



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

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

Town Mayor: Cllr M J Brown

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 24th May 2021

Present: Cllr H Biscoe Chairman
Cllr M Brown
Cllr L Collins
Cllr Mrs B Ellenbroek
Cllr W Tremayne

In attendance: Ms A Hunt Administration & Finance Officer
Mrs J Pascoe Finance & Administrative Assistant
Mr A Golay Golay Planning
Mr A Mansell Treveth Holdings
Mr N Hancock Local Resident
Three other local residents also attended

PART I – PUBLIC SESSION

1410.1 To receive apologies for absence

Apologies were received from Cllrs Barnes, Mrs Biscoe and Bishop (other commitments).

1410.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.

None were declared.

1410.3 To suspend Standing Orders to allow the public to speak

1410.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Tremayne; Seconded Cllr Brown].

1410.4 To allow the public to put questions to the Council on any matters relating to this Agenda

Mr Golay spoke as the agent in relation to PA21/03184. He stated that permission in principle was being sought. This was a new type of application in which only location, land use and the amount of development were assessed. A layout had been provided, but was illustrative only. Mr Golay advised that the site was surrounded by development on three sides and was a natural link to the Phase One application allowed at appeal some ten years earlier. The land was currently low-grade agricultural and land contamination, together with remediation work, was expected. The proposal was for up to nine residential dwellings, with original numbers having been scaled back for the benefit of neighbours of the site and to match local characteristics. Cornwall Council had also indicated that larger plots were desirable. Representations from local residents had raised some concerns, but Mr Golay indicated that these could be accommodated at the detailed stage. It was hoped that the proposals would result in a gain for existing residents. Cllr Mrs Ellenbroek

expressed concern in relation to access onto the A3047, which was already a busy road and could become challenging for residents if small scale developments were continually added alongside. Mr Golay indicated that Highways had not objected to the vehicle access.

Mr Hancock spoke as the applicant in relation to PA21/04082. He stated that all he wanted to do was build a home for his son. Mr Hancock advised that two heritage reports had been undertaken, which indicated no issue with the proposals. He stated that the design of the dwelling had been amended and was now more in keeping with the engine house. Mr Hancock advised that he had gone to great lengths and expense and asked that it be clarified what the potential harm to the World Heritage Site and heritage assets actually was. He stated that there was no intervisibility at all with the proposed dwelling and that a neighbour had had an application for a park home waved straight through. Mr Hancock suggested that this was not, as stated by the WHS Planning Office, a repeat of a previous application and asked that the Committee give consideration to the new proposals.

Mr Mansell spoke in relation to Item 9.5 on the Agenda. He advised that, at this point in the Tolgus scheme, there was a need to consider road names. The local knowledge of the Town Council was sought to find names which might mean something to local people. Cllr Mrs Ellenbroek advised that lots of names sounded very similar to each other, which tended to cause confusion. She asked if this could be avoided. The Neighbourhood Plan had undertaken much work on Heritage and a number of local individuals and organisations were suggested as being best placed to assist in the putting forward of names. The Clerk would seek permission where necessary and provide Mr Mansell with the relevant contact details. Cllr Collins stated that it would be beneficial to ask the public for their opinion, possibly by putting some of the suggestions out to them.

1410.5 To reinstate Standing Orders

1410.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Biscoe; Seconded Cllr Tremayne].

Mr Hancock, Mr Mansell and one member of the public left the meeting at this point.

1410.6 To consider the planning applications

1410.6.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1410.7 To confirm the minutes of the following meetings:

1410.7.1 *Meeting of the Planning Committee held on 8th March 2021*

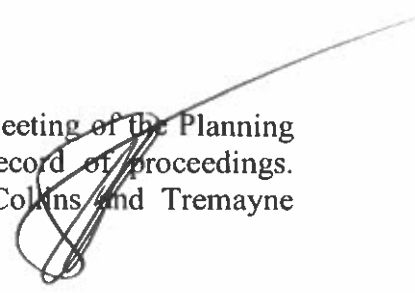
RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 8th March 2021 as a true and accurate record of proceedings. [Proposed Cllr Tremayne; Seconded Cllr Mrs Ellenbroek]. Cllrs Brown and Collins abstained as they had not been present at the meeting.

1410.7.2 *Interim Meeting of the Planning Committee held on 29th March 2021*

RESOLVED by Majority to confirm the minutes of the Interim Meeting of the Planning Committee held on 29th March 2021 as a true and accurate record of proceedings. [Proposed Cllr Tremayne; Seconded Cllr Brown]. Cllr Collins abstained as he had not been present at the meeting.

