



The Chambers, Penryn Street, Redruth, Cornwall TR15 2SP
Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

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 29th July 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
Miss E Robinson Laurence Associates
Mr R Mills Duchy Dogs Daycare
Mr P Whear Local Resident
Mr C Garrick Local Resident
Eight local residents also attended

PART I – PUBLIC SESSION

1321.1 To receive apologies for absence

None were received.

1321.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda

None were declared.

1321.3 To suspend Standing Orders to allow the public to speak

1321.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe].

1321.4 To allow the public to put questions to the Council

Miss Robinson spoke as the agent in relation to PA19/05980. She advised that the proposals involved the conversion and putting to good use of existing redundant buildings. The design was sympathetic with the agricultural style, old buildings and materials being retained. The site was brownfield and well-enclosed, with existing buildings on all sides. The applicant had gone further than required with ecological measures, resulting in enhanced provision. Local constraints had been taken into account and Miss Robinson stated that the proposals met a local need.

A handwritten signature in black ink, appearing to be a stylized name.

Mr Whear spoke as the applicant in relation to PA19/05017. He stated that the proposals would have minimal impact, covered a relatively small area and would have no real effect on matters such as drainage. The applicant had previously extended the former coach house, using reclaimed materials where possible with the aim that they would weather in and look like they had always been there. Standards would be in excess of those required by building regulations, in keeping with the surroundings. The conversion would only be minimally visible from the road and added one property to the local housing stock. In response to a question from Cllr Ms Reeve, Mr Whear confirmed that the proposals were for a domestic conversion and that it was not intended to build any further dwellings. In response to a question from Cllr Mrs Ellenbroek, Mr Whear advised that the plans would accommodate three modest bedrooms, or two larger ones.

Mr Mills spoke in support of PA19/05623. He confirmed that this was a retrospective application and that clarification was awaited as to whether or not the hedgerows in question were in fact subject to Hedgerow regulations. Material had been relocated to rebuild the hedgerow, however this had been found to predominantly consist of dirt with a few stones. As a result, the previous site would be strengthened. The applicant had received advice that no planning application was strictly necessary to replace the existing gateway, however it would be best process to submit one. Mr Mills stated that this application was unrelated to the previous one and that the field was jointly owned. The aim was to separate it into two parcels each with title. To do this, access was required for each parcel. A local resident spoke against the application, stating that the site in question was an agricultural field which already had highway access. He further stated that the new gate was not in keeping with its surroundings and suggested that there was a covenant requiring the making good of the hedge that was now Gate 2. As such, the old gate should have been filled up and what was sought now was the creating of a new gate, rather than the relocation of an existing one.

Mr Garrick spoke against PA19/05221 and advised that the site was now in the possession of a third person, having been sold as a building plot. He had concerns that the building line may go over a drain, that there was a lack of parking and that the plans represented overdevelopment.

1321.5 To reinstate Standing Orders

1321.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Mrs Biscoe]

1321.6 To consider the planning applications

1321.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1321.7 To receive correspondence

1321.7.1 *Cornwall Council – PA19/05660, 3 Albany Close, Proposal to pollard sycamore*
The correspondence was noted.

1321.7.2 *Cornwall Council – Affordable and Community-Led Housing*
The correspondence was noted.

1321.7.3 *Hugafins Company Limited – Street Naming, PA18/08381, OS Field 6155 Treleigh*

1321.7.3.1 Unanimously RESOLVED: (i) not to support the name 'Treleigh Crescent' in light of potential confusion caused by existing addresses using a similar name and (ii) to request that a name reflecting the history and heritage of the area be chosen, incorporating all or part of the name Revd. William Lewis Manley, first Vicar of Treleigh [Proposed Cllr Biscoe; Seconded Cllr Mrs Biscoe].

1321.7.4 *Cornwall Council – BT Payphone Kiosk Removal*

The correspondence was noted.

1321.7.5 *Locality – Neighbourhood Planning Newsletter, Issue 6*

The correspondence was noted.

Chairman




REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA19/ unless otherwise stated

Meeting: 29th July 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
<p>LIST 1</p> <p>Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Mrs Biscoe]</p>				
<p>LIST 2</p>				
1	05017	The Old Vicarage, Treleigh	<p>The proposal is for the conversion of existing storage and garage to create a new two bedroom dwelling with parking</p>	<p>RESOLVED by Majority to Recommend for Approval [Proposed Cllr Mrs Biscoe; Seconded Cllr Mrs Ellenbroek] Cllrs Tregunna and Ms Reeve voted against, Cllr Ms Page abstained.</p> <p>A proposal to recommend for refusal on the grounds of lack of evaluation as to potential harm to a non-designated heritage asset was made by Cllr Tregunna and seconded by Cllr Ms Reeve. The proposal was defeated.</p>
 2	05221	Plot adjacent to Tresco, Highway Lane, Mount Ambrose	<p>Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA18/02933 date 18.07.18 for demolition of part of dwelling, erection of new dwelling and associated works with variation of condition 1 in respect of PA18/07599</p>	<p>RESOLVED by Majority to Recommend for Refusal on the grounds that there is insufficient information provided by the applicant, particularly in relation</p>

				to the overall height of the proposed building, to make a decision [Proposed Cllr Ms Reeve; Seconded Cllr Brown] Cllrs Mrs Ellenbroek and Biscoe abstained.
6	05980	Land and Buildings South of Old Portreath Road	Proposed conversion of redundant agricultural barns into three dwellings and associated works	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Tregunna; Seconded Cllr Biscoe]
7	05623	Land North of Wheal Peavor, Sinns Common	Hedgerow removal notice for proposed work to relocate 'gate 2' to 'position A' and the use of existing material to rebuild hedgerow at former location	Unanimously RESOLVED to Recommend for Refusal on the grounds that hedgerow is protected by legislation and retrospective applications should not be encouraged [Proposed Cllr Ms Reeve; Seconded Cllr Ms Page]
8	05666	The Tramstop, 47 West End	To convert existing dwelling into 2, 1 bedroom flats	Unanimously RESOLVED to Recommend for Refusal on the grounds of overdensity and cramped accommodation [Proposed Cllr Ms Eyre; Seconded Cllr Ms Page]