



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:*

24<sup>th</sup> April 2019

Dear Councillor

**Interim Planning Committee Meeting – Monday 29<sup>th</sup> April 2019**

You are summoned to attend an Interim Meeting of the Redruth Town Council Planning Committee to be held in the Council Chamber, 1st Floor, The Chambers, Penryn Street on Monday 29<sup>th</sup> April 2019, commencing at **18:30**.

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 underneath.

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

Cllr Mrs A Biscoe  
Cllr H 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**  
**Interim Planning Committee Meeting – 29<sup>th</sup> April 2019**

**AGENDA**

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
5. *To reinstate Standing Orders*
6. To consider planning applications [see schedule attached]
7. To receive correspondence:
  - 7.1 Cornwall Council – Notification of Appeal, PA18/09568, Land at Ten Acre Farm, Wheal Montague, North Country
  - 7.2 Cornwall Council – Cornwall Site Allocations DPD
  - 7.3 Cornwall Council – Housing Supplementary Planning Document Consultation
  - 7.4 Cornwall Council – Public Exhibition Murdoch and Trevithick Site
  - 7.5 Cornwall Council – PA19/02042, 81 Clinton Road

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 29<sup>th</sup> April 2019

## LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA19/ unless otherwise stated)	Details	Reply
1	01684	<p>Penventon Park Hotel, West End</p> <p>Application for 31 dwellings (Amendment to part of extant permission approved under PA14/08922 and PA08/01940/FM)</p> <p>For Mr A and Mr M Pascoe, Little Vauxhall Ltd</p>	Recommended for Approval
2	02353	<p>OS Field 6155, Treleigh</p> <p>Revised elevations and floor plans to plots 2 and 3 of planning approval PA18/08381</p> <p>For Mr M Harris, MJ Carpentry and Construction</p>	Recommended for Approval
3	02372	<p>Garage Rear of 15 Bond Street, Sunnyside, Treruffe Hill</p> <p>Non-material amendment (No. 1) for: an external disabled access door to be located on the south west elevation at ground floor and the internal layout re-arranged to allow bathroom to comply with disabled access requirements; second bedroom located to the rear ground floor and an additional window for this room is located on the north east elevation with a light well and steps leading up to the garden; the approved mid-level entrance door on the south-east elevation has been removed and a small window to the bathroom added; north-east side – the approved steps and landing leading to the upper floor have been reduced in width and the approved double doors altered to a door and window combination in respect of PA16/08229. Demolition of existing derelict garage and erection of a new detached dwelling and associated works</p> <p>For Mr and Mrs M Heard</p>	Recommended for Approval

4	02647	<p>Rosmarus, 9 Poldue Close, Roseland Gardens</p> <p>Front porch extension, rear dormer extension and conservatory extension</p> <p>For Mr and Mrs Gunn</p>	Recommended for Approval
5	02851	<p>MK Autos, Lower North Country</p> <p>Reserved matters in respect of application PA18/08327</p> <p>For Mr Mallett</p>	Recommended for Approval
6	02951	<p>3 Chapel Street</p> <p>Change of use from offices (Class B1) to single dwellinghouse (Class C3)</p> <p>For Mrs P Thomas, Walker Moyle Ltd</p>	Recommended for Approval
7	02952	<p>3 Chapel Street</p> <p>Listed building consent for the alterations required to convert the offices (Class B1) into a single dwellinghouse (Class C3)</p> <p>For Mrs P Thomas, Walker Moyle Ltd</p>	Recommended for Approval
8	03138	<p>Cherry Trees, 48 Treskerby</p> <p>Conversion of the garage to create an en-suite bedroom and extension/alterations to the existing workshop to create an Annex</p> <p>For Mrs M Tresise</p>	Recommended for Approval

