



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

Tel No: 01209-210038 e-mail: [admin@redruth-tc.gov.uk](mailto:admin@redruth-tc.gov.uk)

**Town Mayor: Cllr Ms D L Reeve**

**Town Clerk: P B Bennett**

See Distribution

*Our Reference:*

RTC/420/3/Mtg

*Date:*

6<sup>th</sup> January 2021

Dear Councillor

**Meeting of the Planning Committee Sub Group, Neighbourhood Planning**

**Tuesday 12<sup>th</sup> January 2021**

You are summoned to attend a meeting of the Redruth Town Council Planning Committee Sub Group, Neighbourhood Planning to be held remotely and virtually on Tuesday 12<sup>th</sup> January 2021, commencing at **6:30 p.m.**

The Agenda and associated papers are enclosed for your reference and information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'PB', with a horizontal line drawn through it.

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

Cllr S Barnes  
Cllr Mrs A Biscoe  
Cllr H Biscoe  
Cllr M Brown  
Cllr Mrs B Ellenbroek  
Cllr C Garrick  
Cllr Ms D Reeve

Ms I Martin  
Ms S Channon  
Ms A Haslam  
Mr M Hernandez  
Mr R Jobson  
Mr C Salamone  
Mr C Weston

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**Redruth Town Council**  
**Planning Committee Sub Group, Neighbourhood Development Plan**  
**Tuesday 12<sup>th</sup> January 2021**

**AGENDA**

**PART I PUBLIC SESSION**

1. To receive apologies for absence
2. Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda
3. To receive the minutes of the:
  - 3.1 Meeting of the Planning Committee Sub Group, Neighbourhood Planning held on 20<sup>th</sup> October 2020
  - 3.2 Meeting of the Planning Committee Sub Group, Neighbourhood Planning held on 14<sup>th</sup> December 2020
4. To receive an update on Funding and Technical Support:
  - 4.1 SEA scoping report consultation
  - 4.2 Redruth Town Council budget position
  - 4.3 Locality budget and anticipated grant return
  - 4.4 CIL application (Revealing Redruth Routes)
5. To discuss the creation of a map of Redruth showing what is going on in the area currently
6. To discuss consultation:
  - 6.1 Cornwall Council's Climate Change DPD - Consultation on proposed Renewable Energy & Sustainable Construction Policy and Evidence
  - 6.2 The draft Green Infrastructure plan for the CPIR area
7. To discuss consultation:
  - 7.1 The draft Questionnaire (V3)
  - 7.2 The Heritage Asset List (now Redruth Parish Historic Environmental Catalogue)
    - (i) Thoughts on key features of local character draft listing
  - 7.3 Creating a Redruth Development Map 2020 – 2030

7.4 The Issues Consultation plan (including promotion plan):

(i) Assistance with monitoring comments on 'other Facebook pages'

(ii) Updating the RTC Neighbourhood Plan website page

(iii) Recommencing Facebook communication from the NP page

7.5 To receive an introduction to Team Untangle:

(i) Brief summary of work with Portreath

(ii) Introducing the Go-Collaborate platform for Redruth

8. To set the date for the next meeting of the Steering Group



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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 Sub-Committee held remotely and  
virtually on Tuesday 20<sup>th</sup> October 2020

Present:	Cllr Mrs B Ellenbroek Cllr S Barnes Cllr Ms D Reeve	Chairman
In attendance:	Ms A Hunt Mrs J Pascoe Ms I Martin Ms S Channon Mr M Hernandez Mr R Jobson Mr C Weston	Office Administrator Administrative Assistant Project Manager Local Resident Redruth & District Chamber of Commerce Local Resident Coastline Housing

PART I – PUBLIC SESSION

**1372.1 To receive apologies for absence**

Cllrs Biscoe, Mrs Biscoe, Brown and Garrick (other commitments).

**1372.2 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.

**1372.3 To receive the minutes of the Meetings of the Planning Committee Sub Group, Neighbourhood Planning held on 17<sup>th</sup> February 2020**

**1372.3.1** RESOLVED by Majority that the Minutes of the Planning Committee Sub Group, Neighbourhood Planning Meeting held on 13<sup>th</sup> July 2020 be accepted as true and accurate records of proceedings. [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Ellenbroek] Cllr Barnes abstained as he had not been present at the meeting.

