



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:
5th June 2019

Dear Councillor

Meeting of the Planning Committee – Monday 10th June 2019

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 10th June 2019, 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 H Biscoe
Cllr Mrs A Biscoe
Cllr M Brown
Cllr Mrs B Ellenbroek
Cllr Ms L Eyre
Cllr Ms C Page
Cllr Ms D Reeve
Cllr J Tregunna

For Information:

All other Councillors
Cornwall Council Members
Press & Public

REDRUTH TOWN COUNCIL
PLANNING COMMITTEE MEETING – Monday 10th June 2019

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 13th May 2019
 - 7.2 Interim Meeting of the Planning Committee held on 28th May 2019
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 Cormac – Highways Engagement Events
 - 9.5 Cornwall Council – Section 36 Notification for Tolgus, Redruth – Amendment

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 10th June 2019

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA19/ unless otherwise stated)	Details	Reply
1	04214	74 Fore Street Proposed installation of 3 no. new double glazed units to the rear For Mr Brian Lowles, Specsavers	Recommended for Approval
2	04306	4 Penventon Terrace We would like to make parking for 2 cars and change front garden into parking For Mr John Porter	Recommended for Approval
3	04424	Connemara, 2 Higher Mount Ambrose Lane Raised deck and ramping to enable wheelchair access For Mr & Mrs Glen Pike, Access Planning and Design Ltd	Recommended for Approval

LIST 2

Ser No	Planning App No (All PA19/ unless otherwise stated)	Details	Reply
4	11855 (PA18) (Cllr Ms Reeve)	John Anker Car Sales, Scorrier Filling Station, Scorrier Road Alterations and extension including change of use of former car showroom and workshop to food production facility with ancillary offices and food retail, with drive-through facility For Mr G Williams, Cornish Oven	
5	03587 (Cllr Ms Reeve and Cllr Tregunna)	The Old Vicarage, Treleigh Fell T115 and T113 For Mr Philip Whear	



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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 13th May 2019

Present: Cllr M Brown Chairman
Cllr Mrs B Ellenbroek
Cllr Ms MacCaul
Cllr Ms C Page
Cllr Ms D Reeve

In attendance: Ms A Hunt Administrator
Cllr I Thomas

PART I – PUBLIC SESSION

- 1308.1 Unanimously RESOLVED that Cllr Brown act as Chair for the meeting in the absence of Cllrs Biscoe and Ms Eyre.
- 1308.2 **To receive apologies for absence**
Cllrs Biscoe and Mrs Biscoe (family commitments), Cllr Ms Eyre (unwell).
- 1308.3 **Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**
None were declared.
- 1308.4 **To consider the planning applications**
- 1308.4.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.
- 1308.5 **To confirm the Minutes of the following meetings:**
- 1308.5.1 *Meeting of the Planning Committee held on 8th April 2019:*
Unanimously RESOLVED that the Minutes of the Planning Committee held on 8th April 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Ms Reeve; Seconded Cllr Ms Page]
- 1308.5.2 *Interim Meeting of the Planning Committee held on 29th April 2019*
RESOLVED by Majority that the Interim Minutes of the Planning Committee held on 29th April 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Ms Reeve] Cllr Ms Page abstained as she had not been present at the meeting.

1308.6 To receive the Town Clerk's Report

A report had been circulated prior to the meeting. The report was noted.

1308.7 Correspondence

1308.7.1 *Decision Notice Schedule*

The schedule was noted by Members.

1308.7.2 *Enforcement Notice Schedule*

The schedule was noted by Members.

1308.7.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1308.7.4 *Highways England – A30 Scorrier to Redruth drainage improvement eastbound / westbound*

The correspondence was noted by Members.

1308.7.5 *Cornwall Council – Local Town and Parish Council Newsletter, April 2019*

The correspondence was noted by Members.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA19/ unless otherwise stated

Meeting: 13th May 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1				
Unanimously RESOLVED that Recommendations on list 1 are supported en bloc. [Proposed Cllr Ms Reeve; Seconded Cllr Ms Page]				
LIST 2				
4	02562	5 Treruffe Terrace	Submission of detail to discharge conditions 2, 3, 4, 5, 6 & 8 W2/PA07/00805/F	Unanimously RESOLVED to Recommend for Approval subject to Cornwall Council ensuring the conditions have been met [Proposed Cllr Brown; Seconded Cllr Ms Reeve]
6	03360	Gew Villa, Gew Terrace, East End	Remove front garden wall to create a parking space	Unanimously RESOLVED to Recommend for Refusal on the grounds that: (i) there is not enough space to permit the parking and use of a vehicle in the proposed area without causing an obstruction and encroaching on the public highway; (ii) the proposals would alter the historic streetscape and (iii) there are concerns the measurements as shown on the existing garden plan may not be accurate [Proposed Cllr Ms Page; Seconded Cllr Ms Reeve]



