



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

Tel No: 01209-210038 e-mail: [admin@redruth-tc.gov.uk](mailto: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:*

11<sup>th</sup> January 2023

Dear Councillor

**Meeting of the Planning Committee – Monday 16<sup>th</sup> January 2023**

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held at Redruth Civic Centre, Alma Place on Monday 16<sup>th</sup> January 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:**

Cllr S Barnes  
Cllr H Biscoe  
Cllr Mrs A Biscoe  
Cllr M Brown  
Cllr L Collins  
Cllr B Craze  
Cllr W Tremayne

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING – Monday 16<sup>th</sup> January 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 12<sup>th</sup> December 2022
8. Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule
  - 9.3 Cornwall Council – PA22/10840, 96 Albany Road, Works to trees within a conservation area: T1 and T2 (Ash trees). Hard pollard up to 60%. Remedial work for maintenance and to see if the trees renew
  - 9.4 CALC – Community Housing Conversations

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 16<sup>th</sup> January 2023

## LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA22/ unless otherwise stated)	Details	Ward	Reply
1	11077	5 Hawthorn Close  Single-storey extension  For Miss Charlotte Kingsley-Tubbs Penventon Park Hotel, West End	North	Supported
2	09789	Amendment application for 26 affordable homes and 6 open market dwellings (on part extant permission approved under PA14/08922and PA08/01940/FM)  For Agent, Little Vauxhall Ltd	North	Supported
3	10744	19 Trewirgie Hill  Proposed side extension and interior alterations  For Mr Ben Whitehouse	South	Supported
4	10306	6 St Stephens Crescent, Treleigh  Retrospective: Retention of loft conversion and erection of proposed porch  For Mr M Pascoe	North	Supported
5	10470	Barns West of Sinlee Farm, Little Sinns  Demolition and rebuilding of previously approved barn conversions to form two dwellings & alterations to form garage and associated works  For Mr & Mrs Alberts	North	Supported
6	10228	5 Mount Ambrose  Proposed replacement garage, replacement annexe roof with general alterations and reconfiguration to 5 Mount Ambrose, Redruth, Cornwall, TR15 1NX  For Sara Santos	Central	Supported

7	10587	<p>Treskerby Barn, Treskerby</p> <p>Erection of a small new portal frame structure used to house a small tractor, topper and general tools for maintenance of the land</p> <p>For Miss Victoria Penrose</p>	Central	Supported
8	11255	<p>3 Wheal Trelawney</p> <p>Proposed detached garage</p> <p>For Mrs L Rule</p>	South	Supported
9	11170	<p>1 Copper Hill Cottages, Buller Hill</p> <p>Proposed single storey extension to rear with lean to roof</p> <p>For Mr and Mrs R Holling</p>	South	Supported
10	11112	<p>Redruth School and Technology Cottage, Tolgus Vean</p> <p>Construction of a single-storey outdoor sports changing room facility with a staff base for Redruth School (Gross Internal Area c.252sqm). The proposal is located close to the west site boundary, south of the main school building and includes associated groundworks and service</p> <p>For Mr Steve Symons, Cornwall Council</p>	South	Supported
11	11157	<p>2-4 Clinton Road</p> <p>Redevelopment of the southern half of the former library building into a preschool/nursery including use of the front external area as a play space, and creation of a small play deck to the rear of the building and associated works</p> <p>For Mr Joshua Nawras</p>	South	Supported
12	11158	<p>2-4 Clinton Road</p> <p>Listed Building Consent for the proposed redevelopment of the southern half of the former library building into a preschool/nursery including use of the front external area as a play space, and creation of a small play deck to the rear of the building and associated works</p> <p>For Mr Joshua Nawras, RIFT</p>	South	Supported

13	11403	14 Wheal Trelawney Non material amendment in relation to decision notice PA13/06129 dated 05.12.2013: conversion of rear part of garage into office For Mr Travis Ashe	South	Supported
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## LIST 2

<b>Ser No</b>	<b>Planning App No (All PA22/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
14	09392 (Cllr Barnes)	Pednandrea House, Sea View Terrace Erection two residential dwellings and associated works For Ambo Estates Ltd	South	



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**

Minutes of a Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 12<sup>th</sup> December 2022

Present: Cllr H Biscoe Chairman  
Cllr S Barnes  
Cllr A Biscoe  
Cllr M Brown  
Cllr L Collins

In attendance: Ms A Hunt Operations Officer  
Ms C Coomber Administration Assistant  
Cllr I Thomas

PART I – PUBLIC SESSION

**1502.1 To receive apologies for absence**

Apologies were received from Cllrs Tremayne (family commitments) and Craze (other commitments)

**1502.2 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.

**1502.3 To consider the planning applications**

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

**1502.4 To confirm the Minutes of the following meetings:**

**1502.4.1 Meeting of the Planning Committee held on 14<sup>th</sup> November 2022**

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 14<sup>th</sup> November 2022 as a true and accurate record of proceedings. [Proposed Cllr M Brown; Seconded Cllr A Biscoe] Cllr Collins abstained as he had not been present at the meeting.

