



The Chambers, Penryn Street, Redruth, Cornwall TR15 2SP

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

Town Mayor: Cllr T H Biscoe

Town Clerk: P B Bennett

See Distribution

Our Reference:

RTC/420/3/Mtg

Date:

10th January 2018

Dear Councillor

Meeting of the Planning Committee – Monday 15th January 2018

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held in the Council Chamber, 1st Floor, The Chambers, Penryn Street on Monday 15th January 2018, commencing at 7pm.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'PB', with a horizontal line drawn through it.

Peter Bennett
Town Clerk

Enclosure:

1. Agenda and associated documentation

Distribution:

Cllr S Barnes
Cllr Mrs A Biscoe
Cllr H Biscoe
Cllr M Chappell
Cllr Mrs B Ellenbroek
Cllr Ms L Eyre
Cllr Ms D Reeve
Cllr Dr T Spargo
Cllr W Tremayne

For Information:

All other Councillors
Cornwall Council Members
Press & Public

REDRUTH TOWN COUNCIL
PLANNING COMMITTEE MEETING – Monday 15th January 2018

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 meeting:
 - 7.1 Meeting of the Planning Committee held on 11th December 2017
8. Town Clerk's Report
9. To receive correspondence:
 - 9.1 Decision Notice Schedule
 - 9.2 Enforcement Notice Schedule
 - 9.3 Licensed Premises Schedule
 - 9.4 Cornwall Council – Notification of Appeal in respect of PA17/07752
 - 9.5 Cornwall Council – Local Council Protocol
10. Traffic Matters (Cllr Mrs Ellenbroek)

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 15th January 2018

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA17/ unless otherwise stated)	Details	Reply
913	11095	Chy An Dour, North Country Proposed extension, garage and boundary wall For Mr and Mrs M Bullen 4 Langarth Court	Recommended for Approval
914	11305	Works to trees covered by a Tree Preservation Order, namely crown lifting works to sycamore trees T1-T3 and felling of tree T2 For Mr Mark Kneebone	Recommended for Approval

LIST 2

Ser No	Planning App No (All PA17/ unless otherwise stated)	Details	Reply
915	11157 (Cllr Chappell)	Land adj to Wheal Montague Cottage, Wheal Montague, North Country Demolition of garage, erection of dwelling and associated works For Mr and Mrs Weightman	
916	06159 (Cllr Tremayne)	Sunnyside Stores Cottage, Gilberts Coombe, New Portreath Road Proposed demolition of shop/dwelling known as Sunnyside Stores Cottage and construction of a single storey restaurant to the north west For Mr Simmons	
917	11982 (Cllr Dr Spargo)	Garages adj to Clinton Road, Clinton Road Demolition of existing lock-up garages and erection of 4 no. mews style dwellings with in curtilage parking For J and B Design Ltd	

918	11627 (Cllr Mrs Ellenbroek)	Land at Whites Farm, North Country Change of use of land to provide for the siting of up to 9 mobile homes For Leisurelife Parks Ltd	
919	10967 (Cllr Ms Reeve)	Land and building adj Well Farm, Sparnon Gate Application for approval of reserved matters following outline approval – access, appearance, landscaping, layout and scale For Syass Developments Ltd	
920	10981 (Cllr H Biscoe)	Land adj to Bosmarric, Old Portreath Road Outline planning (all matters reserved) for single residential dwelling For Mr S Ramsden	
921	11934 (Cllr Mrs Biscoe)	The Piggery, Land West of Kelandy, Basset Road, Treleigh Proposed conversion of redundant rural building to a single dwellinghouse and construction of car port For Mr and Mrs James	
922	10216 (PA16) (Cllr Tremayne)	9 Tremore Road, Roseland Gardens Construction of detached dwelling For Mrs Heather Leaf	

**For the attention of Redruth Town Council, Planning
Committee**

Re PA17/11627 siting of 9 mobile homes at Whites Farm, North Country and the use of Penna lane.

We the undersigned would like to express our concerns about the above proposed development.

We feel this development is not in keeping with the local area , mobile homes do not constitute the 'high quality homes' much needed by the local community. To squeeze 9 caravans and parking for only one car, noting the majority of homes run two, into this former vehicle yard is untenable.

It should be noted that this site has an existing access from the highway which is wide , already tarmaced and has very good visibility onto the highway.

The proposed access known as Penna lanc, named for the family which has farmed here for over a century, is a single track, unclassified lane. It is the main thoroughfare of the farm linking the fields, the yard and the former farmhouse (now owned by Mr Tregonning) and the current farmhouse Fir Tree Cottage. Clear passage for farm vehicles is essential to the running of the farm business.

Six properties have use of this lane as their sole access to the highway. Right of way was granted by the Penna's to Mr Tregonning when he acquired the farmhouse. See attached Land Registry document. Four of the properties are at the top of the lane and as the lane is single track regularly have to reverse if there is traffic coming up. There is a blind exit where the farmyard and the lower two properties enter the lane, requiring extreme care by drivers. The junction of the lane with the highway has poor visibility to Redruth side and requires care

when pulling out . It is close to the 30mph boundary and cars are frequently travelling at high speed as they enter the 30mph zone.

There is great concern that hard surfacing of this site and lane will greatly increase water flow onto the highway. The drainage on the road just about copes now, in the past the property Lee Mardon has been flooded and there is the potential for Fir Tree Cottage also to flood if volumes increase.

The lane is also used by walkers, cyclists and horse riders as it links in with other old mine tracks and footpaths across the downs. With it's Cornish hedges, hawthorn trees and a plethora of flowering plants it is frequented by insects, birds and Pipistrelle bats.

