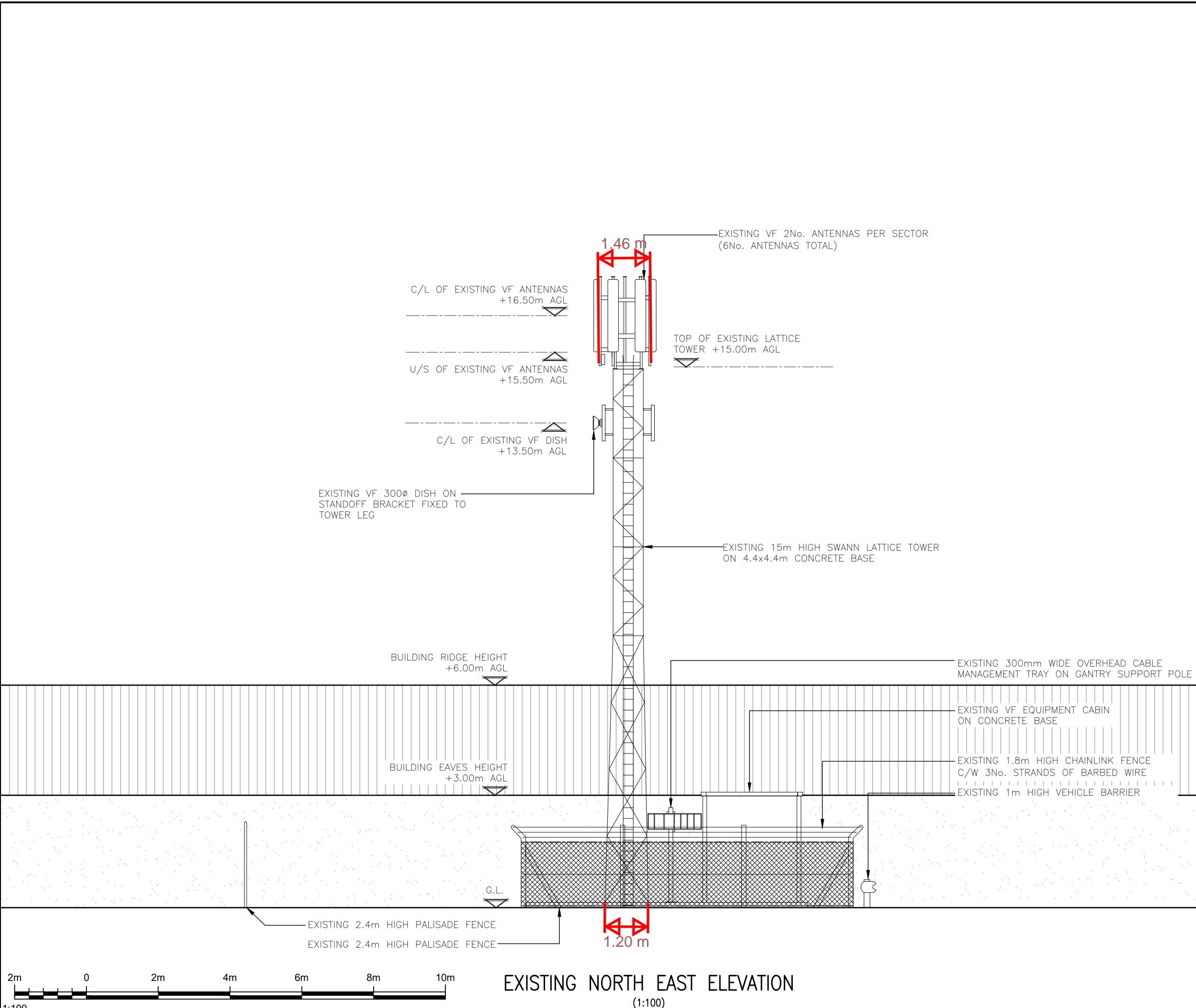
Drawing Number: **201** 1A

Surveyed By:	UK AIRCOMMS	Original Sheet Size:	A3	Pack Issue:	
Drawn:	NTA	Date:	05.01.26	Checked:	CIRCET
		Date:	05.01.26		1A

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 170213 N: 042674

NOTES:



