



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

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

Town Mayor: Cllr Ms D L Reeve

Town Clerk: P B Bennett

See Distribution

Our Reference:

RTC/420/3/Mtg

Date:

7th November 2018

Dear Councillor

Meeting of the Planning Committee – Monday 12th November 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 12th November 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 long horizontal line extending to the right.

Peter Bennett
Town Clerk

Enclosure:

1. Agenda and associated documentation

Distribution:

Cllr H Biscoe
Cllr Mrs A Biscoe
Cllr M Brown
Cllr Mrs B Ellenbroek
Cllr Ms L Eyre
Cllr Ms A MacCaul
Cllr Ms C Page
Cllr Ms D Reeve

For Information:

All other Councillors
Cornwall Council Members
Press & Public

REDRUTH TOWN COUNCIL
PLANNING COMMITTEE MEETING – Monday 12th November 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 8th October 2018
 - 7.2 Interim Meeting of the Planning Committee held on 29th October 2018
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 – Responses of Redruth Division Members to the Part 1 Brownfield Register consultation: BR7 Murdoch & Trevithick site, Drump Road
 - 9.5 Cornwall Council – Section 36 Notification for Tolgus Redruth
 - 9.6 Cornwall Council – Section 38 Adoption Notification for the Development at Pengover Parc
 - 9.7 Cornwall Council – Planning Newsletter, Issue 5 – October 2018
 - 9.8 Cornwall Council – Viability Assessments for Planning Applications

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 12th November 2018

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA18/ unless otherwise stated)	Details	Reply
1	09348	Land adjoining The Ponderosa, Tolgus Mount Application for approval of reserved matters following Outline Approval under PA17/05163 for the construction of a single storey dwelling with all matters reserved For Mr & Mrs D Garner	Recommended for Approval
2	09441	Last Orders, New Portreath Road First floor extension to the kitchen and utility rooms to the rear of Last Orders (formerly Gilberts Coombe) creating three additional bedrooms For Mrs Angela Wakely	Recommended for Approval
3	09540	Land adj. 101 Albany Road Outline planning permission with all matters reserved: Demolition of existing garage/storage building and erection of up to 3 dwellings For Mr Clive Humphrey	Recommended for Approval
4	09568	Land at Ten Acre Farm, Wheal Montague, North Country Outline planning application (with all matters reserved) for the construction of a single dwellinghouse and associated works For Mr and Mrs Elliss	Recommended for Approval
5	09681	Jacaranda, Bucketts Hill New domestic garage For Mr A S Thomas	Recommended for Approval
6	09975	Solace Cottage, Harris Mill Ground floor extension to form kitchen and W.C. For Mr & Mrs Nigel and Joy Beswetherick	Recommended for Approval

7	10065	<p>Miners Court, Miners Row</p> <p>Non-material amendment (No. 1) for: repositioning block C northwards by 1m and addition of roof light to (PA17/10383) Proposed older persons' accommodation, 22 units with parking, turning head, scooter and bin stores</p> <p>For Coastline Housing</p>	Recommended for Approval
---	-------	--	--------------------------

LIST 2

Ser No	Planning App No <i>(All PA18/ unless otherwise stated)</i>	Details	Reply
NIL			



The Chambers, Penryn Street, Redruth, Cornwall TR15 2SP
Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr Ms D L Reeve

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 8th October 2018

Present: Cllr H Biscoe Chairman
Cllr Mrs A Biscoe
Cllr M Brown
Cllr Mrs B Ellenbroek
Cllr L Eyre
Cllr Ms A MacCaul from the point mentioned
Cllr Ms C Page

In attendance: Ms A Hunt Administrator
Cllr I Thomas

PART I – PUBLIC SESSION

- 1271.1 **To elect a Chairman and Vice-Chairman of the Planning Committee**
- 1271.1.1 Unanimously RESOLVED to elect Cllr H Biscoe as Chairman of the Planning Committee [Proposed Cllr Mrs Biscoe; Seconded Cllr Mrs Ellenbroek].
- 1271.1.2 Unanimously RESOLVED to elect Cllr Ms Eyre as Vice-Chairman of the Planning Committee [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Mrs Biscoe].
- 1271.2 **To receive apologies for absence**
Cllr Ms D Reeve (other commitments)
- 1271.3 **Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**
None were declared.
- 1271.4 **To consider the planning applications**
- 1271.4.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.
- 1271.5 **To confirm the Minutes of the following meetings:**
- 1271.5.1 *Meeting of the Planning Committee held on 10th September 2018:*

RESOLVED by Majority that the Minutes of the Planning Committee held on 10th September 2018 be accepted as true and accurate records of the proceedings. [Proposed

Cllr Mrs Biscoe; Seconded Cllr Mrs Ellenbroek] Cllrs Biscoe, Brown and Ms MacCaul abstained as they had not been present at the meeting.

1271.5.2 *Interim Meeting of the Planning Committee held on 24th September 2018*

RESOLVED by Majority that the Interim Minutes of the Planning Committee held on 24th September 2018 be accepted as true and accurate records of the proceedings. [Proposed Cllr Brown; Seconded Cllr Ms MacCaul] Cllrs Biscoe, Mrs Biscoe, Mrs Ellenbroek, Ms Eyre and Ms Page abstained as they had not been present at the meeting.

1271.6 **To receive Town Clerk's Report, circulated prior to the meeting.**

The report was noted by Members.

1271.7 **Correspondence**

1271.7.1 *Decision Notice Schedule*

The schedule was noted by Members.

1271.7.2 *Enforcement Notice Schedule*

The schedule was noted by Members.

1271.7.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1271.7.4 *Cornwall Council – Cornwall Site Allocations Development Plan Document: Schedule of Modifications*

The correspondence was noted by Members.

