REDRUTH TOWN COUNCIL

CONSEL AN DRE RESRUDH

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**

Our Reference:
RTC/420/3/Mtg
Date:
4th December 2019

See Distribution

Dear Councillor

Meeting of the Planning Committee – Monday 9th December 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 9th December 2019, commencing at **7pm**.

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

Yours sincerely

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 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 9th December 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 11th November 2019
   - 7.2 Interim Meeting of the Planning Committee held on 25th November 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 Cornwall Council – Hingston Down Farm and Local Council Conference
   - 9.5 Cornwall Council – PA19/09267, Grylls and Paige Solicitors, Bank House, West End

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 9th December 2019

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No *(All PA19/ unless otherwise stated)*	Details	Ward	Reply
1	09948	Penventon Park Hotel, West End NMA to PA17/09273 road levels, plot locations, alterations to landscaping areas, lowering of ceiling/ridge heights, removal of cladding from gable elevations and providing locations of electric/gas boxes for each dwelling For Mr A and Mr M Pascoe, Penventon Park Hotel	North	Supported
2	09921	Barton House, Parc Erissey Industrial Estate, New Portreath Road Demolition of an existing coal warehouse and the erection of a warehouse (use class B8) with ancillary office accommodation, associated car parking, van storage, cycle parking, pedestrian and vehicular access arrangements and other associated minor works For c/o Agent, C M Rudrum Discretionary Trust	North	Supported
3	09623	Former Coal Yard Site, Parc Erissey Installation of an unloading ramp and platform, a protective canopy, 4 no. portable cabins, replacement security gate, a smoking shelter and associated infrastructure for a temporary period of three years For C M Rudrum Discretionary Trust	North	Supported
4	10094	The Quillet, Lower North Country Erection of a UPVC conservatory to west elevation For Mr D Pearce	North	Supported
5	10357	The Old Workshop, Sea View Terrace Extension to form bathroom and bedroom area For Mr J Everest	Central	Supported

LIST 2

Ser No	Planning App No *(All PA19/ unless otherwise stated)*	Details	Ward	Reply
NIL				

REDRUTH TOWN COUNCIL

CONSEL AN DRE RESRUDH

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 11th November 2019

Present:	Cllr H Biscoe	Chairman
	Cllr Mrs A Biscoe	
	Cllr M Brown	
	Cllr Mrs B Ellenbroek	
	Cllr Ms C Page	
	Cllr Ms D Reeve	
	Cllr J Tregunna	
In attendance:	Ms A Hunt	Administrator
	Cllr I Thomas	
	Mr C Green	Charles Green Design
	Two local residents also attended	

PART I – PUBLIC SESSION

1338.1 **To receive apologies for absence**

None were received.

1338.2 **Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

1338.3 **To suspend Standing Orders to allow the public to speak**

1338.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Ellenbroek].

1338.4 **To allow the public to put questions to the Council on any matters relating to this Agenda**

Mr Green spoke as the agent in relation to PA19/08897 and PA19/08943. He stated that the further information requested by Highways in relation to PA19/08897 had now been provided. Mr Green further advised that the site was a long piece of land within an identifiable settlement and had for years acted as extended domestic garden. Natural boundaries meant that development would not extend into open countryside and efforts had been made to improve vehicle access. The plans were for a one and a half storey dwelling with parking for two to three cars and a reasonable garden. As much as possible of the Cornish hedging would be retained. In relation to PA19/08943, Mr Green stated that concerns raised by a neighbour of the site had now been dealt with. The plans were for a one and a half storey dwelling with no overlooking to the rear. The dwelling would be in line with newer buildings and therefore not compete with Lily Cottage. Two parking

spaces were provided, with parking for Lily Cottage moving on to the road. Mr Green was thanked for his comments.

1338.5 **To reinstate Standing Orders**

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

1338.6 **To consider the planning applications**

1338.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1338.7 **To confirm the Minutes of the following meetings:**

1338.7.1 *Meeting of the Planning Committee held on 14th October 2019:*

Unanimously RESOLVED that the Minutes of the Planning Committee held on 14th October 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Mrs Biscoe; Seconded Cllr Mrs Ellenbroek] Cllrs Ms Reeve and Tregunna abstained as they had not been present at the meeting.

