

**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](mailto: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:*  
4<sup>th</sup> March 2020

Dear Councillor

**Meeting of the Planning Committee – Monday 9<sup>th</sup> March 2020**

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 9<sup>th</sup> March 2020, 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 extending to the right.

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

Cllr H Biscoe  
Cllr Mrs A Biscoe  
Cllr A Bishop  
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 9<sup>th</sup> March 2020**

**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 10<sup>th</sup> February 2020
  - 7.2 Interim Meeting of the Planning Committee held on 24<sup>th</sup> February 2020
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 – Street Trading Application, LI20\_001076, Leann Geach
  - 9.5 Cornwall Council – Appeal Notification, PA19/06259, Gwel An Nans, Tolgus Place

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

## SUBMISSIONS FOR: Monday 9<sup>th</sup> March 2020

### LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No <i>(All PA20/ unless otherwise stated)</i>	Details	Ward	Reply
1	01499	Winterfell, 4 Langarth Court Proposed single storey extension For Mr M Kneebone	South	Supported
2	01482	11 Trewirgie Road Formation of first floor rear extension For Mr and Mrs Blewett	South	Supported
3	01052	1 Polbathic Road, Roseland Gardens Side and rear extension with pitched roof replacing garage and conservatory For Mr and Mrs Culshaw	Central	Supported

### LIST 2

Ser No	Planning App No <i>(All PA20/ unless otherwise stated)</i>	Details	Ward	Reply
4	01119 (Cllr Ms Reeve)	Cornish Oven, Former John Anker Car Sales, Scorrier Filling Station New access and parking area to rear of premises For Mr G Williams	Central	



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 10<sup>th</sup> February 2020

Present: Cllr H Biscoe Chairman  
Cllr Mrs A Biscoe  
Cllr Ms D Reeve  
Cllr J Tregunna

In attendance: Ms A Hunt Administrator  
Cllr I Thomas  
Mr K Bryant Local Resident  
Five other local residents also attended

PART I – PUBLIC SESSION

**1352.1 To receive apologies for absence**

Cllrs Brown and Page (unwell) and Cllrs Ellenbroek and Bishop (other commitments).

**1352.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

Cllr Tregunna declared an interest in serial number 4 at item 6 on the Agenda and signed accordingly. Following some clarification, this was subsequently withdrawn.

**1352.3 To suspend Standing Orders to allow the public to speak**

**1352.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe].**

**1352.4 To allow the public to put questions to the Council on any matters relating to this Agenda**

Mr Bryant spoke against PA19/10658. He stated that there was growing concern among the residents of Bridge, with ten of the fifteen residents living within 100m of the site now having objected. Mr Bryant argued that the proposed changes did not overcome the concerns previously raised, that the dwellings would be out of keeping and lead to an increased flood risk in one of the top three priority risk areas. He further stated that there had been no engagement and that site notices had disappeared, leading to people being unaware of the proposals. Mr Bryant advised that Portreath Parish Council had now also registered an objection, as had the Environment Agency. He asked that the Planning Committee reiterate its objection as there had been no real change to the proposals and there were likely to be ongoing detrimental impacts were permission to be granted.

**1352.5 To reinstate Standing Orders**

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

**1352.6 To consider the planning applications**

1352.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

**1352.7 To confirm the Minutes of the following meetings:**

1352.7.1 *Meeting of the Planning Committee held on 14<sup>th</sup> January 2020:*

RESOLVED by Majority that the Minutes of the Planning Committee held on 14<sup>th</sup> January 2020 be accepted as true and accurate records of the proceedings. [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe] Cllr Tregunna abstained as he had not been present at the meeting.

1352.7.2 *Interim Meeting of the Planning Committee held on 27<sup>th</sup> January 2020:*

RESOLVED by Majority that the Interim Minutes of the Planning Committee held on 27<sup>th</sup> January 2020 be accepted as true and accurate records of the proceedings. [Proposed Cllr Ms Reeve; Seconded Cllr Biscoe] Cllr Mrs Biscoe abstained as she had not been present at the meeting.

**1352.8 To receive the Town Clerk's Report**

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

**1352.9 Correspondence**

1352.9.1 *Decision Notice Schedule*

The schedule was noted by Members.

1352.9.2 *Enforcement Notice Schedule*

The schedule was noted by Members.

1352.9.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1352.9.4 *Cornwall Council – Planning News for Local Councils and Agents, January 2020*

The correspondence was noted by Members.