1A	PLANNING ISSUE	NTA	CIRCET	05.01.26
REV	MODIFICATION	BY	CH	DATE

Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

Cell Name	Opt.
ROWE & CO.	-

Cell ID No				
CSID	✓	VF	✓	TEF
12207204		88883_11		002982
Project No.	-	N/A	-	N/A
-	-	-	-	-

Site Address / Contact Details

CRADREW INDUSTRIAL ESTATE
REDRUTH
CORNWALL
ENGLAND, TR15 1SP
UNITED KINGDOM

Drawing Title:
EXISTING SITE ELEVATION

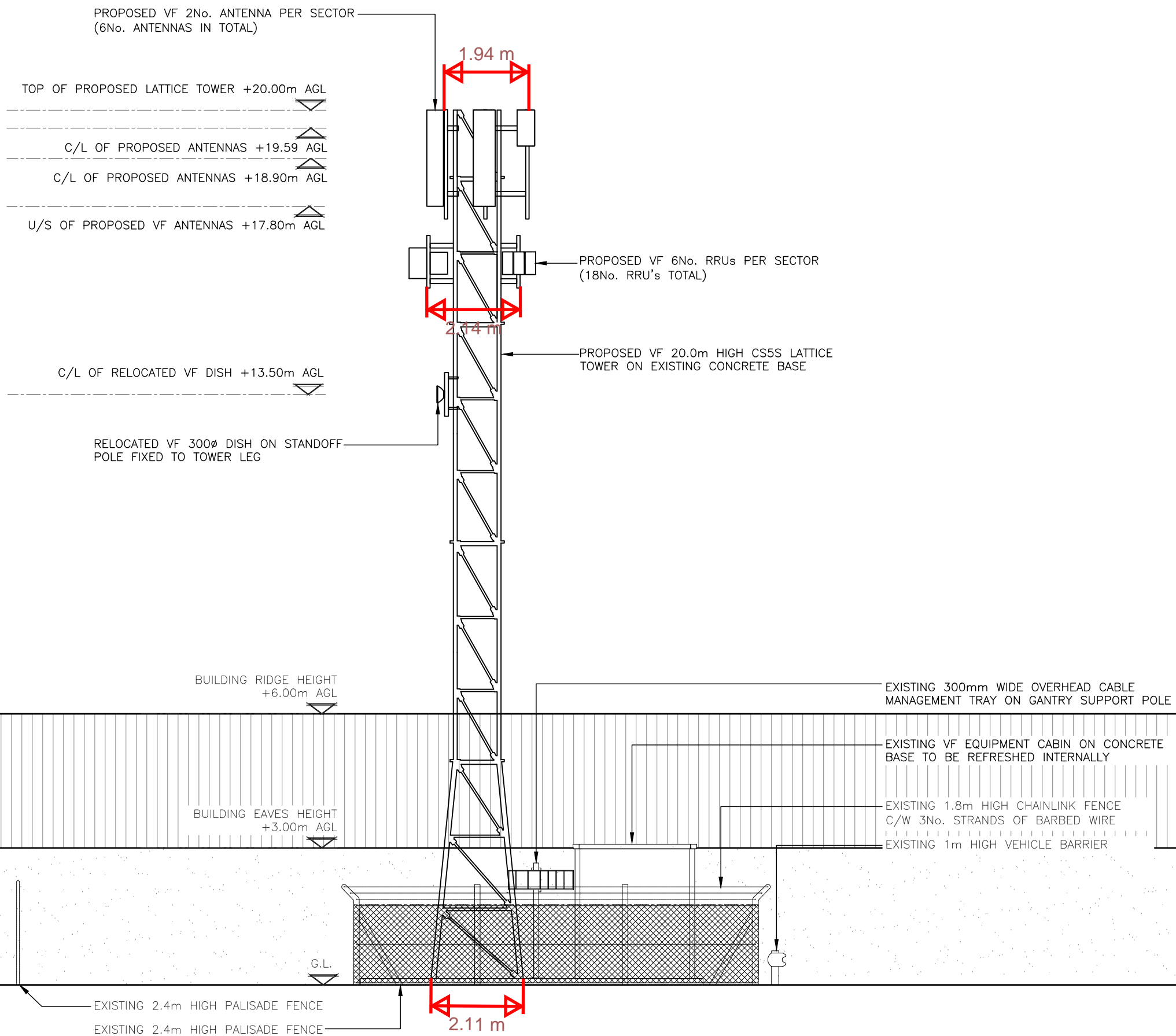
Purpose of issue:	PLANNING	Dwg Rev:
Drawing Number:	300	1A