**1502.4.2 Interim Meeting of the Planning Committee held on 28<sup>th</sup> November 2022**

Unanimously RESOLVED to confirm the minutes of the Interim Meeting of the Planning Committee held on 28<sup>th</sup> November 2022 as a true and accurate record of proceedings. [Proposed Cllr A Biscoe; Seconded Cllr Barnes]

**1502.5 To receive the Clerk's report.**

The Clerk confirmed that she would contact Cornwall Councillor Donnithorne to discuss the parking issues at Bellevue. The report was noted.

1502.6 **To receive correspondence:**

1502.6.1 *Decision Notice Schedule*

The schedule was noted.

1502.6.2 *Licensed Premises Schedule*

Councillors raised no objections in relation to L122\_006890. The schedule was noted.

1502.6.3 *Cornwall Councillor Stephen Barnes – Treleigh CNP Drawings*

Two drawings had been circulated prior to the meeting. Cllr Barnes and Cllr H Biscoe reported that a site visit had been carried out with the area Highways & Environment Manager to discuss options for proposed improvements at the Treleigh Junction. Councillors were asked for their opinions on the drawings. It was agreed that the preferred option of those presented was the first drawing, although additional signage was requested to clarify how vehicles could access to the local amenities in Treleigh, such as the church, school and pub. Cllr Barnes would feed back the comments from the Town Council in order that they could be taken into account in the decision-making process.

1502.6.4 *Department for Transport – Draft Order; SW/5084: Proposed Stopping Up of Highway at A3047, Redruth TR15 1TA*

The correspondence was noted.

1502.6.5 *Cornwall Community Land Trust - Affordable Housing Project Treskerby*

Correspondence had been received following publication of the Agenda, requesting feedback from the Town Council in relation to draft s106 Heads of Terms. The correspondence was read to the Committee by the Clerk. Councillors asked that a response be sent advising that the Town Council would be content with the inclusion of the secondary parishes suggested by Cornwall CLT, with the exception of Chacewater, which it was requested be excluded given that parish had no coterminous boundary with Redruth.

**Chair**

**REDRUTH TOWN COUNCIL - PLANNING SCHEDULE**

**ANNEX A**

All references for PA22/ unless otherwise stated

**Meeting: Monday 12<sup>th</sup> December 2022**

REF NO	CC REF	SITE	PROPOSAL	DECISION
<p><b>LIST 1</b>                      Unanimously RESOLVED that Recommendations on List 1 are supported en bloc.                      [Proposed Cllr A Biscoe; Seconded Cllr Collins]</p>				
1	10141	Lowarth Elms, Green Lane	Works to trees under a Tree Preservation Order (TPO) namely: G1 – mixed mature/large broad leaved trees along roadside boundary – crown lift to 5.2m height over road & property entrance; crown lift to 3m over parking area; remove 1 dead hawthorn marked ???D??? by entrance. T2 – 1 x very large sycamore – crown lift over residential gardens to 3-4m height; side prune to clear dwelling (No.7) by 2m to prevent material striking dwelling. T3 – 1 x medium/large sycamore – coppice due to basal defect & crown weighting towards 3 <sup>rd</sup> party property	Supported
2	10192	Sloanes Hair Design, 1A Alma Place	Non-material amendment in relation to decision notice PA20/06204 dated 20/10/2020: Smoke vent added for building control compliance. Roof lights omitted to Station Road side of main roof. New proposed windows to Station Road street elevation omitted	Supported