1410.7.1 *Interim Meeting of the Planning Committee held on 26th April 2021*

RESOLVED by Majority to confirm the minutes of the Interim Meeting of the Planning Committee held on 26th April 2021 as a true and accurate record of proceedings. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Biscoe]. Cllrs Collins and Tremayne abstained as they had not been present at the meeting.



1410.8 Town Clerk's Report

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

1410.9 To receive correspondence

1410.9.1 Decision Notice Schedule

The schedule was noted.

1410.9.2 Licensed Premises Schedule

The schedule was noted, however concerns were raised in relation to the storage of a large amount of alcohol in a residential area. It was suggested that a secure unit would have been a more appropriate option. The Clerk would relay these concerns to Cornwall Council.

1410.9.3 Cornwall Council – PA21/00010/NDP, Plan Proposal submitted for Portreath Neighbourhood Development Plan

The correspondence was noted. The Clerk advised that the details had been copied to the Project Manager for the Redruth Neighbourhood Development Plan.

1410.9.4 The Planning Inspectorate – Appeal Decision, PA19/04093, Land to the rear of 43 Clinton Road, Park Road

The correspondence was noted.

1410.9.5 Treveth Holdings – Tolgus Scheme, Street Name Suggestion Request

This had been dealt with at Item 4 on the Agenda.

1410.9.6 Cormac Ltd – Mount Ambrose and Sandy Lane Pedestrian Improvements

The correspondence was noted.

1410.9.7 Cornwall Council – Planning News for Local Councils and Agents, May 2021

The correspondence was noted.

1410.9.8 Cornwall Council – Planning Induction Training for Local Councils

No member of the Planning Committee was able to attend the training owing to other commitments. The Clerk would ensure that Cornwall Council was contacted and a request made for future training to feature the option of an evening session to assist those who worked during the day.

Chairman



REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA21/ unless otherwise stated
Meeting: 24th May 2021

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 Tremayne]				
1	02779	Post Office, 61 Fore Street	Listed building consent for construction of a new customer service point (CSP) for Royal Mail Redruth Delivery Office	Supported
2	02778	Post Office, 61 Fore Street	Construction of a new customer service point (CSP) for Royal Mail Redruth Delivery Office	Supported
3	04287	RS Berry Autospray Bodyworks, 1 Coach Lane	Erection of a replacement vehicle sprayshop (amended design) with variation of Condition 3 of decision notice PA08/00864/F dated 02.07.2008	Supported
4	04082	Land East of Plen An Merther, Radnor Road	Proposed construction of dwelling	Adjourned to the next meeting of the Planning Committee on 14 th June 2021
5	02667	Pennoweth Primary School, Drump Road	Expansion and remodelling of existing primary school to include a new reception, 4 x new classrooms, small hall, hygiene room, staff room and associated external works: the adapting of car parking areas to the front of the school; and the installation of the associated new cycle and scooter stores and parking areas; and the relocated refuse store	Supported

6	03308	102 Southgate Street	Residential development of ten houses	Supported, provided that the advice received from Highways and conservation surveys is followed
7	11288 (PA20)	1-6 Basset Court, Basset Street	Replacement of existing single glazed, timber framed sash windows with traditional style PVCu windows	Supported
8	03074	Rhonallea, 19 Trewirgie Road	Amendment to 'Demolition of existing external store and construct single storey extension' (PA19/06635 approved 09.09.2019)	Supported
9	02642	Forge Farm, Forge, Mawla	Proposed erection of fodder store	Supported
10	04074	4 Chapel Terrace, Redruth Highway	Rear first floor extension, detached garage and porch	Supported
11	02728	21 East End	Second amendment to 'Proposed ground floor bathroom extension for disabled access' (PA18/01107), the extension is proposed to be moved away from the boundary with the loss of a ground floor window compensated by the addition of a roof light	Supported
LIST 2				
12	01776	Land adjacent to The Ponderosa, Tolgus Mount	Construction of Affordable Led Development of four dwellings	Unanimously RESOLVED to ask that Cornwall Council undertake a site visit when able to do so [Proposed Cllr Biscoe; Seconded Cllr Brown]
13	03184	Land East of Hellangove, Basset Road, Treleigh	Permission in principle for up to nine self-build homes	Unanimously RESOLVED to support the application, providing: (i) that assurance is received from Highways that they are satisfied with

					<p>the arrangements for exiting traffic and (ii) that connecting footway is put in place in order to make it safer for pedestrians to walk along that stretch of road [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Brown]</p>
--	--	--	--	--	---