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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 Tuesday 28th May 2019

Present: Cllr H Biscoe Chairman
Cllr Mrs Biscoe
Cllr M Brown
Cllr Mrs Ellenbroek
Cllr Ms C Page From the point mentioned
Cllr Ms D Reeve
Cllr J Tregunna

In attendance: Mrs Julia Pascoe Administrative Assistant
Cllr I Thomas
Ms Kirsty Stevenson Local Resident
Three other local residents also attended

PART I – PUBLIC SESSION

- 1311.1 **To receive apologies for absence**
Cllr Ms Eyre (unwell).
Cllr Ms Page joined the meeting at this point.
- 1311.2 **Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**
None were declared.
- 1311.3 **To suspend Standing Orders to allow the public to speak**
- 1311.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe].
- 1311.4 **To allow the public to put questions to the Council**
Ms Stevenson advised that she was the applicant in relation to PA19/04091, and wished to clarify that the application was for a dog day care facility and not overnight boarding kennels. She was happy to answer any queries on the application.
- 1311.5 **To reinstate Standing Orders**
- 1311.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Ms Reeve]

1311.6 To consider the planning applications

1311.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1311.7 To receive correspondence

1311.7.1 *Cornwall Council – Planning Application Consultations, A Guide for Parish/Town Councils by Application Type*

The correspondence was noted.

1311.7.2 *Classic Builders – Proposed Street Names for the development at Miners Row*

1311.7.2.1 Unanimously RESOLVED that the order of preferred names were: (1) Copper Close; (2) Hewer Way and (3) Tallow Row [Proposed Cllr Mrs Ellenbroek, Seconded Cllr Brown]

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULEANNEX A

All references for PA19/ unless otherwise stated

Meeting: 28th May 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1				
Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr Mrs Biscoe]				
LIST 2				
12	04093	Land Rear of 43 Clinton Road, Park Road	Construction of six residential apartments with associated parking and landscaping	Unanimously RESOLVED to Recommend for Refusal on the grounds of overdevelopment [Proposed Cllr Ms Reeve; Seconded Cllr Tregunna]

Redruth Town Council
Town Clerks Report – Planning Committee
Meeting Date: 10th June 2019

Ser No	Item	Action	Response
NIL			

Planning Committee

Meeting 10th June 2019

Decision Notice Schedule

All references for PA19 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1294.3.1.2	00790	Unit 1, Wheal Harmony Business Park, Rule Street	Retention and completion of 2 new commercial/light industrial units at land to previously approved application PA16/10522	Unanimously RESOLVED to Recommend for Approval	Approved
1299.3.1.4	02042	81 Clinton Road	Loft conversion including roof dormers	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	Approved