1352.9.5 *Cornwall Council – 2020 Off-Street Parking Order*

Unanimously RESOLVED (i) to object to any raise in the parking charges for those Redruth car parks listed and (ii) to request a free 30-minute parking period be introduced.

1352.9.6 *Cornwall Council – Camborne, Pool, Illogan & Redruth (Community Network Panel) TRO*

The correspondence was noted by Members.

**Chairman**

**REDRUTH TOWN COUNCIL – PLANNING SCHEDULE**

**ANNEX A**

All references for PA20/ unless otherwise stated

Meeting: 10<sup>th</sup> February 2020

REF NO	CC REF	SITE	PROPOSAL	DECISION
<p><b>LIST 1</b></p> <p>Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe]</p>				
<p><b>LIST 2</b></p>				
3	00288	34 Trelawney Avenue	A small side extension, internal alterations and a loft conversion	RESOLVED by Majority not to support the application on the grounds of: (i) loss of privacy and (ii) that the extension would be overbearing and encroach upon the neighbouring property [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe] Cllr Tregunna abstained
8	10658 (PA19)	Land and Buildings South of Old Portreath Road	Proposed construction of two dwellings following demolition of existing barns	Unanimously RESOLVED to maintain the decision not to support the application on the grounds that the scale and height of the proposed dwellings is overbearing and will have a negative impact on neighbouring properties and the surrounding area, particularly in the light of the comments and objection made by the Environment Agency on 15th January 2020 [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe]



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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 Monday 24<sup>th</sup> February 2020

Present:	Cllr H Biscoe Cllr Mrs Biscoe Cllr M Brown Cllr Mrs B Ellenbroek Cllr Ms D Reeve Cllr J Tregunna	Chairman
In attendance:	Ms A Hunt Mr B Walters Mr D Mitchell	Office Administrator Local Resident Influence Planning

PART I – PUBLIC SESSION

**1354.1 To receive apologies for absence**

Cllr Ms Page (unwell) and Cllr Bishop (other commitments).

**1354.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

**1354.3 To suspend Standing Orders to allow the public to speak**

**1354.3.1** Unanimously RESOLVED to suspend Standing Orders to allow the public to speak. [Proposed Cllr Ms Reeve; Seconded Cllr Tregunna]

**1354.4 To allow the public to put questions to the Council**

Mr Walters spoke in relation to PA19/10458 and raised concerns over the proposed access to the site. He advised that there was no pavement on Rule Street and little in the way of pedestrian access. In addition, the proposed access went over two parking spaces owned by local residents and was directly opposite another parking space. Mr Walters stated that the road was narrow and could not accommodate two cars side by side. He was concerned over the impact of a potentially significant increase in the volume of traffic. Mr Mitchell spoke as the Agent in relation to PA19/10458 and stated that the application was to establish the principle of development on the site. The plans were indicative, as was the access point, and the detail would be dealt with later in the process. He stated that it was likely the layout would change and that the applicant had no power to impede others. Mr Mitchell advised that the proposals included five affordable dwellings and contributions would be made to Education and Public Open Spaces. It was the type of small site which

was being encouraged to come forward and it was hoped that the plans would fit in with what had already been developed.

**1354.5 To reinstate Standing Orders**

1354.5.1 Unanimously RESOLVED to reinstate Standing Orders. [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe]

**1354.6 To consider the planning applications**

1354.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

**1354.7 To receive correspondence**

1354.7.1 *NHS England – Application for inclusion in a pharmaceutical list at Boots, Parc Erissey Industrial Estate, New Portreath Road*

The correspondence was noted.

1354.7.2 *Sirius Planning Ltd – Planning application by Biffa for continued use of the materials recycling facility, increase to annual waste input and construction of external storage bays – Plot 45 Cardrew Industrial Estate*

Cllr Mrs Ellenbroek had been in discussion with the officer and advised that no application had yet been submitted. She suggested that public consultation needed to take place once the application had been made.

1354.7.2.1 Unanimously RESOLVED: (i) to invite Biffa to attend the Planning Committee once the planning application had been submitted and the Town Council consulted and (ii) to extend the invitation to local residents. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Ms Reeve]

1354.7.3 *Cornwall Council – Neighbourhood Planning E-Bulletin, January 2020*

The correspondence was noted.