It is an important reminder too of the local mining heritage, linking the farmyard, formerly Treleigh Consols Mine, with the other mines across Treleigh Downs and the unique World Heritage Site of Wheal Peevor .

With it's amenity and historical value enjoyed and loved by many in North Country it would be sad to see it lost to yet more tarmac and traffic.

[REDACTED] / R.T.K. PENNA

FIR TREE COTTAGE
TR16 4DB

[REDACTED] P. PENNA

[REDACTED] / T. Whitt.

CH4 AVALON
TR16 4BZ .

[REDACTED] / R.W.P. WITHEY

Honeleigh
TR16 4BZ

[REDACTED] / SWITHEY

WILLOW COTTAGE

[REDACTED] / J. Withey

TR16 4BZ

Willow cottage TR16 4BZ

CARW VUEW FARM HOOSB
TR16 4BZ

[REDACTED]



Official copy of register of title

Title number CL132421 Edition date 21.04.2009

- This official copy shows the entries on the register of title on 08 MAR 2010 at 14:24:18.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Mar 2010.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Plymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

CORNWALL

- 1 (08.01.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Carn View Farm, North Country, Redruth (TR16 4BZ).
- 2 (08.01.1998) There are excluded from this registration the mines and minerals excepted by a Conveyance of the land in this title and other land dated 17 July 1931 made between (1) William George Washington Trenberth (Vendor) and (2) Stanley Penna in the following terms:-

"EXCEPTING nevertheless and reserving thereout unto the person or persons entitled thereto for the time being all mines, ores, metals and minerals and all quarries of stone within under and throughout the said hereditaments with full power to such person or persons from time to time to enter upon the said hereditaments and to do and authorise all and whatsoever may be necessary or proper for winning working and carrying away the said ores metals minerals and stone doing as little damage as possible to the surface or any buildings thereon and making such compensation for any actual damage done as in case of dispute shall be fixed by arbitration."
- 3 (08.01.1998) A Conveyance of the land in this title dated 26 January 1990 made between (1) Richard Stanley Penna (Grantor) and (2) Robie Pauline Penna (Donee) contains the following provision:-

"2. IT is hereby agreed and declared that all rights easements and quasi easements which are now enjoyed by the property hereby conveyed and the adjoining property of the Grantor shall continue to be so enjoyed notwithstanding the severance of the property hereby conveyed and such adjoining property and this Conveyance shall be deemed to include an express grant and reservation of such rights easements and quasi easements Provided that the Grantor and the Donee shall not hereunder become entitled to any right of light or air over or in respect of any adjacent or adjoining property which is retained by the Grantor and Provided further that the Grantor shall not be called upon further to apportion or define any such rights easements and quasi

Title number CL132421

A: Property Register continued

easements."

- 4 (08.01.1998) Notice entered in pursuance of rule 254 of the Land Registration Rules 1925 on 8 January 1998 that the registered proprietor claims that the land has the benefit of a right of way over the land shown tinted yellow on the filed plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute


- 1 (08.01.1998) PROPRIETOR: FREDERICK JOHN TREGONING and SARAH JANE THOMAS of Carn View Farm, North Country, Redruth, Cornwall TR16 4BZ.
- 2 (08.01.1998) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 5 December 1997 in favour of Lloyds TSB Bank PLC referred to in the Charges Register.

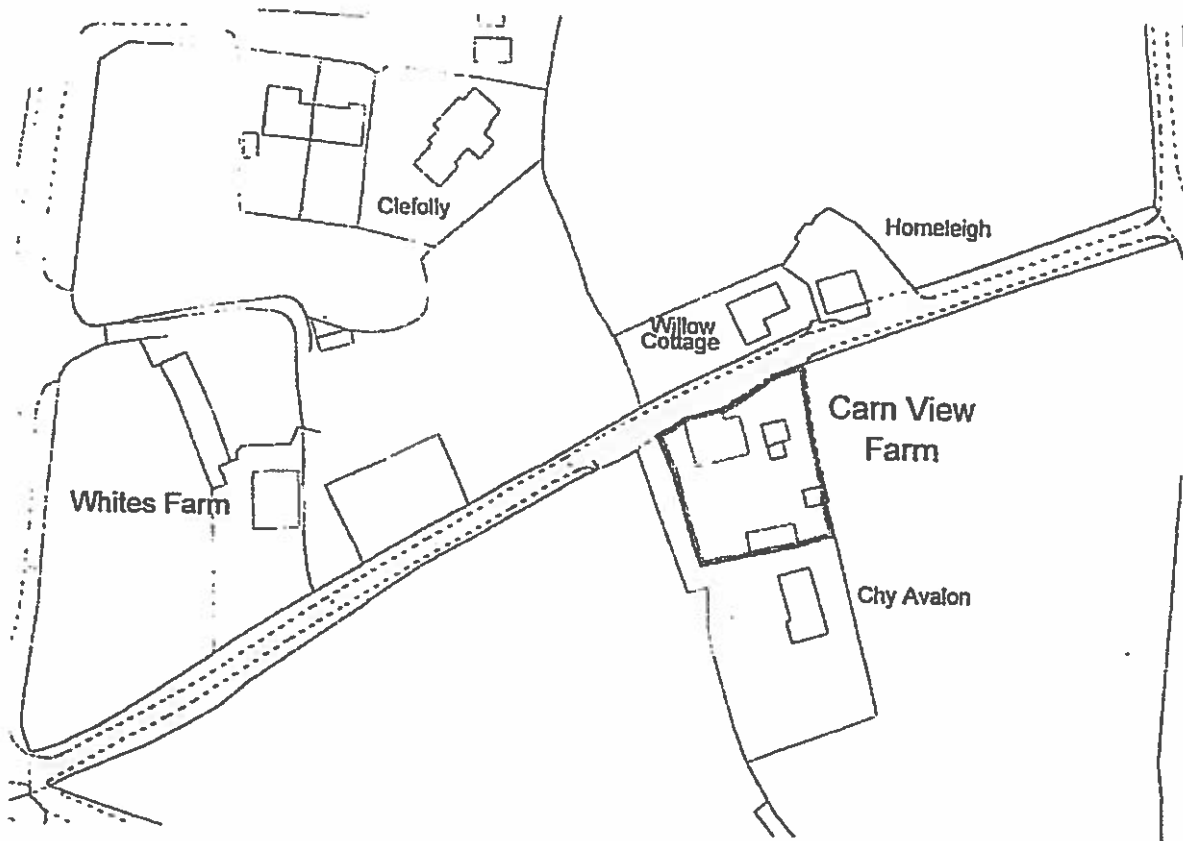
C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (08.01.1998) REGISTERED CHARGE dated 5 December 1997 to secure the moneys including the further advances therein mentioned.
- 2 (08.01.1998) Proprietor: LLOYDS TSB BANK PLC (Co. Regn. No. 2065) care of Lloyds TSB Homeloans Limited, Mortgage Unit, P.O. Box 74, Kingsway, Scunthorpe, N Lincolnshire DN17 1AP