3	10182	Sunnyside Cottage, Gilberts Coombe, New Portreath Road	The proposed demolition of an existing double garage, the erection of a detached double storey dwelling with an integral garage and the erection of a new flat roofed garage serving the existing dwelling	Supported
4	06004	Land West of The Fir Trees, Sinns Common	Application for a Lawful Development Certificate for an existing chalet and retention of associated garden area	Supported
5	10173	Back Lane West	Resubmission of previously approved PA16/03442 – construction of two garages on site of former garages	Supported
6	10545	4 Henvor Close, Roseland Gardens	Demolition of existing porch and construction of single-storey utility room	Supported
7	09037	Land Rear of Number 4, St Day Road	Application for change of use of land to residential use (garden area) and for the retention of 2 wooden sheds without compliance with Condition 2 of decision notice PA17/01228 dated 20.04.2017	Supported
<b>LIST 2</b>				
8	10410	St Euny Poultry Farm, St Euny House, Trevingey Road	Construction of overflow/ancillary accommodation within the garden of St Euny House	Unanimously RESOLVED to Recommend for Refusal on the grounds that: (i) its height and massing will be a prominent structure and negatively impact on the visual amenities; context and setting of the designated historic assets in the locale;

				<p>(ii) further incremental harm to the green area contributing to the setting and character of the Grade II Listed Church of St Euny; and (iii) negative impact upon the residential amenities of the property immediately north of the application site through overshadowing and overbearing.</p> <p>[Proposed Cllr Biscoe; Seconded Cllr A Biscoe]</p>
9	10402	24 Cardrew Close, Redruth	Construction of 1 house and 2 flats	<p>Unanimously RESOLVED not to support the application on the grounds that the plans:</p> <p>(i) represent overdevelopment of the site and (ii) are not in keeping with the values of the emerging Redruth Neighbourhood Development Plan. There are also concerns over the precedent such development would set.</p> <p>[Proposed Cllr Collins; Seconded Cllr Brown]</p>

**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 16<sup>th</sup> January 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. Response awaited.

**Planning Committee**

**Meeting 16<sup>th</sup> January 2023**

**Decision Notice Schedule**

**All references for PA22 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1478.6.1.2	04148	Wood Mine Business Park, Semmens Way	Retrospective application for the introduction of mezzanine floor within existing building and installation of new first floor windows	Unanimously RESOLVED to support the application	Approved
1498.3.1.3	10175	53 Treganoon Road, Mount Ambrose	Non-material amendment in relation to decision notice PA21/05359 for proposed front and side extension, namely 1) amendment to proposed extension roof to create hipped end in lieu of gable end	Unanimously RESOLVED to support the application	Approved
1493.3.1.2	08704	6 Redvers Heights	Proposed replacement rear extension and internal alterations with landscaping	Unanimously RESOLVED to support the application	Approved
1483 3.1.2	05983	Caravan, Channel View Farm, Sandy Lane	Certificate of lawfulness for existing use: static caravan/dwelling use with associated garden	Unanimously RESOLVED to support the application	Granted
1498.3.1.2	10048	Woodlands, 6 Trevingey Road	Works to trees subject to a TPO – felling of tree 1 (Berberis), works to 2, 3 and 4 (Bay, Cherry, Camellia Japonica). Removal of 6 (Hawthorn), works to 7, 8, 9 and 10 (Holly, Bay, Laurel and Holly). Removal of 11 (Ash), 12 (Cyprus Fir x 2), 13 (Ash), 14 (Palm), 15 (Cyprus Fir) and 16 (Spruce). Works to 17 (Beech)	RESOLVED by Majority to support the application	Approved
1496.6.1.2	09065	Tin Stream Cottage, Shuffley	Proposed change of use of the existing holiday unit to a self-contained dwelling	Unanimously RESOLVED to support the application	Approved