**Chairman**



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

All references for PA20/ unless otherwise stated

Meeting: 24<sup>th</sup> February 2020

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b>				
Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Reeve]				
<b>LIST 2</b>				
2	10458 (PA19)	Land East of Rule Street	Application for Outline Planning Consent with all matters reserved for residential development (up to 20 dwellings)	RESOLVED by Majority not to support the application on the grounds of: (i) concerns over the proposed access from Rule Street and (ii) overdevelopment. [Proposed Cllr Brown; Seconded Cllr Mrs Ellenbroek] Cllr H Biscoe abstained. Mr Walters and Mr Mitchell left the meeting following discussion of this item.

**Redruth Town Council**  
**Town Clerks Report – Planning Committee**  
**Meeting Date: 9<sup>th</sup> March 2020**

Ser No	Item	Action	Response
1352.9.5	Cornwall Council 2020 Off-Street Parking Order	Unanimously RESOLVED: (i) to object to any raise in the parking charges for those Redruth car parks listed and (ii) to request a free 30-minute parking period be introduced	Consultation response submitted
1347.6.1.1	PA19/09746 – Barn Adj. St Aubyn Farm	Unanimously RESOLVED to support the application. Agreed to disagree with officer recommendation for refusal	Called to Committee at request of Divisional Member

**Planning Committee**

**Meeting 9<sup>th</sup> March 2020**

**Decision Notice Schedule**

**All references for PA20 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1347.6.1.2	09911 (PA19)	Claremont Vean, Penders Lane	Application for reserved matters (landscaping) following outline approval – PA17/03484 for outline planning with some matters reserved: Demolition of dwelling and construction of five detached houses	Unanimously RESOLVED to support the application	Approved
1347.6.1.6	10431 (PA19)	The Cornwall Centre, Alma Place	Alterations to internal layout, installation of roof lights within existing flat roof and new foul drainage connection into existing cast iron downpipe	Unanimously RESOLVED to make no comment	Approved
1349.3.1.1	10757 (PA19)	58 Mount Ambrose	Erection of first floor rear extension, demolition of existing porch and relocating existing external doorway	Unanimously RESOLVED to support the application	Approved
1349.3.1.2	00145	St Euny's Church, Churchtown	Application for works to trees subject to TPOs St Eunys Church: TE8 Fell 4m, TE10 maintain height, TE12 light prune, T1 reduce to single stem, T13 maintain height, GE1 GE3 maintain height, prune, GE4 reduce by 20% of volume , GE5 fell	Unanimously RESOLVED to support the application	Approved
1347.6.1.10	10691 (PA19)	3 Langarth Court	Various tree works	Unanimously RESOLVED to support the application	Approved
1347.6.1.13	10953 (PA19)	Forth Noweth	Application for tree works subject to a Tree Preservation Order: some minor pruning works, removing two lowest branches on TF37	Unanimously RESOLVED to support the application	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

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**

**LICENSED PREMISES SUBMISSIONS FOR:**

**Monday 9<sup>th</sup> March 2020**

<b>Ser No</b>	<b>License No</b> <i>(All L119/ unless otherwise stated)</i>	<b>Details</b>
NIL		

**Planning Committee**

**Meeting 9<sup>th</sup> March 2020**

**Enforcement Notice Schedule**

**EN19 unless otherwise stated**

Date	CC REF	SITE	NATURE
NIL			

Local Government (Miscellaneous Provisions) Act 1982

Application for  
STREET TRADING CONSENT



Please ensure that you have read the Council's Statement of Practices, Procedures & Policy prior to submitting an application

Additional services are available to support you with street trading enquiries and applications through our Licensing Direct services

APPLICATION TYPE		Please 'X'
New		
Renewal - please quote existing licence number	LI15-002575	X
Variation - please quote existing licence number		
Please provide full details of variation requested		
<i>(continue on separate sheet if necessary)</i>		

APPLICANT'S DETAILS	
Trading Name	LEANN GEACH
Title	*Mr / Mrs / <u>Miss</u> / Ms / Other (*delete as appropriate)
Forenames	Leann
Surname	GEACH
Former Names	
Date of Birth	
Place of Birth	
National Insurance number	
Home Address including postcode	



If you are using a vehicle as your trading unit, please also provide the following details

Registration No		Make	
Model		Colour	

It is a condition of Consent that the vehicle used as a trading unit has road tax, MOT and appropriate insurance. The Licensing Service will check tax and MOT online and proof of vehicle insurance will need to be produced prior to Consent being issued.