## LIST 2

<b>Ser No</b>	<b>Planning App No (All PA19/ unless otherwise stated)</b>	<b>Details</b>	<b>Reply</b>
9	07338 (PA18) (Cllr Ms Reeve)	St Euny House, St Euny Poultry Farm, Trevingey Road  Formation of pigeon house with summer house below – amended design  For Mr B Murphy 11 Fore Street	
10	01263 (Cllr Ms MacCaul)	Conversion of existing redundant bank into 3 self-contained permanent residential units on ground floor only  For Mr Alwyn Garner 11 Fore Street	
11	01264 (Cllr Ms MacCaul)	Listed building consent for conversion of existing redundant bank into 3 self- contained permanent residential units on ground floor only  For Mr Alwyn Garner	



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

Your ref:  
My ref: PA18/09568  
Date: 10 April 2019

Dear Sir/Madam

**Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009**

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

MHCLG ref:	<b>APP/D0840/W/19/3224493</b>
Cornwall Council ref:	<b>PA18/09568</b>
Appeal start date:	<b>3 April 2019</b>
Proposal:	<b>Outline planning application (with all matters reserved) for the construction of a single dwellinghouse and associated works</b>
Location:	<b>Land At Ten Acre Farm Wheal Montague North Country Cornwall TR16 4AD</b>
Appellant:	<b>Mr And Mrs Elliss</b>
Cornwall Council decision:	<b>REFUSED</b>

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.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at this office during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

**If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.**

**If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Heather Langridge, Room 3P, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by 8 May 2019. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

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

The Council's reasons for refusing permission for this development are as follows:

- 1 The application site is located within the countryside, near to a small cluster of houses which is not considered to be a settlement. The proposal will introduce a new home with poor accessibility to necessary daily services and facilities which would perpetuate over reliance on the private vehicle and unsustainable traffic movements. Given the lack of any special justification, the application is not sustainable development and is contrary to Policies 1, 3, 7 and 21 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 79 of the National Planning Policy Framework 2018.

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

Yours faithfully

**Sandra Oram**

**Senior Development Support Officer  
Planning and Sustainable Development Service**

Tel: 01209 614090

Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)

## Abigail Hunt

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**From:** Town Clerk <townclerk@redruth-tc.gov.uk>  
**Sent:** 15 April 2019 09:04  
**To:** RTC Admin (RTC Admin)  
**Subject:** FW: Cornwall Site Allocations DPD

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**From:** Brown Matthew (Planning)  
**Sent:** 12 April 2019 16:57  
**To:**  
**Subject:** Cornwall Site Allocations DPD

Dear Sir / Madam

As a Town or Parish that is affected by the Cornwall Site Allocations DPD, I wanted to let you know that Cornwall Council has received the final report from the Planning Inspectorate relating to the examination of the Allocations DPD. The report concludes that, with the inclusion of the modifications that were consulted upon in September/October last year, the inspectors consider the document is 'sound' (their terminology for fit for purpose).

As result, the Council is now able to adopt the document, so that it has full weight in the determination of planning applications. I anticipate that the report will go to Cabinet in either July (preferred) or September.

The inspectors report is available on the Council's website via the link below.

<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/examinations-201718/cornwall-site-allocations-dpd/>

Thank you for all of your help and input through the process

Regards

Matthew

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**Abigail Hunt**

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**From:** Hayhurst Neil [REDACTED]  
**Sent:** 05 April 2019 11:47  
**To:** EP&E Local Plan  
**Subject:** Housing Supplementary Planning Document Consultation.

**Date:** 5<sup>th</sup> April 2019

Dear Consultee,

Cornwall Council is publishing the following document for a four week consultation period between Monday 8<sup>th</sup> April and 5pm Monday 6<sup>th</sup> May 2019.

### **Housing Supplementary Planning Document**

The document explains how Cornwall Council will implement the policies in the adopted local plan with regard to housing and the provision of affordable housing.

Copies of the document can be downloaded from <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/housing-supplementary-planning-document/>.