<p>1446.6.1.15 1449.6.1.9 1483.6.1.6</p>	<p>11130 (PA21)</p>	<p>Land Rear of 20 North Street</p>	<p>Conversion and change of use of domestic garage into a residential premises</p>	<p>Unanimously RESOLVED to defer consideration of the application until the next meeting of the Redruth Town Council Planning Committee on 31st January, to enable the Committee to be in possession of the full facts of the matter prior to making its decision</p> <p>RESOLVED by Majority to support the application</p> <p>RESOLVED by Majority not to support the application on the grounds: (i) that the plans are in contravention of condition 5 of the permission granted under PA10/04944; (ii) that the proposed access is unsustainable; (iii) concerns over access for emergency vehicles to the rear of 20 North Street and neighbouring properties in the event permission were granted and (iv) that in building the existing garage, the applicant exceeded the boundary set out in PA10/04944 and now wishes to compound this breach</p>	<p>Refused</p>
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1488.6.1.2	07529	Unit 5B, Cardrew Industrial Estate, Cardrew Way	Change of use of industrial building from B8 storage and distribution to B2 general industry (seafood processing facility) together with extensions and external alterations, reconfiguration of parking and servicing areas of the site and installation of external plant equipment associated with the processing facility	Unanimously <b>RESOLVED</b> to support the application	Approved
1478.6.1.8 1498.3.1.4	05428	<b>Bartles Industrial Estate, North Street</b>	<b>Construction of commercial development (Class E)</b>	<b>Unanimously RESOLVED not to support the application on the grounds of concern over loss of amenity and loss of light to the surrounding property</b>  <b>Unanimously RESOLVED not to support the application on the grounds that no material amendments have been made to address the concerns previously raised over loss of amenity and loss of light to the surrounding properties</b>	Approved
	10729	Land at Tolgus	Submission of details to discharge condition number 3(b)(c) in relation to decision notice PA12/09717 dated 29.05.2013	Not consulted	Disch of cond not all conditions agreed
	03836	Land and Buildings North West of Trefula Farm, Trefula	Submission of details to discharge condition 5 in respect of Decision Notice PA20/00435 dated 22.04.2020	Not consulted	s52/s106 and discharge of condition apps
	10395	Finnagons Rest, Radnor Road	Submission of details to discharge conditions 5 and 6 in relation to decision notice PA22/06121 dated 29/09/2022	Not consulted	s52/s106 and discharge of condition apps

1491.3.1.4	08498	Land West of Orion, North Country	Construction of four dwellings and associated works	Unanimously RESOLVED to support the application	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 PLANNING COMMITTEE**

**LICENSED PREMISES SUBMISSIONS FOR:**

**Monday 16<sup>th</sup> January 2023**

<b>Ser No</b>	<b>License No</b> <i>(All LI22/ unless otherwise stated)</i>	<b>Details</b>
NIL		



**By email**

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

**Your ref:**  
**My ref:** PA22/10840  
**Date:** 8 December 2022

Dear Mr Bennett

**Application** PA22/10840  
**Proposal** Works to trees within a conservation area: T1 and T2 (Ash trees). Hard pollard up to 60%. Remedial work for maintenance and to see if the trees renew.  
**Location** 96 Albany Road Redruth Cornwall TR15 2HZ  
**Applicant** Mr J Tyrrell

The above-mentioned application has been received by the Area 2 Team of Cornwall Council's Development Management Service and is available for you to view online at <https://planning.cornwall.gov.uk/online-applications>.

As this application is for works to trees in a Conservation Area, it will be decided under delegated authority. There is no need for you to submit any comments to the local planning authority as this communication is merely to notify you that an application has been received.

If you have any questions or concerns please contact me on

Yours sincerely

**Joshua Bourne**

**Development Officer (Introductory)**  
**Development Management Service**  
Tel:

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**From:** Peter Bennett (Town Clerk)  
**Sent:** 08 December 2022 15:20  
**To:** Admin  
**Subject:** FW: Community Housing Conversations

**Categories:** Planning

[REDACTED]  
**Sent:** 08 December 2022 15:16  
**To:** CornwallALC Enquiries <[enquiries@cornwallalc.org.uk](mailto:enquiries@cornwallalc.org.uk)>  
**Cc:** [REDACTED]  
**Subject:** Community Housing Conversations

Information Classification: CONTROLLED

**TO ALL CALC MEMBERS**

Dear All

Following on from our AGM earlier in the year, we have continued to respond to requests from local councils for further information on the development of **small community led housing schemes**, the role of Community Land Trusts, Neighbourhood Development plans and funding.

Working in conjunction with Coastline Housing we have started to develop the format of a new face to face event 'Community Housing Conversations' which will be held in the early spring of 2023. The event will explore the possibilities, opportunities and challenges for community led schemes, and to look at the different kinds of schemes available. It will be held in the early evening with a number of speakers, but we are keen to focus on case studies and good practice by encouraging local councils who have already been involved in similar schemes to share their experiences with other delegates.

To make the event a success we are seeking YOUR INPUT to ensure this event covers the questions and schemes you want to see highlighted.

**Please can you get in touch with CALC by email if:**

- 1. If you have particular themes or questions you would like to see addressed at this event.**
- 2. If you have a local community led housing scheme that your council believes would make a good case study and one or two people who were involved and might consider acting as an advocate for the scheme, to explain the issues that were encountered, the challenges and outcomes.**

Please reply direct to me at [REDACTED]

We look forward to hearing from you.

Many thanks

[REDACTED]  
Assistant County Officer  
Cornwall Association of Local Councils