1271.7.5 *Cornwall Council – Licensing Act Policy Consultation*

The correspondence was noted by Members.

1271.7.6 *Cornwall Council – Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, PA17/10345, Land East of Plen An Merther, Radnor Road*

The correspondence was noted by Members.

1271.7.7 *Cornwall Council – s38 Adoption Notification for the Development at Wheal Harmony (Phases 2 and 3) Redruth*

The correspondence was noted by Members.

1271.7.8 *Cornwall Council – Street Trading Renewal Application LI17_006977, Roger's Mobile Catering*

The application was noted by Members.

1271.7.9 *Cornwall Council – Neighbourhood Planning E-Bulletin, September 2018*

The correspondence was noted by Members.

1271.7.10 *North Coast Cluster Group – Cornwall Local Plan Housing Apportionment*

The Clerk agreed to print out a copy of the Cornwall Local Plan Housing Implementation Strategy for use in relation to the Neighbourhood Development Plan. The correspondence was noted.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA18/ unless otherwise stated

Meeting: 8th October 2018

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1				
Unanimously RESOLVED that Recommendations on list 1 are supported en bloc. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Ms Eyre]				
LIST 2				
4	07145	77 Plain An Gwarry	Conversion of existing dwelling to form two dwellings and associated works	Unanimously RESOLVED to Recommend for Refusal. With the emerging Redruth Neighbourhood Development Plan, there is concern at the destruction of historical assets which has already taken place in Redruth. Further such destruction should be avoided. The Planning Committee notes and supports the comments from WHS Planning Advice and also continues to have concerns that there is insufficient amenity provision for two households. [Proposed Cllr Biscoe; Seconded Cllr Mrs Ellenbroek]
5	07599	Tresco, Highway Lane, Mount Ambrose	Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA18/02933 dated 18.07.18 for demolition of part of dwelling, erection of new dwelling and associated works	Cllr Ms MacCaul entered the meeting during consideration of this application.

				<p>RESOLVED by Majority to Recommend for Refusal on the grounds that (i) the scale of the proposed dwelling represents overdevelopment and (ii) there are concerns that the upper bedroom window will cause overlooking. [Proposed Cllr Biscoe; Seconded Cllr Ms Page] Cllrs Mrs Ellenbroek and Ms MacCaul abstained.</p>
6	08381	OS Field 6155, Treleigh	Proposed 9 dwellings and associated works	<p>RESOLVED by Majority to Recommend for Approval. There are, however, concerns over the increased pressure the resultant number of additional vehicles would place on the exit onto the A3047. Given the dangerous problems already occurring around this junction, particularly at school start and finish times, it is suggested that the current informal one-way system be formalised in an effort to improve safety for road users and pedestrians. [Proposed Cllr Ms Eyre; Seconded Cllr Biscoe] Cllr Mrs Ellenbroek voted against.</p>
7	08442	2 Elm Terrace	Proposed parking (revised PA18/02592)	<p>Unanimously RESOLVED to Recommend for Refusal. The Planning Committee notes and supports the comments made by Highways Development Management. With the emerging Redruth Neighbourhood</p>

				Development Plan, there is concern at the destruction of historical assets which has already taken place in Redruth. Further such destruction should be avoided. Redruth Town Council notes that 2 Elm Terrace is located within the conservation area and that the plans involve the destruction of a Cornish wall. [Proposed Cllr Biscoe; Seconded Cllr Ms Eyre]
8	08177	Redruth Methodist Church, Wesley Street	Listed building consent for proposed change of use and refurbishment of Jubilee Hall to provide 5 no. class B1 commercial units. Extension to South of Jubilee Hall to provide 1 no. class B1 commercial unit	RESOLVED by Majority to Recommend for Approval but to express concern over the resulting additional vehicular movements at what is already a dangerous junction. [Proposed Cllr Ms Eyre; Seconded Cllr Mrs Biscoe] Cllr Mrs Ellenbroek abstained
9	08176	Redruth Methodist Church, Wesley Street	Proposed change of use and refurbishment of Jubilee Hall to provide 5 no. class B1 commercial units. Extension to South of Jubilee Hall to provide 1 no. class B1 commercial unit	RESOLVED by Majority to Recommend for Approval but to express concern over the resulting additional vehicular movements at what is already a dangerous junction. [Proposed Cllr Ms Eyre; Seconded Cllr Mrs Biscoe] Cllr Mrs Ellenbroek abstained
10	08655	Medda, Pond Lane	Proposed redevelopment of a 1960's bungalow to create 3 smaller properties in a traditional style	Unanimously RESOLVED to Recommend for Refusal in light of the emerging Redruth Neighbourhood Development Plan on the grounds that the proposals represent overdevelopment in a conservation area. [Proposed Cllr

				Ms Page; Seconded Cllr Ms Eyre]
11	07630	St Euny House, St Euny Poultry Farm, Trevingey Road	Formation of Sun Room	RESOLVED by Majority to Recommend for Approval. [Proposed Cllr Brown; Seconded Cllr Ms MacCaul] Cllrs Biscoe, Mrs Biscoe and Mrs Ellenbroek voted against.
12	00018/NDP	St Agnes, Cornwall	Plan proposal submitted for St Agnes Neighbourhood Development Plan	Unanimously RESOLVED to note the application. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Biscoe]



The Chambers, Penryn Street, Redruth, Cornwall TR15 2SP
Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr Ms D L Reeve

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Interim Planning Committee held in the Council Chamber, The Chambers, Penryn Street, Redruth, on Monday 29th October 2018

Present: Cllr H Biscoe Chairman
Cllr Mrs A Biscoe
Cllr M Brown
Cllr Mrs B Ellenbroek
Cllr Ms L Eyre
Cllr Ms C Page
Cllr Ms D Reeve

In attendance: Ms A Hunt Office Administrator
Cllr I Thomas
Mr & Mrs Barrett Local Residents

PART I – PUBLIC SESSION

1274.1 To receive apologies for absence

Cllr Ms MacCaul (unwell).