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		CL 132421	
ORDNANCE SURVEY PLAN REFERENCE	SW 6944	Scale 1/1250 enlarged from 1/2500	
COUNTY CORNWALL	DISTRICT KERRIER	© Crown copyright	





The Chambers, Penryn Street, Redruth, Cornwall TR15 2SP

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

Town Mayor: Cllr T H Biscoe

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Planning Committee held in the Council Chamber, The Chambers, Penryn Street, Redruth, on Monday 11th December 2017

Present:	Cllr W Tremayne Cllr Mrs A Biscoe Cllr H Biscoe Cllr M Chappell Cllr Ms L Eyre Cllr Ms D Reeve	Chairman
In attendance:	Ms A Hunt Cllr I Thomas Mr A Bird Mrs L Hancock Mr N Hancock Mr R Morgan Mr C Green	Administrator Sino Land Ltd Local Resident Local Resident Local Resident Charles Green Design

PART I – PUBLIC SESSION

1223.1 To receive apologies for absence

Cllr Mrs Ellenbroek (unwell), Cllrs Barnes and Dr Spargo (other commitments).

1223.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda

None were declared.

1223.3 To suspend Standing Orders to allow the public to speak

1223.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Biscoe; Seconded Mrs A Biscoe].

1223.4 To allow the public to put questions to the Council on any matters relating to this Agenda

Mr Hancock spoke as the applicant in relation to PA17/10345. He advised that his neighbour had objected to the application but that it was all about providing his son with a home by making use of land he already owned. He stated that he had had unfettered use of the lane in question for fourteen years, as had the previous owners of the property and the owners before them. Others also had access to the lane. Mr Hancock argued that the gateposts belonged to him, having been sold with the property.

Mr Green spoke in relation to PA17/10409. He advised that it was a resubmission of a planning application, with the original having been prepared by someone else. Mr Green had looked at the site afresh and considered its important context next to the conservation area and within the World Heritage Site. He had planned a more appropriate development,

widening the existing access point and providing for three parking spaces. Highways had asked that the access be moved and Mr Green had prepared a new drawing to be submitted as a result. The plans reflected the pattern in the surroundings with materials chosen to best suit both the buildings and the area.

1223.5 To reinstate Standing Orders

1223.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Biscoe; Seconded Cllr Chappell].

1223.6 To consider the planning applications

1223.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1223.6.2 Unanimously RESOLVED to suspend Standing Orders to enable Mr Bird to respond to queries in relation to PA17/07535 [Proposed Cllr Biscoe; Seconded Cllr Ms Reeve].

1223.6.3 It was pointed out that outline planning permission was already in place for a total of 160 residences on the site. In response to concerns raised about the number of two-bed apartments within the plans, Mr Bird advised that the scheme had been pitched at two-bed flats following extensive research and that the plan was for a long-term development, with apartments to be released in controlled blocks so as not to swamp the market. The main driver had to be the viability of the site in challenging conditions. Costs were increasing while property values were at best stagnant. In addition there was the risk from Brexit. Concerns were also expressed over how the buildings would look in the longer-term. The site was a crucial part of the regeneration of Redruth and it was important to get it right as the town would have to live with the outcome forever. Although not much would be visible from the road, the buildings would be seen by visitors to the Archive Centre. Mr Bird stated that a decision had been taken to go down the contemporary route. Buildings went from lower to higher as they moved away from the road, reflecting the contours of the site. In addition the Penventon Hotel was building above the site. He felt that once the buildings were bedded in, they would look much better. Mr Bird stated that quality materials would be used as the buildings needed to look fine for years to come. He suggested that this could be controlled through planners imposing a condition that building materials needed to be supplied and approved. The materials selected would be high-grade so as not to need constant maintenance. The development would be staged but there was a huge amount of risk for developers to take on. Cllr Ms Reeve asked whether sustainability had been considered and was advised by Mr Bird that building regulations required a renewable element. Cllr Biscoe suggested a waste disposal unit for each flat, meaning that only recyclables would be put out. Mr Bird stated that there was a question as to what the sewers could take, however he agreed that there would need to be plenty of provision for recyclables.