#### **How to view the documents and comment**

Hard copies or assistance with viewing the Housing Supplementary Planning Document (SPD) will be made available for inspection upon request at the following locations:

- Cornwall Council Information Services (One Stop Shops) – for locations and opening times please see <https://www.cornwall.gov.uk/council-and-democracy/contacting-the-council/information-service/>
- Cornwall Libraries (not including micro libraries) – for locations and opening times please see <http://www.cornwall.gov.uk/default.aspx?page=24073>
- Reception at any of the main council offices in Penzance, Camborne, Pydar House Truro, New County Hall Truro, St Austell, Bodmin or Liskeard between 8am and 5pm Monday to Friday – for location information please see <https://www.cornwall.gov.uk/council-and-democracy/contacting-the-council>

Representations should be made using the provided representation form available online at <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/housing-supplementary-planning-document/>.

Completed Representation Forms should be emailed to:

[localplan@cornwall.gov.uk](mailto:localplan@cornwall.gov.uk)

Or by post to:  
Local Plans Team  
Cornwall Council  
Room 3B Pydar House, Pydar Street  
Truro, Cornwall. TR1 1XU

Or by hand at any Council Office or any Cornwall Council Information Services (One Stop Shop).

Should you wish your name to be removed from our list of consultees please notify the Local Plans Team via the contact details above.

If you have any other queries regarding the consultation please contact a member of the Local Plans Team by phoning 0300 1234 151 or by emailing [localplan@cornwall.gov.uk](mailto:localplan@cornwall.gov.uk).

Yours faithfully,

Ellie Inglis-Woolcock  
Principal Development Officer (Local Plans)  
Planning & Sustainable Development

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## Abigail Hunt

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**From:** Webb Dale [REDACTED]  
**Sent:** 23 April 2019 17:38  
**To:** Barnes Stephen CC; Ellenbroek Barbara CC; Thomas Ian CC; admin@redruth-tc.gov.uk; mbrown@redruth-tc.gov.uk; leeyre@redruth-tc.gov.uk; cgarrick@redruth-tc.gov.uk; amaccaul@redruth-tc.gov.uk; thbiscoe@redruth-tc.gov.uk; pbroad@redruth-tc.gov.uk; dreeve@redruth-tc.gov.uk; jtregunna@redruth-tc.gov.uk; abiscoe@redruth-tc.gov.uk; jdavidson@redruth-tc.gov.uk; cpage@redruth-tc.gov.uk  
**Cc:** [REDACTED]  
**Subject:** Murdoch & Trevithick Development - Public Consultation Thursday 9th May - Member Briefing 2pm-3pm  
**Attachments:** M&T Public Exhibition Event.pdf

Dear Councillors,

May I introduce myself as Dale Webb from Cornwall Councils Housing Delivery & Development Team where my role sits along that of colleagues in affordable housing and is to try and deliver affordable homes for the people of Cornwall.

Some of you may or may not be aware of the former Murdoch & Trevithick site which was recently demolished to allow for the site to be re-used for the benefit of the people of Redruth. I understand that previously a consultation event was held prior to the demolition of the centre looking at preliminary ideas for the site, and those considered the provision of around 80 homes on the site?

Since this date the Council has been working with partners to take on-board some of those discussions to start to develop ideas for the site. We were recently successful with securing funding from Homes England to cover the cost of demolition which as you will be aware has completed. We recently undertaken thorough surveys of the site and have had an architect look at a suitable proposal for the site which will form the basis of our engagement with residents.

We are now at the positive point of interacting with local residents and engaging with them on how the site can be used to help address the housing need in Redruth. The aspiration is that residents comments and ideas can be added into the evolving design to ensure it meets their aspirations and delivers as many community benefits as possible whilst still remaining deliverable.

Attached is a flyer which we will be distributing shortly, inviting residents in the local catchment to attend a public engagement event where we would like to share our initial ideas for the site, and receive comments and suggestions on what more we might do to get the most out of the site. The event is scheduled for:

**Thursday 9<sup>th</sup> May between 3pm and 7pm**

**Redruth Community Centre**  
**9a Chapel Street**  
**Redruth**  
**TR15 1AW**

I am therefore notifying you as the local Town Council and local ward members for two reasons, one so that you are aware and can promote the event, as we are keen for as many residents to attend as possible, and two, to invite you to a **members only session between 2pm and 3pm**, to discuss the proposals in more detail with you prior to residents attendance.