1274.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda

None were declared.

1274.3 To suspend Standing Orders to allow the public to speak

1274.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Mrs Biscoe].

1274.4 To allow the public to put questions to the Council

Mr Barrett advised that he was the applicant in relation to PA18/09512. He stated that, in the light of comments received, the depth of the proposed extension had been reduced by nearly a metre and the Juliet balcony had been removed. Mr Barrett produced photographs evidencing where the sun lay at different times of the day and stated that there would be no loss of light to no. 70 and only to the hallway of no. 66. He further advised that both of his neighbours had been informed about the planning application in July and that the family had been on the receiving end of threatening behaviour. Mr Barrett stated that he could not afford to move and that extending was the only viable option.

1274.5 To reinstate Standing Orders

1274.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Mrs Biscoe; Seconded Cllr Mrs Ellenbroek].

1274.6 **To consider the planning applications**

1274.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1274.7 **To receive correspondence**

1274.7.1 *Cornwall Council – Notification of Appeal to the Ministry of Housing, Communities and Local Government in respect of PA17/06844, Unit E-F Bartles Industrial Estate*

The correspondence was noted.

1274.7.2 *Cornwall Council – Consultation, Draft Housing Supplementary Planning Document*

The correspondence was noted.

1274.7.3 *Cornwall Council – Street Trading Renewal Application, LI18_006859 Paul's Lunch Box*

The application was noted.

1274.7.4 *Highways England – A30 Chiverton to Carland Cross Improvement Scheme Newsletter, Issue 6*

The correspondence was noted.

1274.5 *Cornwall Council – Brownfield Register: Notice of forthcoming Consultation on former Murdoch and Trevithick site in Redruth*

It was agreed to respond that the Committee would support the site appearing on the Brownfield Register and recognised the need for it to be developed, although not necessarily as housing. It was suggested that the Murdoch & Trevithick site would be an ideal location for a community facility as well as housing. It was also agreed to raise concerns over access to the site.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA18/ unless otherwise stated

Meeting: 29th October 2018

REF NO	CC REF	SITE	PROPOSAL	DECISION
<p>LIST 1</p> <p>Unanimously RESOLVED that Recommendations on list 1 are supported en bloc. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Eyre]</p>				
<p>LIST 2</p>				
5	09512	68 Albany Road	Rear first floor extension to create a further bedroom and shower room	<p>RESOLVED by Majority to Recommend for Approval [Proposed Cllr Biscoe; Seconded Cllr Brown] Cllrs Ms Eyre and Mrs Ellenbroek voted against.</p> <p>Cllr Ms Eyre proposed Recommending for Refusal on the grounds of overbearing. This was seconded by Cllr Mrs Ellenbroek. Cllrs Biscoe, Mrs Biscoe, Brown, Page and Reeve voted against. The proposal was defeated.</p>
6	09312	3 Middle Road	Proposed extension and associated alterations	<p>RESOLVED by Majority to Recommend for Approval [Proposed Cllr Ms Eyre; Seconded Cllr Mrs Biscoe] Cllr Mrs Ellenbroek abstained</p>

Redruth Town Council
Town Clerks Report – Planning Committee
Meeting Date: 12th November 2018

Ser No	Item	Action	Response
NIL			

Planning Committee

Meeting 12th November 2018

Decision Notice Schedule

All references for PA18 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1264.6.1.11	06894	Winterwood, 1 Churchtown	Retrospective Listed building consent for replacement of rotten windows and one door with UPVC	Unanimously RESOLVED to Recommend for Refusal for Retrospective Listed Building Consent on the grounds that as a listed building UPVC is not historically correct, and ask for wooden reinstatements	Refused
1264.6.1.12	07365	Barns East of 'The Cottage', Cambrose	Proposed conversion and extension of existing redundant barns to form a dwelling, construction of a detached domestic garage, installation of a domestic packaged sewage treatment plant with drainage into stream and formation of a new vehicle access and parking facility	Unanimously RESOLVED to Recommend for Approval	Approved
1264.6.1.1	06665	Scorrier Filling Station, Scorrier Road	Change of use from B1 B2 and B8 to D2 Assembly and Leisure, changing industrial unit into accessible community dance and fitness studio	Unanimously RESOLVED to Recommend for Approval	Approved
1266.6.1.4	08019	108 The Paddock	Single storey side extension	Unanimously RESOLVED to Recommend for Approval	Approved

<p>1264.6.1.14 1268.3.1.5</p>	<p>07585</p>	<p>13 Fords Row</p>	<p>Two-storey extension to rear of property</p>	<p>Unanimously RESOLVED to Recommend for Refusal on the grounds of contradictory plans; the block plan suggests a half-width extension in contrast to the rest of the plan. Clearer information is needed to deter potential impact on neighbours</p> <p>Unanimously RESOLVED to Recommend for Approval, after clarification of the detail of site and block plans and noting no public comment since submission on 13th August</p>	<p>Approved</p>
<p>1266.6.1.1</p>	<p>07460</p>	<p>East End Playing Fields</p>	<p>Application for Reserved Matters (Access; Appearance; Landscaping; Layout; Scale) following Outline Application PA15/08001 dated 06/11/15 for the formation of a new skate park facility and games area (MUGA)</p>	<p>Unanimously RESOLVED to Make No Comment</p>	<p>Approved</p>
<p>1268.3.1.3</p>	<p>07603</p>	<p>Land Adj to Wheal Montague Cottage, Wheal Montague, North Country</p>	<p>Demolition of garage, erection of dwelling and associated works</p>	<p>Unanimously RESOLVED to Recommend for Approval</p>	<p>Approved</p>