Surveyed By:	Original Sheet Size:	Pack Issue:		
UK AIRCOMMS	A3			
Drawn:	Date:	Checked:	Date:	1A
NTA	05.01.26	CIRCET	05.01.26	

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 170213 | N: 042674

NOTES:



1A	PLANNING ISSUE	NTA	CIRCET	05.01.26
REV	MODIFICATION	BY	CH	DATE

Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

Cell Name	Opt.
ROWE & CO.	-

Cell ID No			
CSID	VF	TEF	
12207204	88883_11	002982	
Project No.	N/A	N/A	
-	-	-	

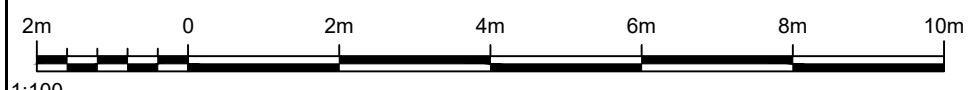
Site Address / Contact Details

CRADREW INDUSTRIAL ESTATE
REDRUTH
CORNWALL
ENGLAND, TR15 1SP
UNITED KINGDOM

Drawing Title:
PROPOSED SITE ELEVATION

Purpose of issue:	PLANNING	Dwg Rev:
Drawing Number:	301	1A

Surveyed By:	Original Sheet Size:	Pack Issue:
UK AIRCOMMS	A3	
Drawn:	Date:	Checked:
NTA	05.01.26	CIRCET
Date:	05.01.26	1A



PROPOSED NORTH EAST ELEVATION
(1:100)

Redruth Town Council
Clerk To Redruth Town Council
Redruth Civic Centre
Alma Place
Redruth
TR15 2AT

Your ref:
My ref: PA25/09323
Date: 4 March 2026

Dear Sir/Madam

Town and Country Planning Act 1990 – Appeal Under S78 against refusal of a Householder Application

Site Address:	11 Penpont Road Roseland Gardens Redruth
Description of Development:	CONSTRUCTION OF A FIRST FLOOR EXTENSION AND ASSOCIATED WORKS
Appellant's name:	Mr & Mrs Joe Moyle
Appeal reference:	6005310
Cornwall Council ref	PA25/09323
Appeal Start Date:	25 February 2026

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Cornwall Council to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representation you made on the application, you must make this request to the Planning Inspectorate by **25 March 2026**. You can do this online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

The appeal documents can be inspected online at <http://planning.cornwall.gov.uk/online-applications>.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully

Claire Broughton

**Senior Development Officer
Development Management Service**

Tel: 01872 322222

Email: planningappeals@cornwall.gov.uk

From: [Georgia Rowe](#)
To: [Planning](#)
Cc: [Councillor Sally Harrison](#)
Subject: Protocol: PA26/00223 - EDF Energy Property Group
Date: 05 March 2026 06:26:32
Attachments: [Protocols for Local Councils.pdf](#)
Importance: High

Information Classification: CONTROLLED

Good morning,

Application number:

PA26/00223

Proposal:

Proposed change of use of ground floor single occupancy offices to form two self-contained flats to include removal of existing flat roof porch structure at rear and the installation of three new windows within existing blocked up former window openings

Location:

EDF Energy Property Group
4 Bond Street
Redruth
Cornwall
TR15 2QB

Applicant:

Mr R Maddern

Thank you for the Parish Council response to the above proposal which I have set out below:

“RESOLVED by Majority Not to Support the application as it is against the Neighbourhood Plan.”

I have reviewed and discussed the application in detail, along with all comments received. The application relates to No. 4 Bond Street, situated on the ground floor. It is worth noting that historic planning records indicate that the premises originally operated as a hotel, before planning permission was granted in 1964 to convert the building to office accommodation (Ref: W2/64/19321/F).

