



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 Interim Planning Committee held in the Council Chamber, The Chambers, Penryn Street, Redruth, on Monday 24<sup>th</sup> June 2019

Present: Cllr H Biscoe Chairman  
Cllr Mrs Biscoe  
Cllr M Brown  
Cllr Mrs Ellenbroek  
Cllr Ms Eyre  
Cllr Ms C Page  
Cllr Ms D Reeve  
Cllr J Tregunna

In attendance: Ms A Hunt Office Administrator  
Cllr I Thomas  
Cllr S Barnes  
Mr R Mills Duchy Dogs Daycare  
Mr R Goedegebuur Globe Vale Holiday Park  
Mr Jones Local Resident  
Ms A Rapo Local Resident  
Twenty six other local residents also attended

PART I – PUBLIC SESSION

**1315.1 To receive apologies for absence**

None were received.

**1315.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

**1315.3 To suspend Standing Orders to allow the public to speak**

1315.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Brown].

**1315.4 To allow the public to put questions to the Council**

Mr Mills spoke on behalf of Duchy Dogs Daycare in relation to PA19/04091. He stated that the applicant appreciated all of the concerns raised but felt that there was some misinformation among local residents and wished to clarify that what was proposed was not kennels or boarding facilities but rather a daycare facility operating extended office hours only. Any reference to the contrary was an administrative error. Mr Mills further stated that a heritage assessment had been carried out and the applicant was happy to take considerations on board. The building would not be visible from the World Heritage Site

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area and Highways had no objections. The heritage assessment had recommended widening the gate to its original size, there was a visibility splay of 50 metres in all directions and a pick up/drop off facility would be offered by the applicant. There would be a no bark policy which had been proven to work and dogs which had not been compliant had in the past been expelled. Dogs were already taken by the applicant to the field and no noise complaints had been made. Mr Mills stated that there was demand for the facility. The only similar offerings were in Truro and Hayle and both were at capacity. It was felt that businesses could work in harmony and pointed out that the proposals represented expansion of an existing business and would use local employees. Finally, Mr Mills pointed out that none of the facts had changed since the Town Council had last considered, and recommended approval of, the application. Mr Goedegebuur spoke on behalf of Globe Vale Holiday Park which he stated brought £500,000 to £1 million to the local economy and was rated as one of Cornwall's top ten campsites. He suggested that the owners were focussing on growth and fighting for Redruth's share of tourist income. Mr Goedegebuur argued that it would be harder to get customers to the site and then to return were the application granted as online reviews would mention the dog daycare facilities and customers wanted to relax on holiday. He also stated that there were already seven dog facilities in a four-mile radius of the site. Mr Jones stated that the site was 200 metres away from his property, in a quiet rural location on top of a hill. He suggested that noise travelled well and a no-bark policy could not realistically be enforced, particularly with one handler to ten dogs. Mr Jones also pointed out that there was a Grade II listed property less than 100 metres away, the World Heritage Site was immediately adjacent and the proposals would have a significant adverse impact. He stated that the site constituted valuable green space, but that it was exposed and the soil poor, meaning that any trees planted to screen the proposals would grow slowly. Mr Jones agreed that there were already lots of other facilities nearby and stated that the applicant had already breached planning by destroying a Cornish hedge and installing a new gate, industrial fencing and car parking. Ms Rapo advised that she owned and trained dogs but had never met anyone able to keep a dog quiet. She questioned the mitigation statement provided to Planning Officers and suggested that there was no science behind the policy. Ms Rapo also referred to the Hedgerows Act 1997 and pointed out the field now had two accesses and less wildlife.

**1315.5 To reinstate Standing Orders**

1315.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Ms Reeve; Seconded Cllr Ms Page]

**1315.6 To consider the planning applications**

1315.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

**1315.7 To receive correspondence**

1315.7.1 *The Planning Inspectorate – Appeal Decision APP/D0840/W/19/3224493, Land at Ten Acre Farm, Wheal Montague, North Country TR16 4AD*

The correspondence was noted.

**REDRUTH TOWN COUNCIL – PLANNING SCHEDULE**

**ANNEX A**

All references for PA19/ unless otherwise stated

Meeting: 24<sup>th</sup> June 2019

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>				
4	04091	Land North of Wheal Peevor, Sinns Common	Change of use of land for dog daycare facilities and the erection of an associated storage/shelter/accommodation building	<p>Unanimously RESOLVED to Recommend for Refusal on the grounds of: (i) the negative impact of the proposals on the World Heritage Site area and (ii) concerns that Public Protection have stated the applicant has not adequately assessed noise impacts. The Planning Committee wishes to draw attention to the conclusions of the Planning Inspector as set out in the Appeal Decision for PA17/10345 in relation to the importance of conserving designated heritage assets. There are also concerns that a section of hedgerow has already been removed, without</p>



				planning permission, in order to create a new gateway into the site. [Proposed Cllr Ms Reeve; Seconded Cllr Brown]
5	11707 (PA18)	Trethel, Mount Carbis Road	Replacement of existing house with one pair of semi detached properties	Unanimously RESOLVED 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 Eyre]
6	04444	Land to the North of Drump Road	The proposals are for the development of 52 no. homes of varying sizes/types. 9 no. dwellings are housed with an apartment block. 100% of which will be secured as affordable homes, delivered on a 50/50 split between shared ownership and affordable rent. Creation of access roads, car parking areas and landscaped public open space	Unanimously RESOLVED to Recommend for Approval but to ask: (i) if adopted by Cornwall Council as highway, that restrictions are placed on parking except for in the designated parking areas; and (ii) in light of the climate emergency declared by Cornwall Council, what energy efficiency measures will be put in place given the apparent absence of solar panels and so on within the plans [Proposed Cllr Biscoe; Seconded Cllr Ms Page]
7	04805	Dumblederry Orchard, Mount Ambrose	Reserved matter in relation to decision PA18/10551 dated 20/12/18 in regards to access, appearance, landscaping, layout and scale	RESOLVED by Majority to Recommend for Approval [Proposed Cllr Brown; Seconded Cllr Biscoe] Cllr Mrs Ellenbroek abstained.
8	04700	Tolgus Vean Farmhouse, Tolgus	Change of use from a two storey workshop to a three bedroom residential dwelling	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Tregunna; Seconded Cllr Biscoe]