1338.7.2 *Interim Meeting of the Planning Committee held on 28th October 2019*

Unanimously RESOLVED that the Interim Minutes of the Planning Committee held on 28th October 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Page]

1338.8 **To receive the Town Clerk's Report**

A report had been circulated prior to the meeting. The Clerk further stated that PA19/02080 would, at the request of the Town Council, be considered by the Cornwall Council Planning Committee on 18th November. Only Cllr Ms Reeve was available to attend. The Clerk would request permission for her to speak at the meeting. Further correspondence had also been received in relation to PA19/06423. Councillors had no further comment to make in respect of that application.

1338.9 **Correspondence**

1338.9.1 *Decision Notice Schedule*

The need to keep an eye on the number of applications being withdrawn was highlighted. The schedule was noted by Members.

1338.9.2 *Enforcement Notice Schedule*

The schedule was noted by Members.

1338.9.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1338.9.4 *Cornwall Council – Housing Supplementary Planning Document*

The correspondence was noted by Members.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA19/ unless otherwise stated

Meeting: 11th November 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Ms Page; Seconded Cllr Mrs Biscoe]				
LIST 2				
4	08897	Land North of 1 Sycamore Farm Cottages, Sparnon Gate	Construction of a detached self-build dwelling to round off the existing settlement and alterations to existing vehicle access	Unanimously RESOLVED to support the application [Proposed Cllr Brown; Seconded Cllr Biscoe]
6	08943	Lily Cottage, 15 Treskerby	Construction of a detached self-build infill dwelling	Unanimously RESOLVED to support the application [Proposed Cllr Ms Page; Seconded Cllr Biscoe].

REDRUTH TOWN COUNCIL

CONSEL AN DRE RESRUDH

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 25th November 2019

Present:	Cllr H Biscoe	Chairman
	Cllr Mrs Biscoe	
	Cllr M Brown	
	Cllr Ms C Page	
	Cllr Ms D Reeve	
	Cllr J Tregunna	
In attendance:	Abigail Hunt	Office Administrator
	Cllr I Thomas	
	Cllr S Barnes	
	Mr R Stone	
	Mr C Green	Charles Green Design
	Two other local residents also attended	

PART I – PUBLIC SESSION

1340.1 **To receive apologies for absence**

Cllr Mrs Ellenbroek (family commitments).

1340.2 **Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

1340.3 **To suspend Standing Orders to allow the public to speak**

1340.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe].

1340.4 **To allow the public to put questions to the Council**

Mr Stone spoke as the applicant in relation to PA19/05221. He was seeking an amendment to the roof height and pitch to create more usable space and comply with building regulations. Councillors were advised that raising the sides of the roof meant that the ridge height would only need to be raised by about 900mm and was a cost-efficient solution. No other changes were being sought.

1340.5 **To reinstate Standing Orders**

1340.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe].

1340.6 **To consider the planning applications**

1340.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

Mr Green left the meeting at this point.

1340.7 **To receive correspondence**

1340.7.1 *Cornwall Council – Planning News for Local Councils and Agents, Autumn 2019*

The correspondence was noted.

1340.7.2 *Cornwall Council – Street Naming – Murdoch & Trevithick*

The Clerk read out an e-mail which had been received after papers had been circulated. It was agreed to respond expressing full support for the suggestion of 'Eddowes Gardens' and referring to previous correspondence with Cornwall Council citing the prolific use of individuals' names for existing streets in Redruth.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA19/ unless otherwise stated

Meeting: 25th November 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Page]				
LIST 2				
4	05221	Plot Adjacent to Tresco, Highway Lane, Mount Ambrose	Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA18/02933 date 18.07.18 for demolition of part of dwelling, erection of new dwelling and associated works with variation of condition 1 in respect of PA18/07599	Unanimously RESOLVED to support the application [Proposed Cllr Ms Reeve; Seconded Cllr Brown]. Mr Stone and the two local residents left the meeting following consideration of this application.