1264.6.1.4	07454	Tolgus Meadow, Tolgus Mount	Additional mobile home and associated works	Unanimously RESOLVED to Recommend for Approval on the condition that the additional mobile home must be removed once it is no longer required by the applicant's father and the original condition imposed under PA08/00360/F that the residential use permitted shall be restricted to the stationing of no more than two caravans (of which no more than one shall be a mobile home) and the erection of a day room/utility building as indicated on the approved plan should then be reinstated	Approved
1264.6.1.6	07301	R and R Transport Holdings, Stanley Way, Cardrew Business Park	Proposed extension to an existing open fronted loading bay to provide undercover loading facilities	Unanimously RESOLVED to Recommend for Approval	Approved
1266.6.1.3	07737	Foxglove Cottage, Seleggan Hill	Proposed new access and parking area including removal of Sycamore tree	Unanimously RESOLVED to Recommend for Approval subject to favourable comment from Highways	Withdrawn
1268.3.1.1	08327	MK Autos, Lower North Country	Outline Planning Permission with all matters reserved for proposed self-build family home and associated works	Unanimously RESOLVED to Recommend for Approval	Approved

<p>1258.3.1.8 1266.6.1.5</p>	<p>05926</p>	<p>68 Albany Road</p>	<p>Proposed first floor extension to the rear to provide a further bedroom and a bathroom</p>	<p>Unanimously RESOLVED to Recommend for Approval on the condition that the extension be redesigned with a pitched roof and materials in character with the conservation area. The Planning Committee also has concerns about the potential loss of light to 70 Albany Road, although it notes no public comments have been received as yet.</p> <p>In light of the adverse comments received, it is unanimously RESOLVED to Recommend for Refusal on the grounds of: (i) the overbearing nature of the proposal; (ii) issues of overshadowing and (iii) that the proposed Juliet balcony will cause overlooking and a loss of privacy</p>	<p>Refused</p>
----------------------------------	--------------	-----------------------	---	--	----------------

1271.4.1.7	08442	2 Elm Terrace, Plain An Gwarry	Proposed parking (Revised PA18/02592)	<p>Unanimously RESOLVED to Recommend for Refusal. The Planning Committee notes and supports the comments made by Highways Development Management. With the emerging Redruth Neighbourhood Development Plan, there is concern at the destruction of historical assets which has already taken place in Redruth. Further such destruction should be avoided.</p> <p>Redruth Town Council notes that 2 Elm Terrace is located within the conservation area and that the plans involve the destruction of a Cornish wall.</p>	Refused
------------	-------	-----------------------------------	---------------------------------------	---	---------

<p>1264.6.1.9 1266.6.1.6 1271.4.1.11</p>	<p>07630</p>	<p>St Euny House, St Euny Poultry Farm, Trevingey Road</p>	<p>Formation of Sun Room</p>	<p>Unanimously RESOLVED to Recommend for Refusal on the grounds of inadequate information on the potential impact on the adjacent property. We also note that construction appears to have started before the application has been given full consideration. The Redruth Town Council Planning Committee continues to have concerns in relation to these proposals, in particular the potential impact on the neighbouring property and that construction appears to have started.</p> <p>Unanimously RESOLVED to ask that a site visit take place with the Planning Officer and the local Cornwall Councillor in order to address these concerns</p> <p>RESOLVED by Majority to Recommend for Approval</p>	<p>Approved</p>
--	--------------	--	------------------------------	---	-----------------

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.

CAADs and LUs - Certificate of Appropriate Alternative Development and Lawful Use applications

Planning Committee

Meeting 12th November 2018

Enforcement Notice Schedule

EN18 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)

Date	CC REF	SITE	NATURE
NIL			

REDRUTH TOWN COUNCIL PLANNING COMMITTEE
LICENSED PREMISES SUBMISSIONS FOR:

Monday 12th November 2018

Ser No	License No <i>(All LI18/ unless otherwise stated)</i>	Details
NIL		

Abigail Hunt

From: Town Clerk <townclerk@redruth-tc.gov.uk>
Sent: 05 November 2018 12:58
To: RTC Admin (RTC Admin)
Subject: FW: Part 1 Brownfield Register consultation: BR7 Murdoch & Trevithick site, Drump Road, Redruth

Categories: Planning

From: Thomas Ian CC [<mailto:ian.thomas@cornwallcouncillors.org.uk>]
Sent: 05 November 2018 12:57
To: Ellenbroek Barbara CC; EP&E Local Plan; Barnes Stephen CC
Cc: Egerton Bob CC; Caldwell Charlotte; 'townclerk@redruth-tc.gov.uk' (townclerk@redruth-tc.gov.uk); 'ithomas'
Subject: Re: Part 1 Brownfield Register consultation: BR7 Murdoch & Trevithick site, Drump Road, Redruth

Hi

I concur with the comments of Cllr Ellenbroek with the caveat that ... should the Redruth Community Centre become vacant or, in part, available, then a reminder to all that the Redruth Heritage Museum is still looking for a home. The Community Centre with its heritage, history, placement and affordability, very near to Kresen Kernow, lends itself to such use.

I have spoken, in the past, with a representative from the Redruth Community Centre about sharing that space, but to no avail.

Best wishes. Ian.

Cllr Ian Thomas
Redruth Town & Cornwall Council - Redruth South

From: Ellenbroek Barbara CC
Sent: 05 November 2018 07:55
To: EP&E Local Plan; Barnes Stephen CC; Thomas Ian CC
Cc: Egerton Bob CC; Caldwell Charlotte
Subject: Re: Part 1 Brownfield Register consultation: BR7 Murdoch & Trevithick site, Drump Road, Redruth

Thank you for this.