1223.6.4 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Biscoe; Seconded Cllr Ms Reeve].

1223.7 To confirm the Minutes of the following meetings:

1223.7.1 *Meeting of the Planning Committee held on Monday 13th November 2017:*

RESOLVED by Majority that the Minutes of the Planning Committee held on Monday 13th November 2017 be accepted as true and accurate records of the proceedings.
[Proposed Cllr Tremayne; Seconded Cllr Ms Reeve] Cllr Chappell abstained as he had not been present at the meeting.

1223.7.2 *Interim Meeting of the Planning Committee held on Monday 27th November 2017:*

RESOLVED by Majority that the Interim Minutes of the Planning Committee held on Monday 27th November 2017 be accepted as true and accurate records of the proceedings. [Proposed Cllr Tremayne; Seconded Cllr Ms Eyre] Cllr Mrs Biscoe abstained as she had not been present at the meeting.

1223.8 **To receive Town Clerk's Report, circulated prior to the meeting.**

A report had been circulated prior to the meeting.

1223.9 **Correspondence**

1223.9.1 *Decision Notice Schedule*

The schedule was noted by Members.

1223.9.2 *Enforcement Notice Schedule*

Cllr Chappell stated that there had been a further complaint in relation to larger than permitted numbers of people outside Knights Tavern. The complaint had been reported to the Police and Cornwall Council Licensing and the landlord had been told to desist. The schedule was noted by Members.

1223.9.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1223.9.4 *Camborne Town Council – Cornwall CIL Draft Charging Schedule*

1223.9.4.1 Unanimously RESOLVED that Redruth Town Council: (i) write to George Eustice MP echoing the comments made in the correspondence and (ii) copy that letter to Camborne Town Council and the other parties included in the circulation list [Proposed Cllr Ms Reeve; Seconded Cllr Chappell].

1223.9.5 *Cornwall Council – Minerals Safeguarding Development Plan Document – Notice of Examination Hearing*

The correspondence was noted.

1223.9.6 *Cornwall Council – Cornwall Statement of Community Involvement Planning*

The correspondence was noted.

1223.9.7 *Cornwall Council – Enforcement*

The correspondence was noted.

Chairman

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

All references for PA17/ unless otherwise stated

Meeting: 13th November 2017

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1				
Unanimously RESOLVED that Recommendations on list 1 are supported en bloc. [Proposed Cllr Chappell; Seconded Cllr Ms Eyre]				
LIST 2				
908	10345	Land East of Plen An Merther, Radnor Road, Radnor	Outline planning permission with some matters reserved: residential development (2 units)	Unanimously RESOLVED to Recommend Approval for the proposition of two bungalows only on site, to be resided in by Mr and Mrs Hancock and their family in perpetuity [Proposed Cllr Chappell; Seconded Cllr Biscoe]
909	07535	Redruth Brewery, Foundry Row	Mixed development including 165 dwellings/apartments, microbrewery and pod hotel	RESOLVED by Majority to Recommend for Approval subject to stringent conditions being put in place regarding: (i) the supply and approval of materials to be used to ensure that the buildings remain in a good condition in the long-term, particularly given the Cornish climate, and (ii) the sustainability of the buildings [Proposed Cllr Biscoe; Seconded Cllr Chappell] Cllr Tremayne voted against.

910	10409	50 Green Lane	Demolition of existing vacant shop, construction of a terrace of three dwellings, widening of existing vehicle access and formation of on-site parking for three vehicles	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Biscoe; Seconded Cllr Chappell]
911	11038	Inverlooe, Highway Lane, Mount Ambrose	First and ground floor extension. Rooflights to rear. Replacement doors and windows.	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Tremayne; Seconded Cllr Biscoe]
912	08413	Popstro, Gweal An Nance, North Country	Application for erection of dwelling (amended design of Plot 2 in respect of previous approved application PA16/02425)	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Eyre]

Redruth Town Council
Town Clerks Report – Planning Committee
Meeting Date: 15th January 2018

Ser No	Item	Action	Response
1223.9.4.1	Camborne Town Council – Cornwall CIL Draft Charging Schedule	Unanimously RESOLVED that Redruth Town Council: (i) write to George Eustice MP echoing the comments made in the correspondence and (ii) copy that letter to Camborne Town Council and the other parties included in the circulation list	Letters sent

Planning Committee

Meeting 15th January 2018

Decision Notice Schedule

All references for PA17 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1213.6.1.889	08412	Rowan Meadow, Treskerby	New bungalow	Unanimously RESOLVED to Recommend for Approval but Redruth Town Council would like to see a robust remedial system put in place to deal with potential contamination of the land	Approved
1213.6.1.884	09097	Hawks Croft, Sinns Common	Demolition of existing stable block and erection of replacement stable block	Unanimously RESOLVED to Recommend for Approval	Approved

1204.6.1.863	06224	Rear of 62 Clinton Road	Demolition of existing hairdresser's salon and construction of 2 apartments	Unanimously RESOLVED to Recommend for Refusal on the grounds that the plans as outlined include window to window overlooking; in contradiction to the design and access statement there is no off street parking so is unsustainable; and the line of the property unless set back risks the character of the neighbourhood.	Withdrawn
1211.3.1.880	07615	The Old Rectory, Churchtown	To construct a double garage	Unanimously RESOLVED to Recommend for Approval	Refused
1217.6.1.891	09330	35 Drump Road	Retention of parking area and associated works	Unanimously RESOLVED to Recommend for Approval	Approved
1217.6.1.892	10076	Opie Oils Ltd, The Fuel Depot, Cardrew Industrial Estate	Provision of new 2-storey (11m x 5m approx.) office building on existing site	Unanimously RESOLVED to Recommend for Approval	Approved
1219.6.1.899	10194	8 New Lane, Mount Ambrose	Single storey living room extension to rear of bungalow	RESOLVED by Majority to Recommend for Approval	Approved
1219.6.1.901	10697	1 Lowarth Elms, Green Lane	Various works	RESOLVED by Majority to Recommend for Approval	Approved

