

Redruth Town Council



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

Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

Our Reference:

RTC/Planning Committee

Date:

23rd September 2026

See Distribution

Dear Councillor

Meeting of the Planning Committee of Redruth Town Council – 28th September 2026

You are summoned to attend a Meeting of the Planning Committee of Redruth Town Council to be held in The Langman Room, Redruth Civic Centre, Alma Place on Monday 28th September 2026. Proceedings will commence at **6:00pm**.

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

Yours sincerely

A handwritten signature in cursive script that reads "Charlotte Williams".

Charlotte Williams
Town Clerk

Enclosures:

Agenda and associated documentation

Distribution & Action:

Cllr H Biscoe	Cllr A Mays
Cllr W Tremayne	Cllr J Morrison
Cllr A Biscoe	Cllr D Reeve
Cllr P Broad	Cllr M Selwood
Cllr S Barnes	

All other Redruth Town Councillors

Cornwall Council Members, Press and Public

REDRUTH TOWN COUNCIL
MEETING OF THE PLANNING COMMITTEE – Monday 28th September 2026

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. Public participation session - to allow the public to put questions to the Council on any matters relating to this agenda.
4. To confirm the Minutes of the Meeting of the Planning Committee held on 24th August 2026 [Minutes attached].
5. To consider the planning applications [schedule attached].
6. Decision Notice Schedule [schedule attached].
7. Licence applications [schedule attached].
8. Correspondence received.
 - 8.1 PA26/05655 - Comment from a member of the public who claims that the proposed changes may have increased the visual impact of the development, particularly a closer position to the road and steeper roof pitch.



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

Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr A Biscoe	Town Clerk: C Williams
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**Minutes of a Meeting of the Planning Committee held at Redruth
Civic Centre, Alma Place, Redruth on Monday 24th August 2026**

Present:

Cllr H Biscoe

Chair

Cllr S Barnes

Cllr A Biscoe

Cllr P Broad

Cllr A Mays

Cllr J Morrison

Cllr M Selwood

In attendance:

Mrs C Williams

Town Clerk

Mrs H Bardle

Responsible Finance Officer/Deputy Town Clerk

Cllr K Cunningham

Cllr B Ellenbroek

There were 2 members of the public in attendance

PART I – PUBLIC SESSION

Cllr H Biscoe read the two statements from Redruth Town Council regarding respectful conduct and audio recording of the meeting for minute taking purposes.

1674.1 To receive apologies for absence

Apologies were received from Cllrs Tremayne and Reeve.

1674.2 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.

1674.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

1674.3.1 Mr D. Mitchell spoke to the Cllrs regarding application PA26/06428, asking for their Support which was given historically. He also gave clarification over details about the property when asked by Cllrs.

1674.3.2 Ms Cunningham stated her objection to application PA26/04731, that there was no need for another supermarket in town that would take away from the town centre. She continued with her concern over the traffic congestion and the various impacts on the environment to the immediate area.

1674.3.3 Ms Ellenbroek also stated her objection to application PA26/04731, with shared concerns over the traffic impact. She added the concern that the proposed use for the supermarket infringes on the proposed housing development plan, and that the commercial addition to the town was not at the benefit of its residents. She also stated that there needed to be proper public consultation in order to make an informed decision.

1674.4 To confirm the Minutes of the Meeting of the Planning Committee held on 27th July 2026 (minutes attached)

1674.4.1 Unanimously RESOLVED to confirm the Minutes of the Planning Committee held on 29th June 2026.

1674.5 To consider the planning applications

The planning applications were dealt with in accordance with the attached Annex A.

1674.6 Decision Notice Schedule

The Decision Notice Schedule was noted.

1674.7 Appeals

The Appeal Schedule was noted.

1674.8 Correspondence received.

1674.8.1 Land at Wheal Prussia – email from Cornwall Council attached

The email was noted and discussed in accordance with Annex A.

1674.8.2 Email regarding proposals for new Lidl store

The email was noted and discussed in accordance with Annex A.

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA26/ unless otherwise stated.

Meeting: Monday 24th August 2026

LIST 1

Unanimously RESOLVED that all the Applications on List 1 are supported en-bloc,
[Proposed Cllr A Biscoe; Seconded Cllr Barnes].