1299.3.1.5	01809	Land to the Rear of 62 Clinton Road	Demolition of existing hairdressers salon and construction of two apartments and associated works	<p>Unanimously RESOLVED to Recommend for Refusal. Redruth Town Council has concerns that the applicant has disregarded advice provided by Cornwall Council under reference PA18/02065/PREAPP, in which it was clearly stated that "the two storey form situated to the immediate South of existing openings serving the adjacent residential unit at 152 Falmouth Road would give rise to an adverse sense of enclosure and loss of outlook to the occupants". The officer further suggested that a single unit of accommodation comprising one floor of accommodation may overcome concerns, however this again would appear to have been ignored. In addition, Redruth Town Council has concerns that the proposals would cause harm to the character of this area of the World Heritage site and that they are not in keeping with the surrounding area</p>	Refused
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1294.3.1.9	00890	Land Rear of 78 Albany Park Road, Park Road	Construction of bungalow and associated works (re-submission of Application No. PA18/04109)	<p>Unanimously RESOLVED to Recommend for Refusal on the grounds that: (i) The plans represent overdevelopment of the site; there are no other properties with houses in the gardens in the row and it could create a precedent, leading to so called 'garden grabbing'. (ii) National Planning Policy Framework allows for emerging NDP policy to be taken into consideration and the Redruth Town Council Neighbourhood Planning Sub Group is advocating not building in existing gardens unless there are exceptional circumstances (iii) The proposed development will have a negative and adverse visual impact on the landscape and locality, in particular the height and pitch of the roof and taking into account the character and appearance of the Conservation Area. (iv) It will exacerbate the already at capacity parking issues in surrounding streets.</p>	Refused
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1297.7.1.2	01599	Sybwedhen, Trewirgie Road	Outline planning permission (with all matters reserved) for the construction of two dwellings and associated works	Unanimously RESOLVED to Recommend for Refusal on the grounds of overdevelopment	Approved
1302.6.1.1	02069	2 Old Orchard, Trewirgie Road	Remove two stems of a Sycamore	Unanimously RESOLVED to Recommend for Approval	Approved
1308.4.1.1	02343	Stickledown, 20 Albany Gardens	Proposed ground floor extension	Unanimously RESOLVED to Recommend for Approval	Approved
1305.6.1.7	02952	3 Chapel Street	Listed building consent for the alterations required to convert the offices (Class B1) into a single dwellinghouse (Class C3)	RESOLVED by Majority to Recommend for Approval	Approved
1305.6.1.4	02647	Rosmarus, 9 Poldue Close	Front porch extension, rear dormer extension and conservatory extension	RESOLVED by Majority to Recommend for Approval	Approved
1258.3.1.4 1292.3.1.5	04824	The Caravan, Orion, North Country	Construction of two detached dwellings	Unanimously RESOLVED to Recommend for Refusal on the grounds of overdevelopment and that the application does not meet the outline approval, which clearly stipulated one dwelling, previously granted.	Approved
1305.6.1.6	02951	3 Chapel Street	Change of use from offices (Class B1) to single dwellinghouse (Class C3)	RESOLVED by Majority to Recommend for Approval	Approved

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 10th June 2019

Enforcement Notice Schedule

EN19 unless otherwise stated

Date	CC REF	SITE	NATURE
NIL			

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSED PREMISES SUBMISSIONS FOR:

Monday 10th June 2019

Ser No	License No <i>(All LI19/ unless otherwise stated)</i>	Details
NIL		

Abigail Hunt

From: Town Clerk <townclerk@redruth-tc.gov.uk>
Sent: 30 May 2019 15:58
To: RTC Admin (RTC Admin)
Subject: FW: Highways Engagement Events - Thank You

From: [REDACTED]
Sent: 30 May 2019 15:56
To: undisclosed-recipients:
Subject: Highways Engagement Events - Thank You

Dear all,

Further to the recent highways engagement sessions we wanted to thank you for attending and for providing such positive initial feedback. We found the sessions extremely beneficial and we thoroughly enjoyed the opportunity to meet with you all and to update you on the latest information we now have available to share, our new systems and proposed changes to the way we engage and communicate. From the feedback it seems evident that our desire to be more transparent around our works programmes, basing these on area delivery, is welcomed and will enable you as local community representatives to be better informed and to help communicate our plans and operations to local residents and businesses.

We would also like to thank those of you who offered to participate in some focus groups to help further develop our ideas and systems into useful and practical solutions. We will be in contact soon to suggest a date for the first meeting.

The summary information guide which we discussed at the events is also nearing completion and we aim to issue this to all Town and Parish Councils very soon.

Sent on behalf of,

Andy James IEng FIHE
Bryant CEng MICE
Head of Highways and Environment
Highways & Infrastructure
CORMAC Solutions Ltd
and Infrastructure
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CORNWALL COUNCIL
HIGHWAYS ACT 1980 – SECTION 36 - Amendment

This notice replaces the original notice dated 01 November 2018 which is incorrect and should be disregarded.

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 Barcnoose Terrace to Avers Roundabout, Redruth.