We will also be notifying the local school and also the Children's Centre and liaising with the Community Liaison Officer to make sure we get the message out to the appropriate surrounding residents.

If you have any queries regarding the event, then my colleague Sophie, can co-ordinate these so we can get responses back to you at the earliest opportunity (her contact details are contained on the second page of the attached flyer and she is also copied in to this email).

I hope you can attend the member session at 2pm-3pm, but if not members are welcome to the public event also, so by all means please attend this if you are unable to make 2pm.

I look forward to meeting and discussing this with you further.

Kind regards,

Dale

Dale Webb BSc (Hons) MAPM | Lead Programme & Delivery Officer  
Cornwall Council | Economic Growth & Development | Housing Delivery & Development Team  
[REDACTED] | [REDACTED] | [REDACTED]  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk) | 'Onen hag oll'

1D, Pydar House, Pydar Street, Truro, TR1 1XU

[Linkedin](#)

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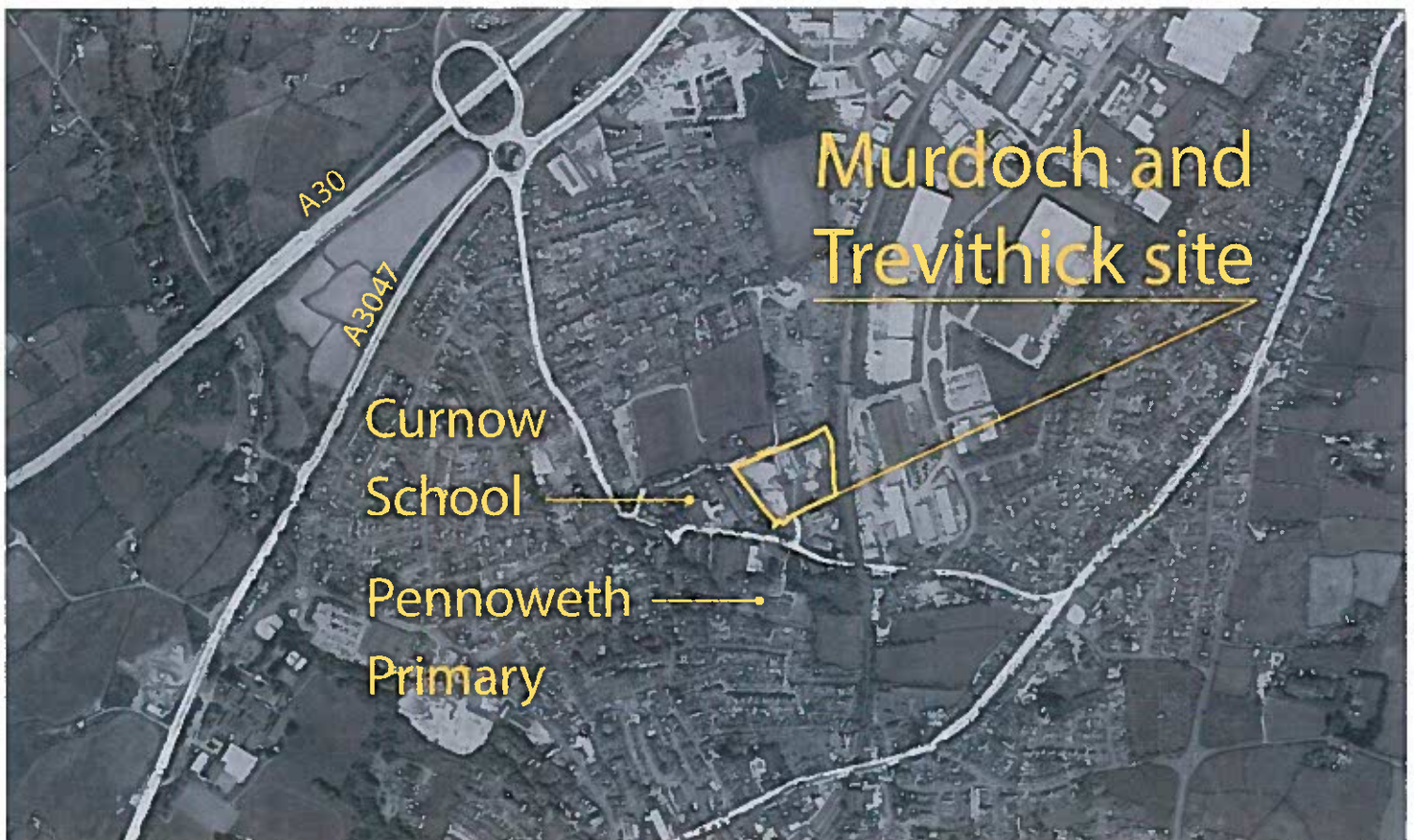
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# Public Exhibition