Although not in my division I would comment as follows

1 The access to this site is not brilliant, Drump road is a busy one as it has both Pennoweth Primary School (opposite the entrance road to this site) and Curnow school on it. It is also a route to Cardrew Industrial Estate. So some significant investigations including a site visit, would be needed to ensure that this proposal will work.

2 Redruth Community Centre on Foundry Row is well past its best, and I feel that at least part of this site could be used for an improved Community Centre, freeing up the Foundry Row site for housing. Several planning proposals have promised improved community facilities, however none have materialised so far, so this could be an ideal opportunity.

Happy to meet up and discuss if necessary

Best wishes

Barbara

Cllr Barbara Ellenbroek
Redruth Central
01209 314422

From: [REDACTED] on behalf of EP&E Local Plan
Sent: 29 October 2018 10:07
To: Ellenbroek Barbara CC; Barnes Stephen CC; Thomas Ian CC
Cc: Egerton Bob CC; Caldwell Charlotte
Subject: Part 1 Brownfield Register consultation: BR7 Murdoch & Trevithick site, Drump Road, Redruth

Dear Redruth Division Members,

I am emailing to consult you on the above site which is being considered for inclusion in Part 1 of the 2018 Brownfield Register for Cornwall. The Brownfield Register is a central government requirement intended to help boost housing delivery. It should include sites which – based on best available information – are deemed suitable, available and achievable for residential-led development. Inclusion on Part 1 of the register does not award any planning status or mean that Cornwall Council would be minded to grant the site consent in future.

We would value your knowledge and opinion to inform our assessment of the site. Redruth Town Council are also being consulted but please note this is not a statutory or public consultation. We are recommending that the Town Council and neighbourhood planning group work together in their consideration of the site.

The eastern part of the site was included in the Brownfield Register last year and this update to the register is an opportunity to regularise the entry to reflect the wider demolished site. The majority of the wider site was the subject of pre-application PA16/03402/PREAPP in 2016 but it does not have planning permission for residential use.

Consultation questions:

A. Is the site suitable for residential development?

Issues for consideration include any conflicts with the NPPF, adopted/emerging Local Plan documents and adopted/emerging Neighbourhood Plan documents as well as impact on the natural environment, the built environment (heritage assets in particular) and local amenity for future residents and neighbours.

B. Is the site available for residential development?

The site does not need to be immediately available although there must be an intention from the landowner/developer. In this case the site is Cornwall Council owned. The Affordable Housing Team will be consulting Redruth Division Members and the Town Council on this site in more detail later in the year to help them work up specific proposals.

C. Is the site achievable for residential development?

This is whether the development is likely to take place within 15 years and incorporates whether the site is viable.

D. Is the suggested capacity range appropriate?

The suggested guide range is 52-75 dwellings. This is based on density and viability considerations.

For Part 1 of the register, the guide range can be revised as/when more information comes to light. "Dwellings" in this context includes self-contained housing including flats.

E. Are there any other issues you wish to raise?

Please note the deadline for responses is **Monday 19th November 2018** inclusive. If you have difficulties in responding by this date please contact me to discuss ASAP. There is no response form; responses are encouraged via email. Comments provided may be published online (including the name of the responder and their organisation) and made available upon request.

Added to those sites that don't have planning permission but are considered suitable, available and achievable for residential development will be those brownfield sites that already have permission for 5 or more dwellings (as of 31st March 2018) – we will not be assessing these before including them on the register. The exception to this is that we will exclude sites where we understand that the permitted scheme is unlikely to be delivered or is already under construction/completed.

We continually welcome new site submissions via the online SHLAA/Brownfield Register form. It is helpful where possible for submissions to come from landowners/developers. Further information is available online at:

- <http://www.cornwall.gov.uk/brownfieldregister> (this includes the 2017 assessment for the eastern part of the site)

Register of Brownfield Land - Cornwall Council

www.cornwall.gov.uk


Following the introduction of The Town and Country Planning (Brownfield Land Register) Regulations 2017, Cornwall Council is required to publish and maintain a register of brownfield land exceeding 0.25ha which is suitable, available and achievable for residential-led development.

- <https://www.gov.uk/government/publications/brownfield-registers-and-permission-in-principle/brownfield-registers-and-permission-in-principle-frequently-asked-questions>
- <https://www.gov.uk/guidance/brownfield-land-registers>
- http://www.legislation.gov.uk/ukxi/2017/403/pdfs/uksi_20170403_en.pdf

[NB Cornwall Council is not currently producing a Part 2 of the Brownfield Register. Listing a site on Part 2 is more involved and formal than Part 1 (including statutory consultation) and grants permission in principle which is similar to outline planning permission.]

If you have any queries please do not hesitate to contact me.

Kind regards,


Senior Planning Policy Officer
Local Planning Team
Planning and Sustainable Development Service
Cornwall Council

Abigail Hunt

From: Town Clerk <townclerk@redruth-tc.gov.uk>
Sent: 01 November 2018 11:50
To: RTC Admin (RTC Admin)
Subject: FW: Section 36 Notification for Tolgus, Redruth
Attachments: CT1600866_TP_SK105 Rev A.PDF; Section 36 Notification.pdf

Categories: Planning

From: [REDACTED]
Sent: 01 November 2018 11:50
To: Highways & Environment West; Highways And Environment Hub; Cornwall Streetworks; Streetlighting; Land Charges (County); Land Charges (Kerrier); Community Networks; Eastwood Mike; TWE Contracts Performance and Admin; Address Management Team (Cornwall); Highway Adoption Notifications; Legal 38/278 Instructions; townclerk@redruth-tc.gov.uk; Barnes Stephen CC
Cc: Bundy Sharon
Subject: Section 36 Notification for Tolgus, Redruth

CORNWALL COUNCIL

HIGHWAYS ACT 1980 – SECTION 36

Location: Tolgus, Redruth

The roads shown coloured pink on the attached plan became highway on 21 March 2018 under Section 36 of the Highways Act 1980.