**When do you propose to trade?**

Calendar Months	23 April 2020 - 23 MAY 2020 24 Nov 2020 - 24 Dec 2020
Days of the Week	24 Day April - May - 4 Days 24 Nov - 24 Dec - 6 Days
Times of trading	Start time 08.00 am  Finish time 17.00 pm

Please note Consents are renewable annually before 31 December

**Please give full details of Products / Articles you propose to offer for sale**

Flowers from buckets, bedding plant shrubs  
wreaths and other christmas related items

Are you intending to sell food or drink?	Yes / <input checked="" type="radio"/> No
Are you registered as a food business?	Yes / <input checked="" type="radio"/> No
Local Authority where registered	

**Public Liability Insurance**

Do you currently have public liability insurance? (minimum sum insured £10 million)	<input checked="" type="radio"/> Yes / <input type="radio"/> No
If YES, please provide a copy. If NO, please note this can be produced if Consent is approved; you must have public liability insurance prior to trading (please see conditions for details of cover required).	



**Additional Details**

Please provide any additional information which is required or relevant to your application

*(continue on separate sheet if necessary)*

**Payments**

The relevant **Application Fee** must be paid before your application can be processed and is non-refundable (unless your application is formally refused).

If this is a **NEW** application, please do not include payment as the Licensing Service will contact you to take payment with a Debit or Credit card over the telephone once your application has been received.

If your application is approved, additional **Trading Fees** are payable prior to you commencing trading. The fees depend on how many days of the week and number of months you intend to trade.

Please refer to the last page of the Council's Street Trading **Statement of Practices, Procedures & Policy** for further information relating to fees and charges.

<b>APPLICANT CHECKLIST / SUPPORTING DOCUMENTS</b>	<b>Please 'X'</b>
Application form completed	X
Scaled map(s) identifying exact trading location(s) (not required for renewals if no change)	
Photo of vehicle, stall or container from which you intend to trade (not required for renewals if no change)	
Proof of £10million Public Liability Insurance (must be produced prior to trading)	
Proof of entitlement to work in the UK	
Vehicle Insurance (if applicable)	
Application fee (if applicable)	

together with any supporting information or documents requested as part of the application process, is Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY.

**If there is something you don't understand.** Please contact the Licensing Team on 0300 1234 212 or email [licensing@cornwall.gov.uk](mailto:licensing@cornwall.gov.uk)

**How we will use the information about you?** The Council, under the Local Government (Miscellaneous Provisions) Act 1982, has a general discretion to grant street trading consent. We will use the information to consider whether a licence can be issued or renewed and whether a licence can remain in force. We may also use your contact details to provide you with information or to ask your views on certain matters. For example: advising on changes to legislation & policy, training & seminars or seeking your views on customer satisfaction, formation and review of licensing policy, practice and /or procedures.

**Who else will we share your information with?** We will only use this information in conjunction with your application and any consent issued. This may include checks with the Police, relevant Town/Parish Council, Cornwall Councillor(s), Chambers of Commerce, local Business Improvement Districts (BID) and services of the Council such as Licensing Compliance, Highways, Planning, Trading Standards, Environmental Health (Environmental Protection, Health & Safety and Food Safety), Public Health, Harbour Authority, Environment Service, Parking Services, Street Works, Legal team and referral to the Council's Licensing Act Committee or Street Trading Sub-Committee.

Cornwall Council is under a duty to protect the public funds it administers, and to this end may use the information you have provided on this form for the prevention and detection of fraud. In this regard it may also share your information with other bodies responsible for auditing or administering public funds for these purposes such as the Police and the Department for Work and Pensions. In addition we also provide information to the Government's Cabinet Office under its National Fraud Initiative. For further information see [www.cornwall.gov.uk/nfi](http://www.cornwall.gov.uk/nfi)

**Safeguards.** Your data will be held within Cornwall Council's secure network and premises and will not be processed outside of the UK, the EEA. Access to your information will only be made to authorised members of staff who are required to process it for the purposes outlined in this privacy notice.

**How long will we keep this information for?** Your information will be kept for 3 years from the date you last accessed the service or 3 years after any licence issued ceases to have effect.