1217.6.1.897	10145	Land adj to Meadowfields, Treleigh	Erection of a new 3 bedroom detached dwelling	Unanimously RESOLVED to Recommend for Refusal on the grounds that (i) the land is a registered traveller site and should remain so; and (ii) this constitutes sporadic development in open countryside	Approved
1223.6.1.910	10409	50 Green Lane	Demolition of existing vacant shop, construction of a terrace of three dwellings, widening of existing vehicle access and formation of on-site parking for three vehicles	Unanimously RESOLVED to Recommend for Approval	Approved
1219.6.1.900	10677	17 Foundry Row	Demolition of existing rear substandard structures and replacement with new kitchen bathroom. Plus front parking with access across lowered kerb	RESOLVED by Majority to Recommend for Approval	Approved
1223.6.1.911	11038	Inverlooe, Highway Lane, Mount Ambrose	First and ground floor extension. Rooflights to rear. Replacement doors and windows	Unanimously RESOLVED to Recommend for Approval	Approved
1223.6.1.908	10345	Land East of Plen An Merther, Radnor Road	Outline planning permission with some matters reserved: residential development (2 units)	Unanimously RESOLVED to Recommend Approval for the proposition of two bungalows only on site, to be resided in by Mr and Mrs Hancock and their family in perpetuity	Refused
1219.6.1.898	05990	Derelict dwelling, Old Portreath Road	Reinstatement of derelict cottage	RESOLVED by Majority to Make No Comment	Refused

Planning Committee

Meeting 15th January 2018

Enforcement Notice Schedule

EN17 unless otherwise stated

Applications to Enforcement team may not appear on this schedule due to either:

a) workload of officers OR b) work queue (i.e. still in validation process)

Open Cases

Date	CC REF	SITE	NATURE
18/12/2017	02415	St Euny Poultry Farm, The Fields, Trevingey Road	Alleged works not in accordance with approved plans of PA15/02122 – dimensions exceeded, particularly the height. Pending consideration.
22/12/2017	02452	Treviskey Construction SW Ltd Unit 16, Cardrew Trade Park South, Cardrew Way	Alleged change of use of unit from industrial to D2 leisure and erection of an advert without planning consent. Pending consideration.
04/11/2018	00018 (EN18)	Land Rear Of 62 Clinton Road	Alleged change of use of garden shed being used for Beauty Salon. Pending consideration.

Determined Cases

Date	CC REF	SITE	NATURE
28/07/2017	01470	Linda House, Gilberts Coombe, New Portreath Road	Alleged construction of buildings, creation of a new access, stationing of static caravan and concerns regarding use of the land. Breach confirmed, application received.

REDRUTH TOWN COUNCIL PLANNING COMMITTEE
LICENSED PREMISES SUBMISSIONS FOR:

Monday 15th January 2018

Ser No	License No <i>(All LI17/ unless otherwise stated)</i>	Details
NIL		



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

Your ref:
My ref: PA17/07752
Date: 7 December 2017

Dear Sir/Madam

Town and Country Planning (Tree Preservation) (England) Regulations 2012 SI No. 605, application for consent to carry out works to protected trees

I am writing to let you know that an appeal has been made to the Department for Communities and Local Government in respect of the following planning application:

DCLG ref:	APP/TPO/D0840/6521
Cornwall Council ref:	PA17/07752
Appeal start date:	6 December 2017
Proposal:	Fell T1 - Monterey cypress and reduce T2 multi stemmed ash
Location:	Tre Vab Yowann 6 Trevingey Road Redruth TR15 3DG
Appellant:	Mrs Carrie Glenister
Cornwall Council decision:	REFUSED

The Council's reason for refusing permission for this development is set out below:

The Local Planning Authority considers that the condition of the Monterey Cypress is not sufficiently poor to warrant felling. There are other works available to the applicant to reduce the impact of the tree on the property and it is recommended that these avenues are explored. The tree has good amenity value and there is currently no overwhelming reason to remove the Monterey Cypress.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Under the fast-track procedure the Inspectors are only able to consider the information provided with the original application.

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

Yours faithfully

Sandra Oram

Senior Development Support Officer

Planning and Sustainable Development Service
Dolcoath Avenue Camborne Cornwall TR14 8SX
Tel: 0300 1234 151 www.cornwall.gov.uk

Abigail Hunt

From: Abigail Hunt <admin@redruth-tc.gov.uk>
Sent: 15 December 2017 11:59
To: 'Rapier Jacquie'
Subject: RE: Local Council Protocol PA17/06844 - Unit E-F Bartles Industrial Estate

Jacquie

Thanks for your help – happy for the Town Council's comments to go on the next Group agenda. Obviously we would welcome any feedback following on from that meeting.