**1372.4 To receive an update on funding and technical support**

The Project Manager advised that a successful application had been made to Locality, with £8600 being awarded for the period to 31<sup>st</sup> March 2021. Since the application had been made, the Project Manager had been made aware of the requirement for a Strategic Environmental Assessment (SEA). This would have a significant impact on the timeline. As a result the Project Manager would reprogramme the grant and prepare to return some of it. The Sub-Committee was further updated as to the current position in relation to the Redruth Town Council budget. The Project Manager clarified what an SEA was and why it was required for Redruth. The assessment would have no financial implications for the Neighbourhood Plan, with an application having been made for technical support from

AECOM. It was anticipated that the result of that application would be known by the end of October. The SEA process had a number of stages, with pre-submission consultation unable to take place until the assessment had been produced. This meant that pre-submission consultation was now anticipated to take place in June-July 2021 at the earliest.

**1372.5 To receive an update on the Masterplan package for the Brewery site**

Draft workshop notes had been circulated prior to the meeting. It was agreed to put work on the masterplan on hold until the SEA scoping had been undertaken. The Project Manager would issue the workshop notes with an explanatory note to all those who had attended.

**1372.6 To receive an update on the Town Centre Masterplan**

This work was being undertaken by the HSHAZ, with consultants having been appointed. The Project Manager had spoken to both parties and it was agreed by those present to take all town centre work forward through the masterplan, with the exception of Fairmeadow Car Park which needed to be kept in the Neighbourhood Plan. Stakeholder workshops would be organised, to which the Neighbourhood Plan would be invited. A preferred option would then be taken to public consultation. A discussion took place around proposed changes to the planning system, but it was agreed that work needed to continue as normal on the Neighbourhood Plan, particularly since the further along the process it was, the greater the weight it carried and it was important that Redruth be able to have its say.

**1372.7 To discuss the creation of a Redruth map showing what is currently going on in the area**

The Project Manager advised that it had become apparent that there was nowhere people could look to see what was going on in the Parish. It was thought that a map would also help to explain the Neighbourhood Plan to people. A discussion took place around what should go on the map. A list would be added to Basecamp, following which a summary graphic would be produced. Events from 2010-2020 would be demonstrated as a written journey, with a map showing the journey going forward.

**1372.8 To receive initial feedback from Cornwall Council on the Redruth NDP draft policies**

The feedback had been circulated prior to the meeting. The draft policies and feedback would help to inform the issues consultation and identify what could and could not be progressed. There was a need to get the public to buy in to the vision and demonstrate whether or not draft policies has their support. Cllr Mrs Ellenbroek suggested a contact who would be able to assist with road accident data and would, together with Mr Weston, contact the Project Manager in relation to extra care provision. It was agreed to take self-build housing forward to the issues consultation to see if there was support. The Project Manager reported that Sustrans were on board in relation to an active travel map, which could also prove to be a useful tool in a number of other areas. The Project Manager would produce a list of consultation questions, reduce the policy list and produce an updated draft of the Neighbourhood Plan.

**1372.9 To receive an update on Housing**

The Housing Needs Assessment would be added to the Neighbourhood Plan page of the Town Council website. This was at the request of Cornwall Council, since it was increasingly being used in the determination of planning applications, but was not in the public domain. The Project Manager advised that Redruth was well on its way to meeting its housing target, with the issues being the filling of the remaining gap, provision of affordable housing and provision for older people. The Sub-Committee was advised that a

request for pre-application advice had been submitted for the Trengweath site, with concerns already having been raised by local businesses and particular concerns in relation to access and air quality.

**1372.10 Community Infrastructure Levy (CIL) Application – Revealing Redruth Routes**

The Project Manager advised that the application had been submitted and would be considered by the Panel in mid-November.

**1372.11 To receive an update on Consultation**

The issues consultation would restart in December-January. It was agreed that working with Team Untangle was the best route under the current circumstances. The Falmouth team was currently working with the Portreath NDP on their pre-submission consultation. Details had been provided for those present to look at the platform. The Project Manager was also looking into the possibility of a market stall, but had yet to undertake the necessary risk assessment. It had additionally been agreed that the Town Council's Teams platform could be used for two pre-bookable sessions. The Neighbourhood Plan Facebook page would be revived, posters created for display and email promotion undertaken. Cllr Mrs Ellenbroek thanked the Project Manager for her hard work, particularly the huge amount of work which had gone into the CIL application. It was agreed that she had gone above and beyond and that her efforts were much appreciated.