**What are my data rights?** Your personal information belongs to you and you have the right to:

- be informed of how we will process it
- request a copy of what we hold about you and in commonly used electronic format if you wish (if you provided this to us electronically for automated processing, we will return it in the same way)
- have it amended if it's incorrect or incomplete
- have it deleted (where we do not have a legal requirement to retain it)
- withdraw your consent if you no longer wish us to process
- restrict how we process it
- object to us using it for marketing or research purposes
- object to us using it in relation to a legal task or in the exercise of an official authority

- request that a person reviews an automated decision where it has had an adverse effect on you

**How do I exercise these rights?** If you would like to access any of the information we hold about you or have concerns regarding the way we have processed your information, please contact:- Simon Mansell, Data Protection Officer Assurance, Cornwall Council, County Hall, TRURO, TR1 3AY. Tel: 01872 326424 Email: [dpo@cornwall.gov.uk](mailto:dpo@cornwall.gov.uk)

## BUSINESS SUPPORT

Our **Business Regulatory Support Service** is your first point of contact for business support across environmental health, trading standards, fire, planning, building control and licensing.

This service offers a wide range of regulatory support and advice. Whether you are a new or established business, or looking to invest in Cornwall, we can help you with your regulation enquiries to ensure you are compliant with the law. This service aims to help you save time, money and get it right first time.

Our services include free signposting as well as business support packages (charged at cost price).

If you have not completed this section on one of our forms in the last 12 months then please answer the following questions:-

Do you wish to receive information about our regulatory support products, services & legislative updates?

Yes

No



If you have ticked "Yes", please indicate which forms of communication you would prefer:

Post

Email

Phone

In addition we can offer (when available) SMS/Text

By opting in you are giving consent on behalf the business (not as an individual).

If you have ticked any of the boxes you have the right to withdraw consent at any time. To do so please email us on [licensing@cornwall.gov.uk](mailto:licensing@cornwall.gov.uk) or call 0300 1234 212

## DECLARATIONS

I hereby agree to the Council making enquiries of the Police concerning my application, and I give consent for the Police to disclose to the Council details of any relevant current convictions, cautions or any other information which the Police consider relevant to my application.

I confirm I have read and understand the privacy notice and street trading conditions and I confirm that I will comply with the conditions contained therein at all times.

I understand I am not entitled to be issued with a Street Trading Consent if I do not have entitlement to work in the UK.

I declare that I have checked the information given on this application form and to the best of my knowledge and belief it is correct.

It is an offence, liable on conviction to a fine up to level 3 on the standard scale to make a false statement in or in connection with this application.

Date	27/2/2020	Applicant Signature	
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Please allow up to 8 weeks to process your application.

Additional services are available to support you with street trading enquiries and applications through our Licensing Direct services.

Please email completed application form to [licensing@cornwall.gov.uk](mailto:licensing@cornwall.gov.uk) or post to relevant area Licensing Team:-

<b>Central Licensing Team</b> Cornwall Council Chy Tremain Beacon Technology Park Bodmin PL21 3FR Tel 01726 223433	<b>East Licensing Team</b> Cornwall Council Chy Tremain Beacon Technology Park Bodmin PL21 3FR Tel 01208 893346	<b>West Licensing Team</b> Cornwall Council East Wing, 2 <sup>nd</sup> Floor Dolcoath Avenue Camborne TR14 8SX Tel 01209 615055
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**CORNWALL  
COUNCIL**

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

Your ref:  
My ref: PA19/06259  
Date: 3 March 2020

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/20/3245623</b>
Cornwall Council ref:	<b>PA19/06259</b>
Appeal start date:	<b>26 February 2020</b>
Proposal:	<b>Outline planning consent for the construction of dwelling with some matters reserved, except the point of access</b>
Location:	<b>Gwel An Nans Tolgus Place Redruth Cornwall TR15 1BB</b>
Appellant:	<b>Mr Daren Cocking</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 1 April 2020. 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 reason for refusing permission for this development is set out below:

Paragraph 2.33 of the Cornwall Local Plan Strategic Policies 2010 - 2030 defines open countryside as the area outside of the physical boundaries of existing settlements, where they have a clear form and shape. In this case, the application site is not considered to comply with planning policies concerning new windfall residential development in this area, and is therefore considered to be situated in the countryside as opposed to within the Redruth urban area. Furthermore, the site is considered to relate more closely in a physical and visual sense to the surrounding countryside rather than the urban area. The proposal is therefore considered to conflict with the aims and intentions of policies 1, 2, 3, 7, 12 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030; Policy 1 of the Cornwall Site Allocations Development Plan Document; and paragraphs 8, 127 and 170 of the National Planning Policy Framework 2019.

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)