Regards
Abigail Hunt

Office Administrator
Redruth Town Council
The Chambers
Penryn Street
Redruth
Cornwall TR15 2SP
Tel: 01209 210038
E-mail: admin@redruth-tc.gov.uk

www.facebook.com/RedruthTown

From: Rapier Jacquie [REDACTED]
Sent: 15 December 2017 09:49
To: Abigail Hunt
Cc: Broomhead Mark
Subject: RE: Local Council Protocol PA17/06844 - Unit E-F Bartles Industrial Estate

Dear Abigail

Thanks for your most recent message, I do understand the points you are making, for your information please find the following link to the Local Council Protocol <http://www.cornwall.gov.uk/media/27191841/protocol-for-local-councils.pdf> which provides a flow chart of the decision making process involving local councils. With your permission I will report your comments to the Council's Informal Planning Development and Improvement Group which comprises the Chair's Vice Chairs and lead officers of the planning committee process for consideration.

Look forward to hearing back from you with confirmation you are happy your points are included on the Group's next agenda which takes place the first week of January 2018.

Best wishes
Jacquie

Jacquie Rapier
Democratic Team Leader (Regulatory)
Democratic Services

Assurance
Customer and Support Services
Cornwall Council

Telephone [REDACTED]
Internal: [REDACTED]
Email: [REDACTED]
Room 3E01, County Hall, Treyew Road, Truro, TR1 3AY
www.cornwall.gov.uk



Please let us know if you need any particular assistance from us, such as facilities to help with mobility, vision or hearing, or information in a different format.

Please consider the environment. Do you really need to print this e-mail?

From: Abigail Hunt [<mailto:admin@redruth-tc.gov.uk>]
Sent: 15 December 2017 09:10
To: Rapier Jacquie
Subject: RE: Local Council Protocol PA17/06844 - Unit E-F Bartles Industrial Estate

Jacquie

Thank you for the reply which I have shown to the Chair of the Planning Committee and will put before Councillors at their next meeting.

I think that it is fair to say the issue was less about comments from the community being in the planning report and more about perceived flaws in the procedure. If the Town Council feels strongly about a planning application and asks for it to go to Committee, we are told that we must have a representative at that meeting to put across our reasoning. Unfortunately the Town Councillors tend to be in paid employment on a full-time basis and therefore unable to attend without taking leave – something which has proved impossible on occasions in the past when the Town Council has wanted to maintain an objection. The situation is exacerbated by the fact that we are generally given little notice of Committee hearings and then a short deadline to confirm attendance. This leaves a position where the Town Council is almost forced to agree to disagree with the decision of the Cornwall Council Planning Officer. Whilst it is appreciated that Cornwall Council is trying to avoid planning applications going before the Committee unnecessarily, there are real concerns that the procedure is acting as a barrier to democracy.

Regards
Abigail Hunt

Office Administrator
Redruth Town Council
The Chambers
Penryn Street
Redruth
Cornwall TR15 2SP
Tel: 01209 210038
E-mail: admin@redruth-tc.gov.uk

From: Rapier Jacquie [mailto: [REDACTED]]
Sent: 11 December 2017 14:32
To: admin@redruth-tc.gov.uk
Cc: Boardman Diane; Broomhead Mark
Subject: RE: Local Council Protocol PA17/06844 - Unit E-F Bartles Industrial Estate

Dear Ms Hunt

I have been requested to respond to your query concerning the commencement time of planning committees. I would advise that when Cornwall Council was established in 2009 planning committees were held in the evenings, commencing at 5pm. It was found that due to the length of agendas, meetings continued into very late hours, causing certain difficulties for attendees in travelling long distances late at night, especially in areas where there was limited public transport provision. It was noted that comments from the community were normally submitted to the planning case file either by post or electronically and taken into account in the planning report.

I trust this answers your query.

Yours sincerely

Jacquie Rapier
Democratic Team Leader (Regulatory)
Democratic Services

Assurance
Customer and Support Services
Cornwall Council

Telephone [REDACTED]
Internal: [REDACTED]
Email: [REDACTED]
Room 3E01, County Hall, Treyew Road, Truro, TR1 3AY
www.cornwall.gov.uk



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Please consider the environment. Do you really need to print this e-mail?

From: Abigail Hunt [mailto:admin@redruth-tc.gov.uk]
Sent: 07 December 2017 15:22

To: Boardman Diane
Subject: RE: Local Council Protocol PA17/06844 - Unit E-F Bartles Industrial Estate

Diane

Thank you for the e-mail. In relation to the above application, Redruth Town Council agrees to disagree.

I have, however, been asked to advise you that the concerns raised remain the same whether or not the law deems them to be good planning reasons. Furthermore, as a matter of good democracy it is suggested that Planning Committee hearings could take place at a time when those who are a part of the planning process but volunteers could attend without having to take time out of full-time paid jobs.

Regards
Abigail Hunt

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www.facebook.com/RedruthTown

From: Boardman Diane [REDACTED]
Sent: 05 December 2017 10:44
To: 'admin@redruth-tc.gov.uk'
Cc: Barnes Stephen CC
Subject: Local Council Protocol PA17/06844 - Unit E-F Bartles Industrial Estate

The words that we would like to use when writing to Local Councils about the protocol are set out below. Clearly the explanation would need to be added and words shaded in yellow deleted.

Thank you for your response to this proposal.