Yours faithfully

[REDACTED]
Technical Assistant
Infrastructure Adoptions – Estate Roads
Transport & Infrastructure Service
Cornwall Council

Tel - 0300 1234 222
Fax - 01208 77046

South Building, Central Group Centre, Castle Canyke Road, Bodmin, Cornwall, PL31 1DZ
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 email?

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.

**CORNWALL COUNCIL
HIGHWAYS ACT 1980 – SECTION 36**



The roads shown coloured pink on the schedule attached to this notice became highway on 21 March 2018.

SCHEDULE

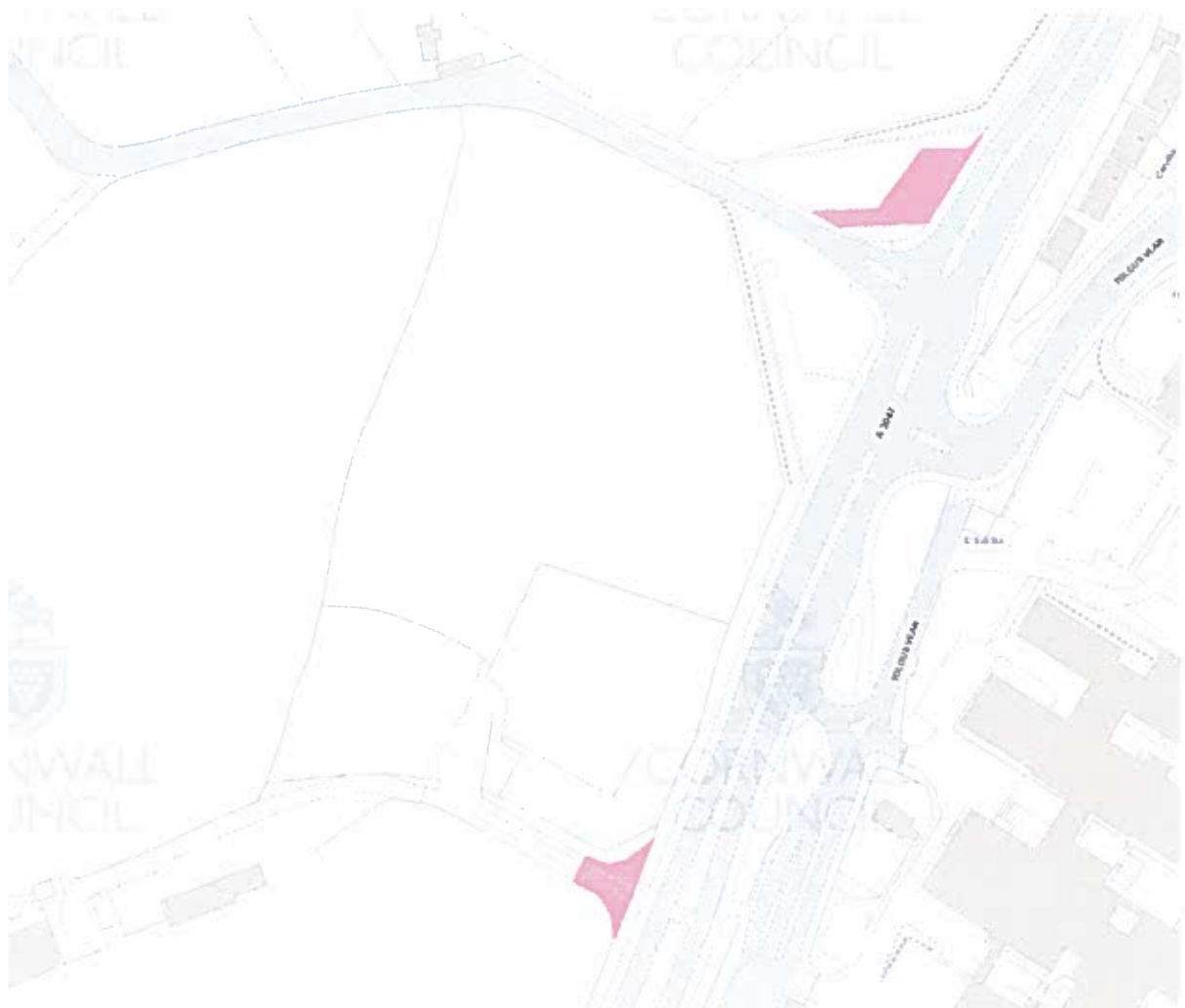
The highway off the A3047 dual carriageway eastbound from Barncoose Terrace to Avers Roundabout, Redruth

All as coloured pink on Plan No: 224/141/01-11-2018

Dated this 1st day of November 2018

Kevin Bryant
Head of Highways & Infrastructure
Cornwall Council
Central Group Centre
Castle Canyke Road
Bodmin
Cornwall
PL31 1DZ

Ref: SB/224/141



Abigail Hunt

From: Town Clerk <townclerk@redruth-tc.gov.uk>
Sent: 29 October 2018 09:13
To: RTC Admin (RTC Admin)
Subject: FW: Section 38 Adoption Notification for the Development at Pengover Parc, Redruth
Attachments: 13002-38.1P4.pdf; Adoption Notice.pdf
Categories: Planning

From:
Sent: 26 October 2018 10:31
To: Highways & Environment West; Highways And Environment Hub; Cornwall Streetworks; Streetlighting; Land Charges (County); Land Charges (Kerrier); Community Networks; TWE Contracts Performance and Admin; Address Management Team (Cornwall); Highway Adoption Notifications; Legal 38/278 Instructions; townclerk@redruth-tc.gov.uk; Barnes Stephen CC
Subject: Section 38 Adoption Notification for the Development at Pengover Parc, Redruth

CORNWALL COUNCIL

HIGHWAYS ACT 1980 – SECTION 38

Development at Pengover Parc, Redruth
Developer: Mi-Space (UK) Limited

All of the provisions of the Agreement dated 29 June 2017 relating to the roads comprised in the above development have been complied with and the roads forming the subject of the Agreement shown coloured pink on the attached plan became highways maintainable at the public expense on 10 October 2018.

