



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

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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 8th August 2022

Present:	Cllr H Biscoe Cllr A Biscoe Cllr M Brown Cllr S Barnes Cllr B Craze Cllr L Collins	Chairman
In attendance:	Ms A Hunt Miss D White Cllr I Thomas Mr J Leyshon Mr L Leyshon	Operations & Facilities Officer Summer Intern Local Resident Local Resident

PART I – PUBLIC SESSION

1483.1 To receive apologies for absence

Apologies were received from Cllr Tremayne (family commitments).

1483.2 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.

1483.3 To suspend Standing Orders to allow the public to speak.

Unanimously RESOLVED to suspend Standing Orders [Proposed Cllr Brown; Seconded Cllr A Biscoe]

1483.4 To allow the public to put questions to the Council on any matters relating to this Agenda.

Mr J Leyshon spoke against PA21/11130. He stated that the garage in question had been granted planning permission in 2010 and that the applicant had at that time assured him that it would never be turned into a dwelling. This was also a condition of the permission. Mr J Leyshon advised that the garage had subsequently been constructed outside the applicant's own boundary. He raised concerns over access and parking, advising that, were permission granted, those using the shared access lane would need to reverse down it and onto a main road in order to exit. He advised that the site had previously been the cause of a number of parking and access issues, with the Police and Council having to pay repeated visits. There was a concern these issues would escalate once again.

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Mr L Leyshon also spoke against PA21/11130 and reiterated those concerns already raised. He further stated that not all neighbours had been consulted and that those using the access lane would be left with no option other than to obstruct others. Mr L Leyshon was also concerned that the granting of permission would set a precedent. A photograph was shown to Councillors which it was said demonstrated that the applicant had already built 4ft out from where the building should have been and would now be getting an additional 6ft. Mr L Leyshon stated that the garage should have helped to resolve some of the parking issues but had never been used. He further expressed concerns over the quality of life for any future tenant were permission granted as vehicles would be parked right up against windows of the property, as well as people walking directly past. The height of the building would also need to be increased to create a two-storey dwelling. In answer to a question, both Mr J Leyshon and Mr L Leyshon confirmed that the applicant did not own the parking space and that nobody from 20 North Street had ever parked to the rear of the property. They had seen the deeds and it could also be seen on the plans.

1483.5 To reinstate Standing Orders

1483.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr A Biscoe; Seconded Cllr Collins].

1483.6 To consider the planning applications

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

1483.7 To confirm the Minutes of the following meetings:

1483.7.1 Meeting of the Planning Committee held on 11th July 2022

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 11th July 2022 as a true and accurate record of proceedings. [Proposed Cllr A Biscoe; Seconded Cllr Brown] Cllrs Collins and Craze abstained as they had not been present at the meeting.

1483.7.2 Interim Meeting of the Planning Committee held on 25th July 2022

RESOLVED by Majority to confirm the minutes of the Interim Meeting of the Planning Committee held on 25th July 2022 as a true and accurate record of proceedings. [Proposed Cllr Brown; Seconded Cllr Barnes] Cllr Collins abstained as he had not been present at the meeting.

1483.8 To receive the Clerk's report.

A report had been circulated prior to the meeting. No response had been received from Cornwall Cllr Desmonde in relation to a site visit to examine parking concerns at Bellevue. Cllr Barnes requested that Cornwall Council be written to again. The report was noted.

1483.9 To receive correspondence

1483.9.1 Decision Notice Schedule

The schedule was noted.

1483.9.2 Licensed Premises Schedule

The schedule was noted.



1483.9 *NHS England – Application offering unforeseen benefits at (best estimate) Lanner Hill, Lanner by Bann's Pharmacy Ltd*

The correspondence was noted.

Chairman

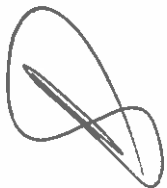
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REDRUTH TOWN COUNCIL - PLANNING SCHEDULE**ANNEX A**

All references for PA22/ unless otherwise stated

Meeting: Monday 8th August 2022

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Collins; Seconded Cllr A Biscoe]				
1	05084	Trevingey Barn, Trevingey Parc	Two-storey side extension	Supported
2	05983	Caravan, Channel View Farm, Sandy Lane	Certificate of lawfulness for existing use: static caravan/dwelling use with associated garden	Supported
3	06703	50 Green Lane	'Demolition of existing vacant shop, construction of a terrace of three dwellings, widening of existing vehicle access and formation of on-site parking for three vehicles' with variation of condition 2 of Decision Notice PA17/10409 dated 27/12/2017	Supported
4	06524	Builders Store, Land at Rear of Southgate Street	Construction of proposed dwelling – Land at Rear of Southgate Street, Former builder store, Redruth	Supported



5	06853	85 Plain An Gwarry	Replacement of rear single-storey extension with two-storey extension	Supported
LIST 2				
6	11130 (PA21)	Land Rear of 20 North Street	Conversion and change of use of domestic garage into a residential premises	RESOLVED by Majority not to support the application on the grounds: (i) that the plans are in contravention of condition 5 of the permission granted under PA10/04944; (ii) that the proposed access is unsustainable; (iii) concerns over access for emergency vehicles to the rear of 20 North Street and neighbouring properties in the event permission were granted and (iv) that in building the existing garage, the applicant exceeded the boundary set out in PA10/04944 and now wishes to compound this breach. [Proposed Cllr A Biscoe; Seconded Cllr Craze] Cllr Barnes abstained.