## Murdoch and Trevithick site

An invitation to view and comment on proposals for the redevelopment of the Murdoch and Trevithick site near Redruth centre as part of the public consultation.



Members of the local community are invited to give their thoughts on proposals to provide affordable housing for Redruth on this site.

## Contact us

For advice and guidance please call us on:

01872 224585

Or email us at:

[Sophie.tregenna@cornwall.gov.uk](mailto:Sophie.tregenna@cornwall.gov.uk)

Location:

Community Centre  
9a Chapel Street  
Redruth  
TR15 1AW

Time:

3:00pm - 7:00pm

Date:

Thursday 9 May



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

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

e: [comments@cornwall.gov.uk](mailto:comments@cornwall.gov.uk)

t: 0300 1234 100

May 2019

## Abigail Hunt

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**From:** Smith Kirsty A [REDACTED]  
**Sent:** 23 April 2019 11:09  
**To:** Thomas Ian CC; admin@redruth-tc.gov.uk  
**Subject:** PA19/02042 81 Clinton Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Planning

Dear Peter and CC Thomas,

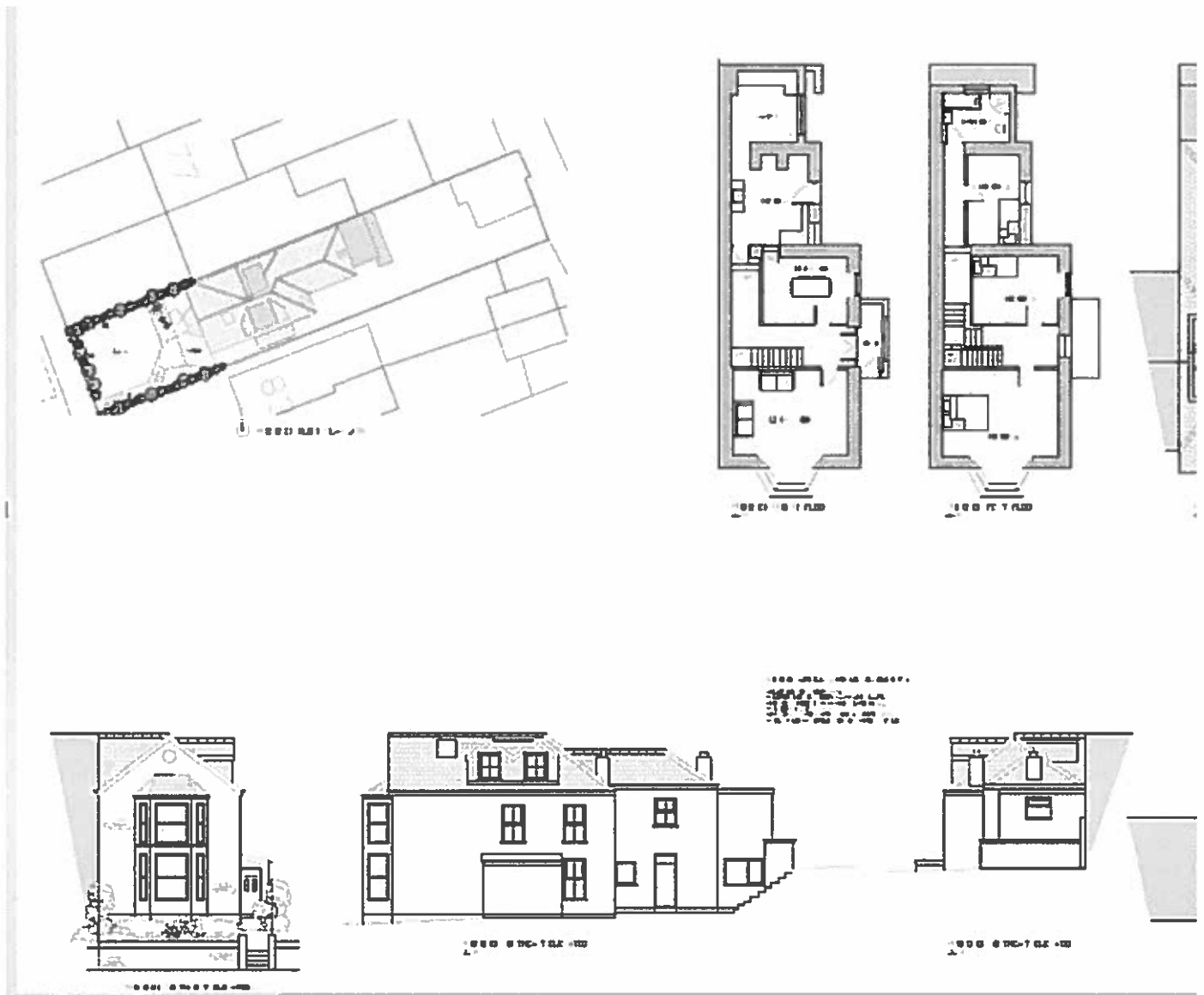
Thank you for the Town Council's comments with regard to the above application which were as follows:

### **Town Council's comments:**

Unanimously RESOLVED to Recommend for Refusal. In light of the emerging Neighbourhood Development Plan, Redruth Town Council has serious concerns over the negative impact of the plans, in particular of the plans for a parking bay, on the street scene of Redruth's premier road. It is of great importance that this street scene, which sits within a conservation area, be protected. There are further concerns over the loss of green space and the negative impact on parking in the local area.

I appreciate your comments which, mirrored those of the WHS Office and an objector, the original comments will be included in my report. However, following removal of the parking and revision of the roof to have dormers and not a flat roof construction, with careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend approval of the application. Under these circumstances, please can you confirm that on this occasion we now agree to support the proposal or that we may agree to disagree? If I do not hear from you within the next 5 working days I will assume that this is the case.

REVISED PLAN



The reasons why I am recommending approval are:

The National Planning Policy Framework (NPPF) stresses that where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development. Where the development plan is absent, silent or the relevant policies are out of date, Section 2 of the NPPF requires the application to be determined in accordance with the presumption in favour of sustainable development unless there are significant and demonstrable adverse impacts.

Having removed the parking and amended the dormers in this case I do not feel therefore that there are any significant and demonstrable adverse impacts that could justify a refusal of permission.

Thank you for your assistance.

Yours sincerely



Kirsty Smith | Development Officer  
Cornwall Council | Planning and Sustainable Development  
[REDACTED] | Area Team 2

[REDACTED] | [REDACTED]  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk) | 'Onen hag oll'

First Floor, Camborne One Stop Shop, Dolcoath Avenue, Camborne TR14 8SX

**Important Notice that may affect your planning application:** From 1 January 2019, Cornwall Council will be a Community Infrastructure Levy (CIL) Charging Authority, and any new development could be liable to pay a CIL. Visit [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil) now to find out how CIL may affect your development.

**To keep up to date with changes in the Planning & Sustainable Development Service, please check "What's new in Planning" on the [cornwall.gov.uk](http://cornwall.gov.uk) website.**

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

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