More recently, application PA17/06005 confirmed that prior approval was not required for the change of use from offices to dwellinghouses, with the proposal considered permitted development under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, the consent granted under PA17/06005 was never implemented. Since then, Class O has been replaced by Class MA, which now governs

such commercial to residential changes of use. As the site lies within a designated World Heritage Site, it is not eligible for permitted development rights under Class MA. Consequently, a full planning application is now required for any proposed change of use to residential.

The proposal seeks to change the use of the offices to form two self-contained flats. The site is located within the Town Centre of Redruth and as such is in close proximity to a number of facilities and services. The proposal would therefore introduce residential units in a sustainable location and, in broad locational terms, would accord with the aims and intentions of policies 1 and 3 of the Cornwall Local Plan (CLP) and paragraph 8 of the National Planning Policy Framework 2024 (NPPF) which favour sustainable development.

Whilst in principle a residential use within this location is accepted, this must be balanced against the loss of the existing use. The site was formerly used as a hotel, however is currently used as offices. As such, the proposal will result in the loss of existing business space.

With regard to this, policy 5(2) of the CLP makes clear that proposals that would result in the loss of business space must: i) demonstrate there is no market demand through active and continued marketing for at least a period of 9 months; or ii) result in the provision of better quality employment space allowing for mixed use; or iii) be necessary to meet a clear need for community facilities; or iv) be unsuitable to continue as business use due to environmental considerations.

Policy T2(2) of the emerging Redruth Neighbourhood Development Plan also notes that “Outside of the primary retail frontage area but within the town centre boundary as indicated on Map 10, conversion to residential on the ground floor will be supported where it can be shown that there is no demand for commercial use in accordance with CLP Policy 5.”

The agent has confirmed that the current tenants of the office have requested an early termination of their lease agreement and will be vacating the premises in August 2026. They have noted that this is due to them needing an increase in office space, having outgrown the premises with its confined dimensions and high running costs. The agent has also noted that the existing office space is not ideally suited to modern office space requirements because of the layout as individual rooms leading to poor inter – staff communication.

It is appreciated that no marketing evidence has been provided. However, and with regard to the more recently adopted CEDPD, policy TC1 states that “Support will be given for the diversification of uses and increase in the number of residential dwellings in town centres to support its long term sustainable, social and economic stability.” Policy TC2 aims to “secure a sustainable mix of retail, facilities, housing and cultural facilities” and policy TC3 seeks to “accommodate economic and/or housing growth through intensification of existing buildings and spaces.” Policy TC4 of this document also stresses that “New residential development in town centres should make best use of land and buildings.”

The CEDPD is a more recently adopted policy document which has been adopted since major shifts in consumer shopping habits, the COVID 19 pandemic, and other issues facing town centres. It has been given significant weight in consideration of this proposal. Within the supporting text to policy TC3 it is stated that:

“Town centres can no longer rely on a retail focus to remain viable. As our town centres

have shifted away from a focus on retail and large retail chains there has been a rise of vacant units and persistently vacant units that impact on the diversity and appearance of our town centres.”

The NPPF further offers support for greater flexibility of uses within town centres, with paragraph 90(f) recognising that “residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”

Whilst they are not part of the development plan, Chief Planning Officer advice notes issued by Cornwall Council should also be taken into account. The ‘Residential Uses in Town Centres’ note of March 2024 states that:

“We recognise that due to the limitations of permitted development rights planning applications will still be advanced for changes of use and this note sets out the approach to be taken, the flexibility to be allowed and the direction of policy travel set by the new rights. In addition to this note, the Climate Emergency DPD (2023) contains policies that set out support for diversification of uses and increases in residential uses as part of a more balanced town centre approach.”

The March 2024 advice note establishes that “The Government is clearly putting in place a new approach to the planning of town centres. The new emphasis is to put in place policies and measures to encourage greater diversity of uses, and to create a more flexible approach to changes of use.” It draws the conclusion that “there is a clear approach of increasing variety of uses and residential accommodation through changes of use in town centres.”

The note also highlights that “There is no longer a requirement to do so under Class MA and therefore expectations of active marketing should be given lesser weight in decision making”, concluding that “the Government’s direction of travel for high street uses is clearly intended to relax the controls in place and to encourage a mix of uses. It effectively means that there is now almost complete flexibility of uses within high streets.”