Yours faithfully

Technical Assistant
Infrastructure Adoptions – Estate Roads
Transport & Infrastructure Service
Cornwall Council

Tel - 0300 1234 222
Fax - 01208 77046

South Building, Central Group Centre, Castle Canyke Road, Bodmin, Cornwall, PL31 1DZ
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 email?

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.

**CORNWALL COUNCIL
HIGHWAYS ACT 1980 – SECTION 38**



Development at Pengover Parc, Redruth
Developer: Mi-Space (UK) Limited

All of the provisions of the Agreement dated 29 June 2017 related to the roads comprised in the above development have been complied with and the roads forming the subject of the Agreement shown coloured pink on the schedule attached to this notice became highways maintainable at the public expense on 10 October 2018.

SCHEDULE

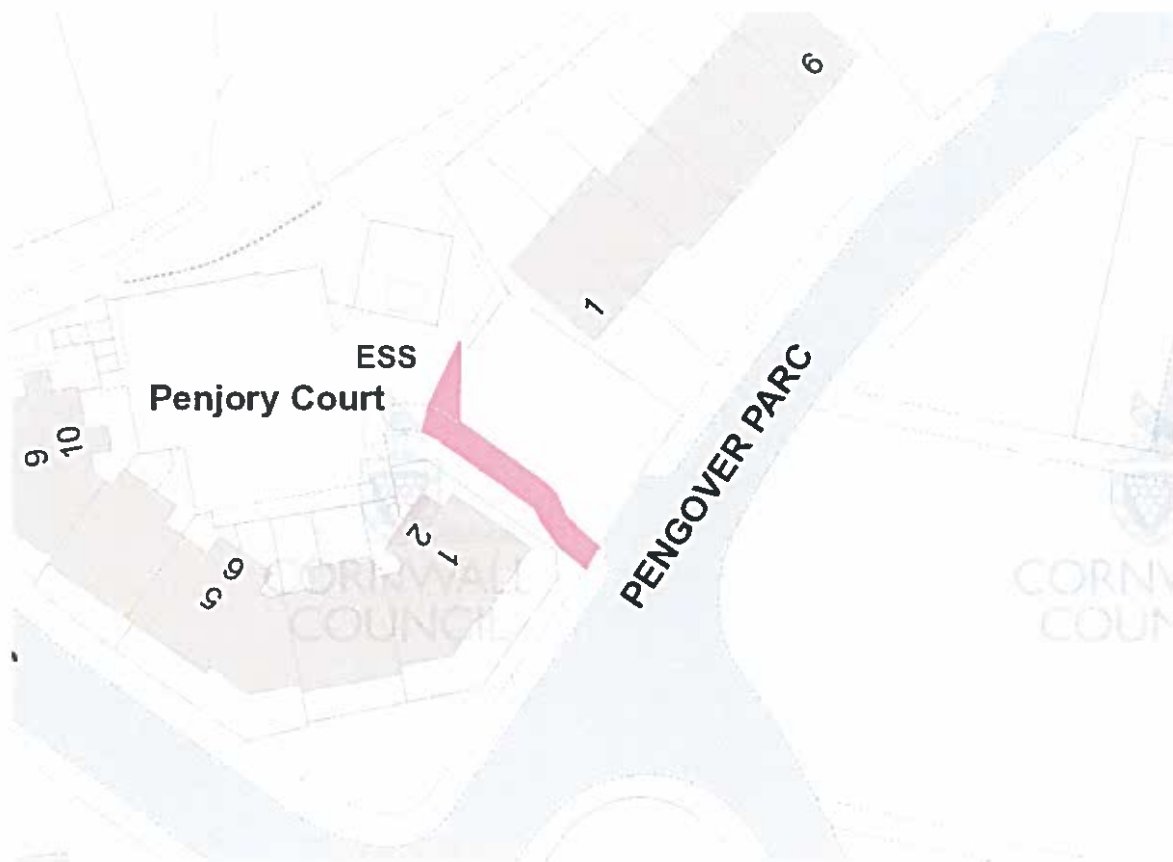
Carriageway and footway at the street known as Pengover Parc, Redruth

All as coloured pink on Plan No: 224/128/26-10-2018

Dated this 26th day of October 2018

Kevin Bryant
Head of Highways & Infrastructure
Cornwall Council
Central Group Centre
Castle Canyke Road
Bodmin
Cornwall
PL31 1DZ

Ref: AR/224/128



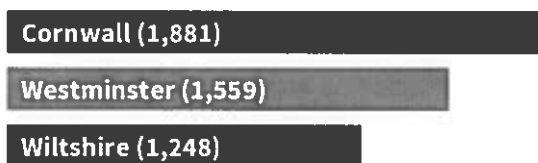
Planning Newsletter

Issue 5 – October 2018



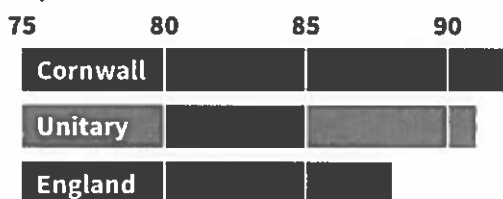
Planning Applications Key Facts:

Cornwall made more decisions (1881) on planning applications during the quarter April-June 2018 than any other Local Authority in England. More than Westminster in London (1559) and Wiltshire (1248). On average unitary authority made 370 decisions during the same period.