Dear Mr Bennett

RE: Local Council Protocol for PA17/06844 - Application for part demolition of existing industrial/commercial units and demolition of storage building with construction of 9 two storey dwellings at Unit E-F Bartles Industrial Estate, Redruth

The Town Council provided the following comments in respect of the above planning application: *'Unanimously RESOLVED to Recommend for Refusal due to concerns over access, loss of industrial area, parking, that the infrastructure is not backed up and the verges and pavements are owned by the Council, not by the applicant.'*

In this case Officers are minded to approve this scheme as the access arrangements onto Treleigh Avenue are considered acceptable and the Highway Officer raises no objection. Each dwelling has parking to the front and the retained industrial unit would continue to have parking provision. In respect of the crossing over the footway and maintained verge the applicant/developer is required to create a vehicle crossing (dropped kerb) to do so. The

applicant/developer is required to apply for a licence under the New Roads and Street Works Act 1991 to either install a new dropped kerb access or alter an existing access. This is a separate process to the planning application. The Highway Officer has recommended that an informative is added to the decision notice to advise the applicant/developer of the crossover licence requirements. It is also recommended that a condition be imposed in respect of the disposal of surface water so it does not run off into the highway.

In terms of infrastructure obligations (e.g. open space, education, affordable housing) these cannot be sought from developments of 10 units or less and which have a maximum combined gross floorspace of no more than 1000 square metres (gross internal area). This is set out in paragraph:031 of the Planning Practice Guidance from the Dept. for Communities and Local Government (DCLG).

The proposal would not involve the total loss of the existing industrial space on the site. Furthermore, the existing employment land in this location is not identified as safeguarded employment land in the emerging Site Allocations Development Plan Document. The document advises that: *'Future development of industrial employment should be directed primarily to CPIR's existing industrial estates, such as Barncoose (CPIR-E2), Treleigh (CPIR-E3), and Cardrew (CPIR-E4). These existing employment sites, along with Radnor Road, Scorrier (CPIR-E8), represent a key component of CPIR's economy and play an important role for Cornwall as a whole, as a result these sites should be safeguarded, as Strategically Important, in line with Policy 5 of the Cornwall LP:SP document. Furthermore, the development of Tolvaddon Industrial Estate (CPIR-E1) represents CPIR's main opportunity for new larger footprint industrial development, both for the Plan period and beyond, as a result it is allocated for B1, B2 and B8 uses. Delivery of employment space on the site has started, but the continued delivery of employment space on the site represents a priority.'*

The relevant documents can be viewed at: <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/development-plan-documents/cornwall-site-allocations-development-plan-document/camborne-pool-illogan-and-redruth-evidence-base/>

Please find attached the revised drawing which shows changes to the elevations with the inclusion of stone facing on the front elevation, omission of the mansard style roof, rendered gable elevations, and side hung casement windows. These changes have been submitted following discussions with the agent in response to Officer's concerns about the design.

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. Having made strong planning reasons maintain your objection for the proposal against my recommendation and request that the application is determined by the Planning Committee. In this circumstance it will be important for a representative from your Council to attend and speak at the Planning Committee meeting to enable the Members to fully understand your Council's strong planning reasons for proposing a decision that is contrary to that of the case officer.

Please tell me which option you wish to choose within 5 working days from the date of this communication. It may not always be appropriate to take an application to Committee if the planning position is so clear-cut that it would not be right to make a different decision to the one being recommended. In these rare circumstances we will consult the Divisional Member and explain our reasoning when making the planning decision.

If I do not hear from you within 5 working days, a delegated decision will be issued in accordance with my recommendation.

Kind regards

Diane Boardman MRTPI
Principal Development Officer

Please note my working days are Mondays, Tuesdays and Wednesdays

Cornwall Council
Economy, Enterprise and Environment
Planning and Enterprise
Development Management

Tel: [REDACTED]
email: [REDACTED]

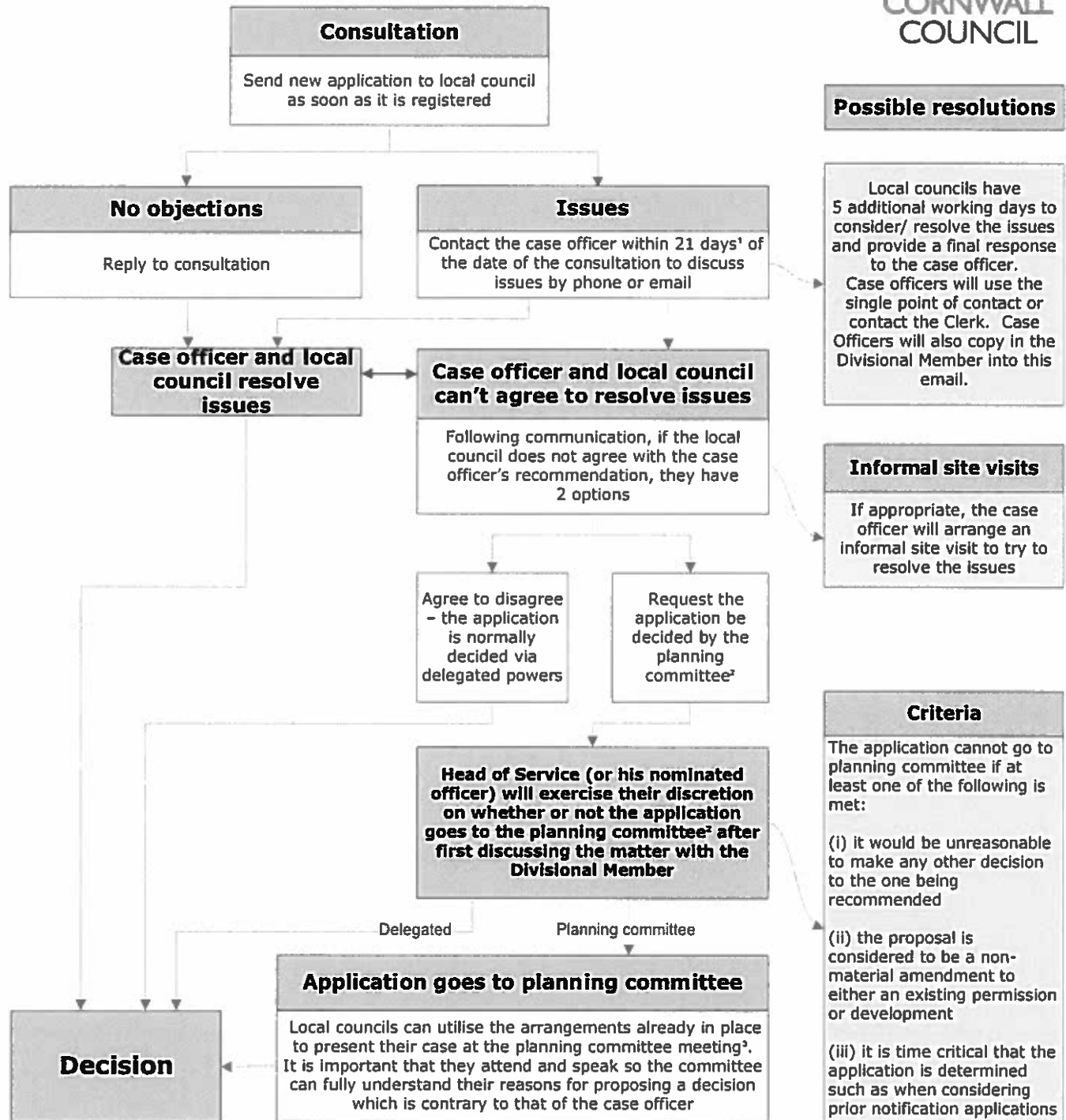
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PROTOCOL FOR LOCAL COUNCILS