Following on from this, it is also worth noting that paragraph 5.40 of the supporting text to policy T2 of the emerging Redruth Neighbourhood Development Plan does mention that “Since the Cornwall Council Local Plan was published in 2016 retail has changed and less space is required.”

Although the site is located within Redruth Town Centre, it lies outside the designated primary retail frontage. No. 4 Bond Street historically operated as a hotel, and its built form retains the appearance and proportions of residential accommodation. The existing openings are characteristic of residential units, and the building does not contain a shopfront or present any meaningful commercial/business presence at street level. In addition, Basset Court comprises residential flats positioned both above and behind the site within the same building. As a result, No. 4 Bond Street reads visually and functionally as part of this wider residential context, rather than as an active commercial premises. No. 4 Bond Street offers no identifiable business activity or contribution to the commercial vibrancy of the street.

Given the scale, form, layout and overall character of the site, and its location outside the primary retail frontage, it is considered that the site is far better suited to residential use. It is considered that the loss of this small business space would not significantly harm the vitality or viability of the

town centre. In this case, it is considered that the benefits of providing two residential flats, which would help to respond to the housing crisis, are considered to outweigh the harm associated with the loss of the existing business space. Therefore, in principle it is felt that the loss of this business space and introduction of residential accommodation is acceptable in principle, subject to the consideration of relevant material planning matters.

Regarding other planning considerations, the proposal includes only minor external alterations, which are considered to be sympathetic to the character and appearance of this designated historic landscape within the Redruth Conservation Area and the Camborne and Redruth Mining District World Heritage Site. The proposed internal layout and design of the flats are also considered acceptable, providing an appropriate standard of amenity for future occupiers.

For the above reasons it is felt that the proposal is acceptable and would accord with the aims and intentions of the policies contained within the development plan. Following this I will be recommending the application for approval.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. It is requested the LPA consider referring the matter to planning committee

Please tell me which option you wish to choose within 5 working days from the date of this communication.

If I do not hear from you within 5 working days, a delegated decision may be issued in accordance with my recommendation following discussion with the Divisional Member. If our recommendation changes for any reason we will notify you so that you may reconsider your own position.

Kind regards

Georgia Rowe | Senior Development Officer
Cornwall Council | Planning & Housing Service
Georgia.Rowe@cornwall.gov.uk | Team call: 01872 322222
www.cornwall.gov.uk | 'Onen hag oll'

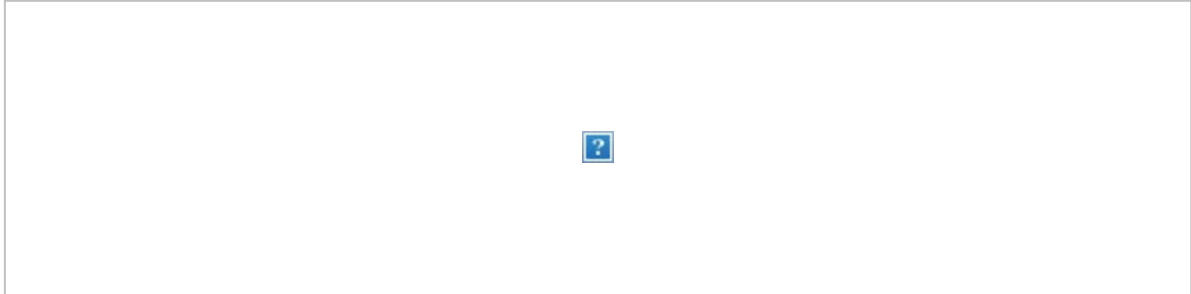
Cornwall Council, P O Box 676, Threemilestone, Truro, Cornwall. TR1 9EQ

Standard working hours are between 7am-5pm (flexible)

Our Planning web pages contain a wealth of information, to keep up to date with our current validation times visit [Make a planning application - Cornwall Council](#).

You can also keep up to date with any validation changes on our page [Validation updates - Cornwall Council](#).

Please note that if you are submitting your application via the Planning Portal payments must be made direct to them for the application to be released to us.



This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at enquiries@cornwall.gov.uk. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.