



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 8th July 2019

Present:	Cllr H Biscoe	Chairman
	Cllr Mrs A Biscoe	
	Cllr M Brown	
	Cllr Mrs B Ellenbroek	
	Cllr Ms C Page	
	Cllr Ms D Reeve	
	Cllr J Tregunna	
In attendance:	Ms A Hunt	Administrator
	Cllr I Thomas	
	Ms J Kitchen	J&B Design
	Mr & Mrs Sheehan	Potential applicants

PART I – PUBLIC SESSION

1318.1 To receive apologies for absence

Cllr Ms Eyre (family commitments).

1318.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda

None were declared.

1318.3 To suspend Standing Orders to allow the public to speak

1318.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe].

1318.4 To allow the public to put questions to the Council on any matters relating to this Agenda

Ms Kitchen spoke as the applicant in relation to PA19/04450. A site meeting had taken place earlier in the day. Ms Kitchen advised that the site sat next to PA17/11982 (in relation to which she was also the applicant) and the intention was to construct two small houses similar to those granted permission under that application. Ms Kitchen stated that she had looked hard at the original application and considered the objections raised. Off-road parking appropriate for two-bedroom houses had been provided and the whole drive in entrance had been opened up, with the wall being replaced using the original stone. Ms Kitchen advised that PA17/11982 was a well-run site. Only one complaint had been received, in relation to a bonfire, and all conditions had been satisfied. The applicant had tried to be forward-thinking, with extra facilities already being put in so that disruption caused would be no more than necessary. The intention was to create top quality, turn-key

properties. Feedback from local residents had been positive, with security in the vicinity being improved, and some had even asked for the back of their properties to be tidied up as part of the works. Ms Kitchen was thanked for her attendance.

1318.5 To reinstate Standing Orders

Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe].

1318.6 To receive a pre-application presentation in relation to Land to the East of The Warren, Buller Hill

Mr Sheehan stated that he had ties to Cornwall and viewed the potential pre-application as a way of coming home and creating a sustainable retirement project/business. The land in question had been acquired in 2010 and the proposal was to erect 10 holiday/glamping cottages, serviced by mains utilities and self-contained digesting sewage treatment units and with a good-sized curtilage for leisure activities. Mr Sheehan suggested that the general community and businesses in the surrounding area would benefit from the influx of extra trade and that the holiday business would have minimal adverse impact on them. Environmental impact would be low as solar roof panels and terrain-hugging wind generators would be used. Mr Sheehan had extensive self-build knowledge and the intention was to create 1½ storey cottages in the traditional Cornish manner, with limited aesthetic impact. The access lane would be widened, improved and subsequently maintained. Councillors were advised that there were houses surrounding the field and the land of historic interest lay just to the North. All neighbours of the site had been written to, but no responses had yet been received. Holiday lets were already in existence at Buller Hill Farm. Cllr Mrs Ellenbroek suggested that Mr & Mrs Sheehan ask their planning consultant to look into applications and planning decisions made in relation to nearby sites. She also suggested that the consultant speak to the planning officers who would be able to provide some context. As Cornwall Councillor for the site, Cllr Thomas took the contact details for Mr & Mrs Sheehan. Cllr Biscoe thanked Mr & Mrs Sheehan for attending and they left the meeting at this point.

1318.7 To consider the planning applications

1318.7.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1318.8 To confirm the Minutes of the following meetings:

1318.8.1 *Meeting of the Planning Committee held on 10th June 2019:*

RESOLVED by Majority that the Minutes of the Planning Committee held on 10th June 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Brown] Cllrs Biscoe and Mrs Biscoe abstained as they had not been present at the meeting.

1318.8.2 *Interim Meeting of the Planning Committee held on 24th June 2019*

Unanimously RESOLVED that the Interim Minutes of the Planning Committee held on 24th June 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Ms Page; Seconded Cllr Mrs Biscoe]

1318.9 To receive the Town Clerk's Report

A report had been circulated prior to the meeting. The Clerk advised that a reply had now been received from Cornwall Council clarifying its protocol for the notification of planning applications. In accordance with statutory requirements, applications were advertised in the local press. Weekly lists were also provided in the main offices and local

press. Site notices were displayed in at least one place on or near the land to which the application related, except in the case of certain types of application such as hedgerow removal notices. Site notices were now put up by the applicant and, on receipt of a photograph of the notice, Cornwall Council implemented the 21 day period for comments on the application. Finally, all residential properties with boundaries abutting an application site were individually notified of the planning application in writing, with the case officer also able to decide to notify other properties at the time of the visit where they considered the property might be materially affected in planning terms. Cllr Mrs Ellenbroek suggested that this information be added to the Town Council's website to clarify the process for local residents. In relation to Highway safety concerns, Cllrs Thomas and Mrs Ellenbroek reported that Nigel Blackler had not attended the meeting, but that James Hatton had recorded the Planning Committee's concerns and would pass them on.

1318.10 **Correspondence**

1318.10.1 *Decision Notice Schedule*

The schedule was noted by Members.

1318.10.2 *Enforcement Notice Schedule*

The schedule was noted by Members.

1318.10.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1318.10.4 *Cornwall Council – Consultation, Planning for Coastal Change Chief Officer Planning Advice Note*

The correspondence was noted by Members.

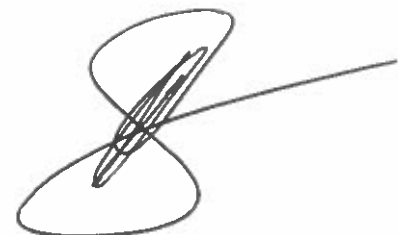
1318.10.5 *Cornwall Council – Street Trading Review*

The correspondence was noted by Members.

1318.10.6 *Cormac – Highways Engagement Event*

Cllr Mrs Ellenbroek confirmed that attending the event had been worthwhile. She further advised that Gas Leat was due to be cleaned and de-silted within the next month. Cleaning would then be on an annual schedule.

Chairman



REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA19/ unless otherwise stated

Meeting: 8th 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 Biscoe; Seconded Cllr Ms Page]</p>				
<p>LIST 2</p>				
4	04450	Garage Rear of 11 Clinton Road	Erection of two semi-detached dwellings and associated works	<p>Unanimously RESOLVED to Recommend for Approval but to ask that a condition or covenant be imposed to ensure that : (i) the proposed gardens remain in perpetuity as gardens and are prevented from being converted to additional parking spaces and (ii) the garden walls are unable to be knocked down and removed [Proposed Cllr Mrs Biscoe; Seconded Cllr Tregunna]</p> <p>Mrs Kitchen left the meeting following consideration of this application.</p>