Notes

¹21 days is the statutory time period - If an extension of time is required, the request and response must be in writing (or email) and is likely to be acceptable unless a decision is imminent.

²See page 2 for further information.

³Any written supporting statements must be submitted at least 3 working days before the committee meeting.

If a case officer is on leave or sick, contact your 'friendly link officer' who will be able to find out who is dealing with the application in the case officer's absence.

Possible resolutions

Local councils have 5 additional working days to consider/ resolve the issues and provide a final response to the case officer. Case officers will use the single point of contact or contact the Clerk. Case Officers will also copy in the Divisional Member into this email.

Informal site visits

If appropriate, the case officer will arrange an informal site visit to try to resolve the issues

Criteria

The application cannot go to planning committee if at least one of the following is met:

- (i) it would be unreasonable to make any other decision to the one being recommended
- (ii) the proposal is considered to be a non-material amendment to either an existing permission or development
- (iii) it is time critical that the application is determined such as when considering prior notification applications

PROTOCOL FOR LOCAL COUNCILS

The objective of the Local Council and Member Protocols is to encourage dialogue and make sound planning decisions locally

Constitution [Responsibility for Functions]

This states that a Local Member can request any application falling under the 'Major' or 'Minor' category to be taken to a planning committee for consideration, so long as it is in writing/email and that sound planning, policy and other area reasons have been provided setting out why committee consideration is necessary.

Major and minor application types are:

New dwellings
Offices / research and development / light industry
General industry / storage / warehousing
Retail distribution and servicing
Gypsy and Traveller pitches
All other large scale major developments
All other small scale major developments
All other minor developments

Other application types are (and can be called to the planning committee by the Head of Service or his nominated officer):

Minerals Processing (ie ancillary mineral operations defined under the GPDO)
Change of use (no significant building or engineering work involved)
Householder developments
Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses, including footway crossovers, porches and satellite dishes.
Advertisements
Listed building consents to alter / extend
Listed building consents to demolish
Conservation area consents
Certificates of lawful developments
Notifications (where no planning application is required)
Discharge of planning conditions
Non-material amendments
Works to trees in a conservation area
Works to trees covered by a Tree Preservation Order

If you would like this information in another format please contact:

**Cornwall Council
County Hall
Treyew Road
Truro TR1 3AY**

Telephone: **0300 1234 100**

Email: enquiries@cornwall.gov.uk

www.cornwall.gov.uk

Abigail Hunt

From: Town Clerk <townclerk@redruth-tc.gov.uk>
Sent: 13 December 2017 09:24
To: 'barbara'
Cc: 'Henry Biscoe [REDACTED]' RTC Admin (RTC Admin)
Subject: RE: Traffic matters

Categories: Planning

From: barbara [REDACTED]
Sent: 12 December 2017 17:59
To: 'Town Clerk'
Cc: Henry Biscoe [REDACTED]
Subject: Traffic matters

Hello Peter and Henry

I am not sure if you are aware that there will be a small amount of money devolved to the Community Network areas to deal with traffic issues.

What may be a good idea is to ask members (at Amenities?) or Full Council what they feel are priorities for Redruth, for example I know Mike is keen to get some sort of safe crossing from South Park to get to the School. Although having said that I think that there will be a pedestrian crossing at the Barncoose roundabout, so that may answer that problem? I want to get a safe crossing at the top of Mount Ambrose, for example, and i know there are lots of areas that are asking for more yellow lines....

It was also suggested that we may like to put some extra money in the Budget to "buy in" more traffic enforcement. Too late for this year, but worth considering for next year?

Finally there is apparently a service offered by Cormac, where if we have Community Litter pick or similar that Cormac, via Danny Konik, will supply a collection facility for free and the "use" of their insurance.

Cheers

Barbara

[REDACTED] Barbara Ellenbroek
83a Clinton Road
Redruth
TR15 2LT

01209 314422