**1372.12 To set the date for the next meeting of the Steering Group**

The next meeting of the Steering Group would take place on Tuesday 17<sup>th</sup> November at 6:30pm.

**Chairman**



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**Town Clerk: P B Bennett**

Minutes of a Meeting of the Redruth Town Council Planning Sub-Committee held remotely and  
virtually on Monday 14<sup>th</sup> December 2020

Present:	Cllr Mrs B Ellenbroek Cllr S Barnes Cllr M Brown Cllr Ms D Reeve	Chairman
In attendance:	Ms A Hunt Mrs J Pascoe Ms I Martin Mr M Hernandez Mr C Weston	Office Administrator Administrative Assistant Project Manager Redruth & District Chamber of Commerce Coastline Housing

PART I – PUBLIC SESSION

**1383.1 To receive apologies for absence**

Cllr Garrick and Mr R Jobson (other commitments).

**1383.2 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.

**1383.3 To receive the minutes of the Meetings of the Planning Committee Sub Group, Neighbourhood Planning held on 20<sup>th</sup> October 2020**

This item was carried forward to the next Meeting of the Planning Committee Sub Group, Neighbourhood Planning.

**1383.4 To receive an update on the Strategic Environmental Assessment (SEA)**

The Scoping Report from AECOM had now been received. It presented a suggested scope for the SEA so the designated authorities could provide comment. The report was a good document containing nine environmental themes. The Project Manager had noted five items in the report to raise with AECOM: on Climate Change the report stated two electric charging points were available, but the one on Falmouth Road was no longer there; on Flood Risk an existing report on the Brewery Site was stated not to be available, but the Project Manager possessed a copy which could be provided; on Health and Wellbeing GP provision did not make any mention of the buildings themselves; on Housing figures did not make use of those for the elderly, and on Transport the provision for Footpaths and Cycle paths did not mention that they did not join up well. It was agreed the Project Manager would go through these items with AECOM on behalf of the Steering Committee in order for the report to be signed off. It would then be appraised for

reasonable alternatives considering alternative policy approaches, and released to Historic England, the Environment Agency and Natural England for a five-week consultation period. It was unknown if any reasonable alternatives from the findings would create further work for the Steering Committee, but it was a process that had to be gone through. Cllr Mrs Ellenbroek further advised the Clinton Road and Manor GP Surgeries were to merge, which the Project Manager would also pass on to AECOM.

**1383.5 To receive an update on the CIL application**

The Project Manager advised no further update was available. Cllr Mrs Ellenbroek would make enquiries and report back any findings.

**1383.6 Consultation**

The Project Manager advised she had been working with Team Untangle on the issues consultation. The intention was to be visible in the town and see people face to face wherever possible, in addition to holding virtual meetings. A draft questionnaire had been loaded onto Basecamp. It did not include the Brewery site or the Fairmeadow Car park, as these would be dealt with in the Town Masterplan. Team Untangle were building a platform and would attend the next meeting of the Steering Group. They were currently working with Portreath Neighbourhood Plan, which from reports was going well with the most contentious issue being the development boundary line. The Project Manager advised such issues would be best to get sorted out at this stage. A discussion took place and it was agreed that North Country was an area to look at further regarding the settlement boundary. The Redruth map had now been prepared, and the Project Manager was working with Cornwall Council who would digitise it over the next few weeks. It would then be shared with the Steering Group. The Redruth Heritage Assets Inventory contained over nine hundred records which was more than could be added to the map, and the Project Manager would seek advice from the World Heritage Site team on how best to develop and present it. The Project Manager further advised the Climate Change consultation had opened that day, and it was apparent there was a lot within it to look at, and that the Redruth Neighbourhood Plan needed to use it. The Project Manager would provide a link to the consultation to the Steering Group members.

**1383.7 To set the date for the next meeting of the Steering Group**

The next meeting of the Steering Group would take place on Tuesday 12<sup>th</sup> January 2021 at 6:30pm. The Project Manager would bring proposed costings to the meeting to decide how much funding received would be given back. Cllr Mrs Ellenbroek thanked the Project Manager for all the hard work she had done.

**Chairman**