



The Chambers, Penryn Street, Redruth, Cornwall TR15 2SP

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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 March 2019

Present: Cllr H Biscoe Chairman
Cllr Mrs A Biscoe
Cllr M Brown
Cllr Ms L Eyre
Cllr Ms MacCaul from the point mentioned
Cllr Ms C Page
Cllr Ms D Reeve

In attendance: Ms A Hunt Administrator
Cllr S Barnes
Cllr I Thomas
Cllr J Tregunna
Mr A Pascoe Penventon Park Hotel
Mr M Pascoe Penventon Park Hotel
Mr C Green Charles Green Design
One local resident also attended

PART I – PUBLIC SESSION

1297.1 To receive apologies for absence

Cllrs Mrs Ellenbroek (family commitments)

1297.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda

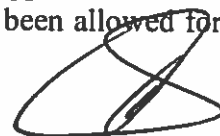
None were declared.

1297.3 To suspend Standing Orders to allow the public to speak

1297.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Ms Reeve; Seconded Cllr Brown]

1297.4 To allow the public to put questions to the Council on any matters relating to this Agenda

Mr Green advised that he was attending in relation to PA19/01602. He stated that the site currently accommodated an expansive collection of former agricultural outbuildings. The proposal was to convert the mill and Nissan-type buildings currently on site and to reconstruct two further buildings on a significantly reduced footprint. Mr Green stated that the buildings would have a rural aesthetic and enhance the appearance of the countryside. Parking, garden areas and space for refuse facilities had all been allowed for in the plans.



Mr Green offered to answer any questions. There being none, he was thanked for his attendance.

1297.5 To reinstate Standing Orders

1297.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Ms Page; Seconded Cllr Brown]

1297.6 To receive a presentation from representatives of the Penventon Park Hotel in relation to proposed changes to plans for on-site development

Cllr Ms MacCaul entered the meeting during discussion of this item. Mr A and Mr M Pascoe thanked Councillors for the opportunity to give a presentation. It was confirmed that the Town Council had yet to be consulted on the amended planning application, although it had been received by Cornwall Council. Mr A Pascoe gave some history to the site and the hotel. He stated that the site was complex and progress had been slower than expected. Planning permission had been granted in 2008 and renewed in 2014. Work had commenced on the building of affordable housing, with Coastline as partner. Mr Pascoe stated that it had been a deliberate decision to pick, where possible, partners local to the area. Work on phase 2, which consisted of the construction of around 30 houses, had started four months ago. A decision had been taken to rejig the layout for phase 2 to take into account modern legislation, accommodate attenuation tanks, design out the open parking court and repurpose the former Twilight Zone nightclub. Mr Pascoe advised that if the site were re-planned, it would be more carbon-friendly and result in an increased size per unit. The overall effect was to reduce the number of units in this phase from 33 to 31. The units would consist mainly of two- and three-bedroom houses, with six maisonettes. Cllr Barnes stated that he supported the application and was pleased to see investment into Redruth. He asked what was happening with Spice of Life and was advised that it was currently closed but thoughts were that it would become another eatery or food-based outlet for the hotel or spa. Cllr Barnes further asked whether the road would remain publicly accessible and was advised that there was no right of way and, as such, it would be blocked. Cllr Biscoe asked what was happening with the planning application and was advised that it had been submitted and allocated a number, but that Cornwall Council were awaiting the return of a form before taking it any further. Cllr Thomas asked about environmental considerations and suggested that trees could be planted with Cornwall Council funding via the air quality levy. He was advised that there was a planting scheme, that an Environmental Impact Assessment had been done and the recommendations carried out. Cllr Thomas further enquired whether fire suppressant schemes were in place and was advised that it was hoped that risks had been designed out, but that Coastline were being worked with in this regard. Cllr Biscoe thanked Mr A Pascoe and Mr M Pascoe for their presentation and their time. Mr A Pascoe advised that both were happy to return when the Committee considered the amended plans.

1297.7 To consider the planning applications

1297.7.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1297.8 To confirm the Minutes of the following meetings:

1297.8.1 *Meeting of the Planning Committee held on 11th February 2019:*

RESOLVED by Majority that the Minutes of the Planning Committee held on 11th February 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Biscoe; Seconded Cllr Ms Page] Cllr Ms Reeve abstained as she had not been present at the meeting.



1297.8.2 *Interim Meeting of the Planning Committee held on 25th February 2019*

RESOLVED by Majority that the Interim Minutes of the Planning Committee held on 25th February 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Biscoe; Seconded Cllr Mrs Biscoe] Cllrs Ms Eyre and Ms MacCaul abstained as they had not been present at the meeting.

1297.9 **To receive Town Clerk's Report, circulated prior to the meeting.**

A report had been circulated prior to the meeting. Cllr Ms Eyre advised that she had attended a Meet the Planners event the previous week. She gave a brief report as to what had been discussed. The report was noted.

1297.10 **Correspondence**

1297.10.1 *Decision Notice Schedule*

The schedule was noted by Members.

1297.10.2 *Enforcement Notice Schedule*

The schedule was noted by Members.

1297.10.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1297.10.4 *The Planning Inspectorate – Appeal Decision, APP/D0840/W/18/3207522, Unit E-F Bartles Industrial Estate, North Street*

It was commented that it was a shame a sensible decision from Cornwall Council had been overturned. The correspondence was noted.

1297.10.5 *Cornwall Council – 2018/2019 TRO list, CPIR Community Network Area Highways Scheme*

The correspondence was noted by Members.

Chairman



REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA19/ unless otherwise stated

Meeting: 11th March 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1				
NIL				
LIST 2				
1	01237	Trevenner House, Nettles Hill	Change of use of long-term empty ground floor commercial space and basement area below into two two-bed flats and one one-bed flat	RESOLVED by Majority to Recommend for Refusal on the grounds of loss of commercial space. [Proposed Cllr Ms Reeve; Seconded Cllr Brown] Cllrs Biscoe and Mrs Biscoe voted against
2	01599	Sybwedhen, Trewirgie Road	Outline planning permission (with all matters reserved) for the construction of two dwellings and associated works	Unanimously RESOLVED to Recommend for Refusal on the grounds of overdevelopment [Proposed Cllr Brown; Seconded Cllr Ms Reeve]
3	11707 (PA18)	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 [Proposed Cllr Ms Page; Seconded Cllr Ms Reeve] Cllr Biscoe abstained
4	01602	Church Farm, Radnor Road	Partial demolition, extension, reconstruction and change of use of existing redundant mill and outbuildings to form 7no. dwellings and 7no. domestic garages, associated external works and installation of a domestic sewage treatment plant	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Ms Eyre; Seconded Cllr Biscoe]