



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 Interim Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 27th March 2023

Present: Cllr H Biscoe
Cllr S Barnes
Cllr A Biscoe
Cllr M Brown
Cllr W Tremayne

Chairman

In attendance: Ms A Hunt
Miss K O'Dell
Cllr I Thomas
Mr S Childs
Ms D Reeve
Mr N Rodda
Ms E Smith
Six further members of the public were also in attendance

Operations Officer
Administration Assistant

Local Resident
Redruth 2000
Applicant
Local Resident

PART I – PUBLIC SESSION

1520.1 To receive apologies for absence.

Apologies were received from Cllrs Craze and Collins (other commitments)

1520.2 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.

1520.3 To suspend Standing Orders to allow the public to speak.

Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr H Biscoe; Seconded Cllr Tremayne]

1520.4 To allow the public to put questions before the council.

1520.4.1 Mr Childs expressed his concerns regarding PA23/00671. As owner of the neighbouring property, he stated that the applicant intended to use the courtyard owned by him as a fire escape. While Murdoch House was currently permitted to access this area as a fire escape, this was seldom used and had very little impact. The steel gates that opened onto Cross Street were kept locked for security reasons and would continue to be so. In addition, the proposed fire escape door was directly adjacent to an intended addition to his property which would block the access. There would be no means of policing the use of this doorway and with a multi-occupancy unit, there could be as many as 10-14 people potentially using the exit as a back door which would be an invasion of Mr Childs'

A handwritten signature in black ink, appearing to be 'S Childs', located at the bottom right of the page.

privacy. The ground in the courtyard was very uneven, consisting of slate, cobbles and earth which could be a trip hazard especially as unlit at night. In addition, it was unsuitable for wheelchair users. Mr Childs also wished to correct a previous statement made on the planning portal and apologised for comments in relation to social housing. He expressed the belief that any tenants would raise the same issues. The Chair thanked Mr Childs for his input and time.

Ms Reeve spoke as Chair of Redruth 2000 and also spoke against PA23/00671. Ms Reeve suggested that the application did not accord with the values which had emerged from recent work and stated that the proposals would ruin a Grade II listed storefront. She stated that the proposed bin storage was in an unsuitable location and asked the Planning Committee not to support the application.

Mr Rodda spoke as the applicant in relation to PA23/00424. He spoke to the Committee about the history of the creamery and its benefits to the local community and farmers. Mr Rodda also stated the energy generated by the proposals would only be used by the business and not sold off to energy companies. The Chair thanked Mr Rodda for his time.

Ms Smith spoke as a resident of Redruth in relation to PA23/00671. She stated that she was a strong supporter of equality and wished to express concerns over the language used around social housing.

1520.5 To reinstate Standing Orders

Unanimously RESOLVED to re-instate Standing Orders [Proposed Cllr Tremayne; Seconded Cllr A Biscoe].

1520.6 To consider the planning applications.

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

1520.7 To receive correspondence:

1520.7.1 *Cornwall Council – PA23/02257, 1 Trenessa Gardens, Drump Road. Works to trees within a conservation area – works to T1 (Sycamore), T2 (Beech), T3 (Oak), and felling of T4 (Beech).*

This correspondence was noted.



Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA23/ unless otherwise stated

Meeting: Monday 27th March 2023

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 Barnes]				
1	02231	85 Plain An Gwarry	Non-material amendment in relation to decision notice PA22/06853 dated 12/08/2022 for small alteration to layout of ground floor and removal of one rooflight	Supported
3	01218	Land North West Of Hillcrest, Church Coombe	Retention and completion of a single dwellinghouse	Not Supported
4	00424	Roddas, The Creamery, Wheal Rose, Scorrier	Installation of a 2.65 MWp Ground Mounted Solar Photovoltaic array, erection of substations and associated works	Supported
LIST 2				
2	00671	91 Fore Street, Redruth	Reconfiguration of existing ground, first and second floor flats to provide 3 further residential units including associated alterations to existing communal staircase and circulation space to meet statutory	Unanimously RESOLVED not to support the application and to request that Cornwall Council undertake a site visit

			requirements without compliance of condition 2 in relation to decision notice PA18/07458 dated 28.01.2019	to properly understand concerns raised in relation to: (i) building regulations and, in particular, the proposed fire safety arrangements; (ii) loss of retail space and (iii) overdevelopment. [Proposed Cllr Barnes; Seconded Cllr Brown]
5	00894	Land South Of Castle View Sandy Lane	Outline Planning Permission with some matters reserved (appearance, landscaping and scale) for the construction of an affordable-led development of four affordable dwellings and one disability adapted open-market dwelling	Unanimously RESOLVED not to support the application on the grounds: (i) of the need to maintain the green and agricultural buffer zone between the parishes of Lanner and Redruth; (ii) that the South side of Sandy Lane consists of relatively few domestic residences (iii) that the proposals are not in keeping with the emerging Redruth Neighbourhood Development Plan and (iv) that it is neither necessary nor helpful to change agricultural land to residential [Proposed Cllr Barnes; Seconded Cllr A Biscoe]