All as coloured pink on Plan No: CT1600866/TP/SK105

Dated this 28th day of May 2019

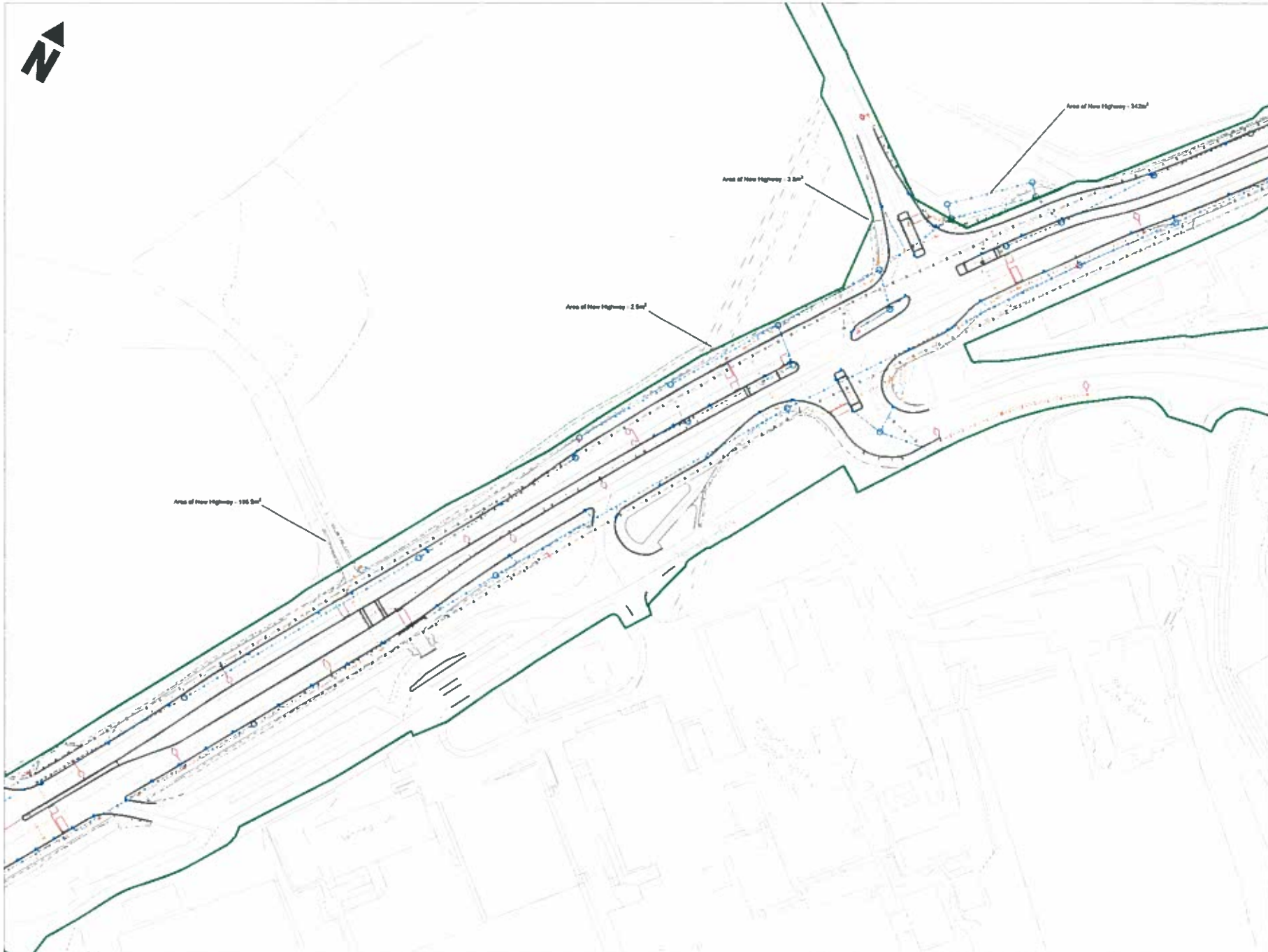
Kevin Bryant
Head of Highways & Infrastructure
Cornwall Council
Central Group Centre
Castle Canyke Road
Bodmin
Cornwall
PL31 1DZ

Ref: SB/224/141



Plan No: CT1600866/TP/SK105

Scale: Not to Scale



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- Notes
- 1 Do not scale from this drawing
 - 2 See topographical survey shown in Ordinance Survey. The design is based on the Scheme Specific Topographic Survey
 - 3 Highway land bordering shown on this drawing is based on Cornwall Council Internal Mapping as current on the 21/12/17

Key

- Area of New Highway
- Publicly Maintained Highway

A	03/12/16	Issue Amendment - Work of Record Job
B	01/02/18	Output
Rev	Date	Notes / Of Record
Author		

CORMAC
 HIGHER TRENTAN ROAD
 WADEBRIDGE
 CORNWALL PL27 6TW
 www.cornwall.gov.uk/cormac 01872 323313

Location
A3047 REDRUTH

Phase
REDRUTH SEP - TOLGUS

Drawing Title
AREA OF NEW HIGHWAY
SHEET 1 OF 1

Project Manager: **MI GOLDING**
 Designer: **T PUGH**
 Scale: **1:500 @ A1**

Drawing No: **CT11000865/1/PS/105** Revision: **A**