Most planning applications are approved. Out of the 1881 decisions made in the quarter April-June 2018 92% were approved. This is above average when compared to the fact that 88% of all decisions nationally were approved and 91% in unitary authorities.

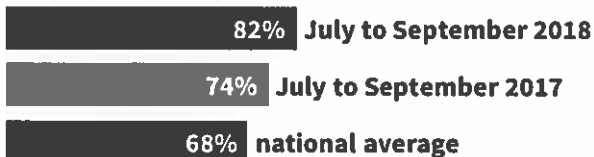
Percentage of planning applications approved April-June 2018



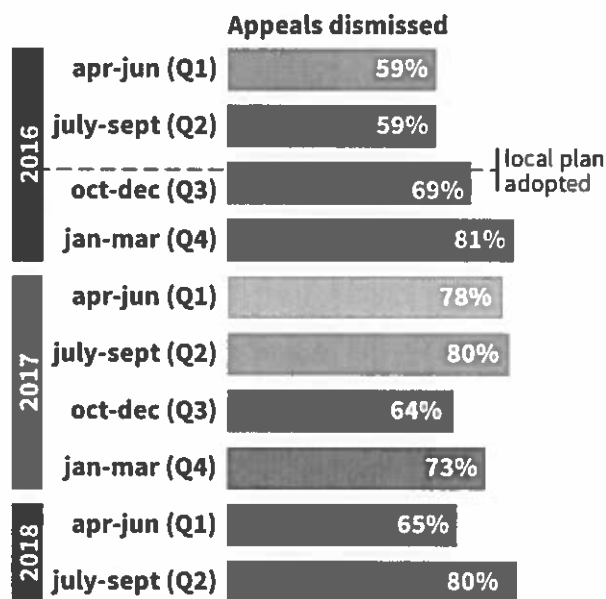
Source: Ministry of Housing, Communities and Local Government Live Tables on Planning Application Statistics

■ **82% of appeals against the council's planning decisions were dismissed** in the second quarter of the year July to September 2018. This is significantly more than the equivalent period the previous year (74%) and greater than the average for appeals in England which is 68%.

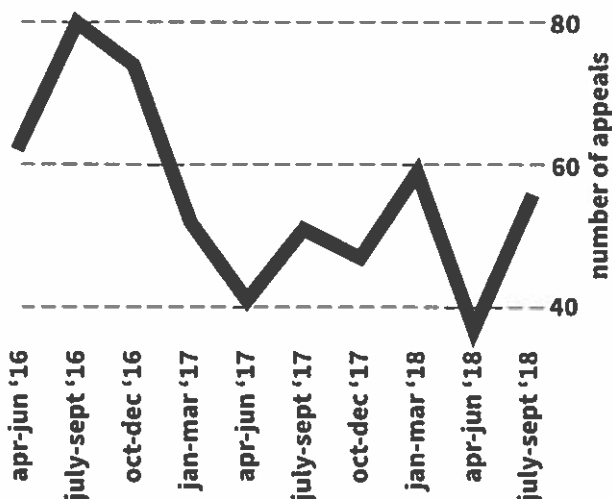
Appeals dismissed



■ There has been a significant increase in the number of appeals being dismissed since the adoption of the Local Plan in November 2016.



■ The numbers of appeals being determined has also fallen significantly since the adoption of the local plan.



Abigail Hunt

From: Town Clerk <townclerk@redruth-tc.gov.uk>
Sent: 22 October 2018 09:01
To: RTC Admin (RTC Admin)
Subject: FW: Viability assessments for planning applications

From: Egerton Bob CC
Sent: 17 October 2018 20:04
To: ~Members
Cc: Rubin Emily; Wood Louise
Subject: Viability assessments for planning applications

Dear colleagues

Many members have been concerned about the use of viability assessments by developers to seek to change affordable planning obligations associated with planning permissions and, in particular, that these assessments have, to date, been "commercially confidential". The government has changed the rules on this issue with effect from the recently published revised NPPF. I have been given the following advice from the planning service on what the new situation is.

"The revised NPPF and accompanying guidance both published in July introduced changes to viability assessments with immediate effect. Viability assessments should now be made publicly available other than in exceptional circumstances for reasons of commercial sensitivity. Even in these cases, an executive summary should still be made publicly available with the commercially sensitive information aggregated as part of total costs. Any sensitive personal information will however not be made public.

The Government consider that information used in viability assessment is not usually specific to that developer and thereby need not contain commercially sensitive data. Examples of commercially sensitive data are information relating to negotiations and information relating to compensation due to individuals. A template for executive summaries – which should be provided for all appraisals – will be published by the Government this autumn setting out the requirements and to make viability assessments more accessible for affected communities. As a minimum, the Government recommends that the executive summary sets out the gross development value, benchmark land value including landowner premium, applicable costs, return to developer and proposed developer contributions and how they compare with policy. For more information please refer to paragraphs 20 and 21 of the Viability Guidance. (See <https://www.gov.uk/guidance/viability>)



Viability - GOV.UK

www.gov.uk

Sets out key principles in understanding viability in plan making and decision taking.

The requirement for viability appraisals to be made public and the forthcoming executive summary template will be reflected in Cornwall Council's updated Validation List (due by January 2019). These changes will also be communicated via the Planning Policy Headline News in the Member Newsletter, Planning & Sustainable Development Service Newsletter, the Agents Newsletter and the Town & Parish Council Newsletter."

I hope that this helps to reassure members about this matter.

Best wishes

Bob

Bob Egerton, Cornwall Councillor, Probus, Tregony and Grampound
Cabinet member for Planning and Economy
Tel: 01872 322571
Mobile: 07785 748844