Redruth Town Council
Town Clerks Report – Planning Committee
Meeting Date: 9th December 2019

Ser No	Item	Action	Response
1334.5.1	Protocol for the conducting of List 2 visits	Unanimously RESOLVED to approve the Policy in respect of Planning Applications on List Two for use with immediate effect	Hard copies of policy to be distributed at meeting for retention and reference

Planning Committee

Meeting 9th December 2019

Decision Notice Schedule

All references for PA19 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1261.3.1.3 1274.6.1.3	**04194 (PA18)**	**Land North East of The Old Count House, Wheal Prussia, Treleigh**	**The change of use of land to 1no.traveller pitch and associated works, including 1no. mobile home, 1 no. touring caravan, 1 no. dayroom, hardstanding and foul drainage**	**Unanimously RESOLVED to Recommend for Refusal on the grounds that this represents sporadic development in open countryside**	**Approved**
1305.6.1.1	01684	Penventon Park Hotel, West End	Application for 31 dwellings (amendment to part of extant permission approved under PA14/08922 and PA08/01940/FM)	RESOLVED by Majority to Recommend for Approval	Approved
1325.3.1.7	06882	Treskerby House, Treskerby	Conversion of existing garage and extension to form annex	RESOLVED by Majority to Recommend for Approval	Withdrawn
1332.6.1.4	08393	26 Chyandour	Proposed conversion and extension to form ancillary annexe	Unanimously RESOLVED to Recommend for Approval	Approved
1321.6.1.1	05017	The Old Vicarage, Treleigh	The proposal is for the conversion of existing storage and garage to create a new two bedroom dwelling with parking	RESOLVED by Majority to Recommend for Approval	Approved
1329.6.1.1	07310	2 Langarth Court	Erection of five dwellings, alterations to existing vehicle access and implementation of off-site highway and footway improvements with variation of Condition 10 in relation to decision notice PA14/03192	Unanimously RESOLVED to Recommend for Approval	Approved
1329.6.1.4	07637	Land Adj to Kernow Cottage, The Old Workhouses, North Country	Construction of a single detached self-build dwelling to round off existing settlement	Unanimously RESOLVED to Recommend for Approval	Approved

1332.6.1.3	08190	Gethsemane, Church Lane	Proposal to fell 2 x Elms due to Dutch Elm Disease	Unanimously RESOLVED to Recommend for Approval	Approved
1332.6.1.2	07843	North End of Tolgus Trail, New Portreath Road	Provision of a Timber Bridge for pedestrians, cyclists and equestrians, revised road crossing and verge improvement	Unanimously RESOLVED to Recommend for Approval	Approved
1297.7.1.3 1315.6.1.5	**11707**	**Trethel, Mount Carbis Road**	**Replacement of existing house with one pair of semi-detached properties**	**RESOLVED by Majority to Recommend for Refusal on the grounds that the scale of the building is not in keeping with the surrounding properties**	**Approved**
1334.3.1.6	07508	Strip of Lane Behind 13-15 Coach Lane	Reconfiguration of boundaries and demolition of garage of 15 Coach Lane to form 2 no. dwelling plots on strip of land behind 13-15 Coach Lane and part of curtilage of 15 Coach Lane, with new garage side extension to 15 Coach Lane	RESOLVED by Majority not to support the application on the grounds of concern over the negative impact on the natural environment and specifically the loss of trees, particularly when Cornwall Council has recently declared a climate emergency.	Withdrawn
1334.3.1.5	08934	146 Albany Road	Proposed internal alterations and dormer extensions	Unanimously RESOLVED 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 9th December 2019

Enforcement Notice Schedule

EN19 unless otherwise stated

Date	CC REF	SITE	NATURE
		NIL	

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSED PREMISES SUBMISSIONS FOR:

Monday 9th December 2019

Ser No	License No *(All **LI19/** unless otherwise stated)*	Details
NIL		

Abigail Hunt

From: [redacted] on behalf of EGD - Customer Relations <egdcustomerrelations@cornwall.gov.uk>
Sent: 22 November 2019 11:47
Subject: Hingston Down Farm and local council conference - 13 November 2019

To all those that attended the local planning conference on 13 November , please see below a statement for Cllr Bob Edgerton

"I am sorry that I was unable to be with you at the local council conference held in Camborne on 13 November. I always appreciate the time and effort that local councillors from towns and parishes across Cornwall put into engaging with the planning process. This is the second in our series of three of these conferences and they are great opportunities for you to hear the latest news from Cornwall Council's planning service but, more importantly, for us to get feedback from you.

The reason that I couldn't be there is that I was in Cabinet where some very important proposals were being put forward for the future development of Cornwall. They are a mixture of planning and economic growth related items.

You will no doubt have all heard about the proposed development of a new community on the west of Truro just past Treliske hospital on the north of the A390. It has been referred to by various names over the years but generally we know it as Langarth. Several planning permissions have been granted over the years for a total of nearly 3,000 homes but, to date, none of the developments have started because of the complexities of land ownership, coordination of infrastructure etc. In 2018, Cornwall Council made the decision to intervene and to try to bring forward a masterplan for the whole site to ensure that a cohesive community is developed rather than just a series of housing estates. The Cabinet is considering a proposal for the Council to purchase a large proportion of the site. By becoming a landowner there, we will be better placed to negotiate with other landowners to achieve our aspirations for the development. One to the first things that we will do will be to construct a new road through the development, known as the northern access road. In order to deliver this road early in the programme, we have been fortunate to secure a large government housing infrastructure fund grant of £47 million. Developers will be given the right to connect into this spine road and will pay their contribution towards the cost of it when they build out their sites.

Another Cabinet item was to invest match funding into a number of projects that are being supported by European monies. They include a redevelopment of the cattle market at Liskeard; digital and creative workspace in Penzance; and a second phase of the Hayle marine renewables business park. There are also proposals for business support projects

and skills projects. Together, these projects will probably represent the last of the European funded programme for Cornwall. What the future holds for this type of activity remains to be seen.

I am sure that, you would have received an update on the area team planning system and how that is working. There will also be an update on the structuring of the enforcement function - I appreciate that this an area that parish and town councils are frequently concerned about. Rest assured that the Council does take enforcement seriously and I believe that we do the best that we can within the constraints of planning law and also our budgets - enforcement costs the Council money and we are generally unable to recover any of those costs.

I am sure that you would all have had a useful and productive day.

Bob Egerton, Cornwall Councillor"

Kind regards

[redacted] | **Customer Relations Officer**
Cornwall Council | Economic Growth and Development

[redacted]

egdcustomerrelations@cornwall.gov.uk

http://www.cornwall.gov.uk/ | 'Onen hag oll'

Room 117, St Austell Information Service, 39 Penwinnick Road, St Austell, PL25 5DR

Please note I do not work on Tuesdays

**** Have you used one of our Planning Services lately? We would love to hear your feedback to gain a better understanding of how we are performing as a service. Check out our survey below: https://www.cornwall.gov.uk/environment-and-planning/planning/planning-survey-2019/**

**** 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 website. ****

By contacting Cornwall Council your enquiry will be referred to the service that is best placed to deal with your initial enquiry. The first stage of the processing of your data will be done under public task processing. In processing your data you have the right to stop the processing of this data, have data we hold on you rectified or in certain cases erased. If you would like to know what data we hold on you, or

Abigail Hunt

From: Butler Neil [redacted]
Sent: 26 November 2019 10:47
To: admin@redruth-tc.gov.uk
Subject: RE: Consultee Comments for Planning Application PA19/09267

Categories: Planning

Information Classification: CONTROLLED

Dear Sir / Madam

Thanks for your recent comments.

Please note that planning permission is required to change a single dwelling into flats...so I believe that a restrictive condition is unnecessary. If we did put a restrictive condition on, they could still apply to remove it.

I hope that makes sense.

Kind Regards

Neil Butler

From: Cornwall Planning <planning@cornwall.gov.uk>
Sent: 26 November 2019 10:25
To: Butler Neil <Neil.Butler@cornwall.gov.uk>
Subject: Consultee Comments for Planning Application PA19/09267

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 10:25 AM on 26 Nov 2019 from Mr Redruth Town Council (admin@redruth-tc.gov.uk) on behalf of Redruth Town Council.

Application Summary

Reference: PA19/09267

Address: Grylls And Paige Solicitors Bank House West End Redruth Cornwall TR15 2SD

Proposal: Change of use from office to single dwelling

Case Officer: Neil Butler

Click for further information

Comments Details

Comments: Unanimously RESOLVED to support the application on the condition that the building remains as a single dwelling

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. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the