REF NO	CC REF	SITE	PROPOSAL	DECISION
1	05014	Tall Trees, Lower North Country, Redruth	Installation of conservatory to the west elevation of property	Supported
2	05213	Land to the South of North Country Garage, North Country, Redruth, TR16 4AA	Application for permission in principle for the construction of up to 6 dwellings (minimum of 4, maximum of 6)	Supported
3	04864	11 Fords Row, Redruth, TR15 1JS	Rear extension to dwelling	Supported

4	04925	77 Fore Street, Redruth, TR15 2BL	Alterations and replacements of existing shop front, and installation of new windows to side elevation of flats on second floor	Supported
5	04756	23 Fore Street, Redruth, TR15 2BD	Listed Building Consent for the conversion of the site into a Banking Hub with associated works	Supported
6	04755	23 Fore Street, Redruth, TR15 2BD	Conversion of the site into a Banking Hub with associated works	Supported
7	04757	23 Fore Street, Redruth, TR15 2BD	Advertisement Consent for the installation of one external main fascia sign and one projecting sign. Internally, an illuminated directory of services and bank availability poster, a vinyl community message and a marketing poster, and signage including an opening hours sign and a CCTV sign	Supported
8	05493	Land North West of 3 Beechtree Close, Beechtree Close, Wheal Rose, Scorrier	Construction of two residential dwellings	Supported

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA26/ unless otherwise stated.

Meeting: Monday 24th August 2026

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
9	PA25/06428	33 Fore Street, Redruth, TR15 2AE	AMENDED APPLICATION: Conversion of ground floor commercial unit into residential apartments and reconfigured rear access to first floor accommodation including upper floor terrace, alterations to rear windows, doors and communal garden area.	RESOLVED by Majority to Support the application [Proposed Cllr H Biscoe; Seconded by Cllr Barnes] Cllr Broad abstained
10	PA25/06435	33 Fore Street, Redruth, TR15 2AE	AMENDED APPLICATION: Listed Building Consent for works associated with the conversion of ground floor commercial unit into residential apartments and reconfigured rear access to first floor accommodation,	RESOLVED by Majority to Support the application [Proposed Cllr H Biscoe; Seconded by Cllr Barnes] Cllr Broad abstained

			including upper floor terrace, alterations to rear windows and doors and communal garden area	
11	04563	47 Raymond Road, Redruth, TR15 2HF	Proposal for a single new semi-detached dwelling on vacant terrace infill site Mining report document to discuss	Unanimously RESOLVED to Support the application on the condition the property provide extensive surveys (grounds, full physical mining etc), and that the Planning Authority approve these conditions being met. [Proposed Cllr H Biscoe; Seconded Cllr Selwood]
12	05470	Land South of Kelandy, Wheal Prussia, Treleigh	Application for Permission in Principle for the construction of up to 1 dwelling (minimum of 1, maximum of 1)	Unanimously RESOLVED not to Support the application as it is outside the development area [Proposed Cllr Barnes; Seconded Cllr A Biscoe]
13	04731	Land at Tolgus Vean, Redruth	Full application for the construction of a new food store Class E (a) with associated parking, landscaping, drainage, and servicing – Lidl Great Britain Limited	RESOLVED by Majority to defer decision, to invite Lidl to hold consultation for public discussion and to notify Cornwall Council of the land's original intended use, and

				outline details of a traffic assessment [Proposed by Cllr A Biscoe; Seconded by Cllr Broad] Cllr Mays was against, all else in favour
14	04996	42A Clinton Road, Redruth, TR15 2QE	Change of use from a guest house (Use Class C1) to children's home (Use Class C2) incl demolition of existing garage	RESOLVED by Majority to Support the application on the condition they provide a traffic impact assessment and provide more clarification over security and layout within the building [Proposed Cllr Selwood; Seconded Cllr Barnes] Cllr Barnes was against, all else in favour.

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 28th September 2026

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
1	05655	Panorama Highway Lane Mount Ambrose Redruth Erection of single storey extension, construction of home office and associated works with variation of condition 2 in relation to decision notice PA25/07621 dated 19.11.2025	Central	Supported
2	06111	Bryher Trevingey Road Redruth Cornwall TR15 3DH Works to Trees within a Conservation Area (TCA) - T1 - Weeping Pear - Fell and replace with another weeping Pear. T2 - Fell and replace with a smaller tree. T3 - Birch - Fell and replace with Berberis Darwinii.	South	Supported
3	06321	Trengweath Clinic Penryn Street Redruth Cornwall TR15 2SP Non-material amendment in relation to decision notice PA22/06830 dated 24.10.2023 - The road previously shown as temporary is now shown as a permanent additional road, with the exit road re-aligned and the adjoining footpath diverted, this makes access to the site easier for all vehicle types. Revised layout of the roof-mounted photovoltaic array. Slight realignment of perimeter road to move this away from the site boundaries. Sub-station location indicated	South	Supported
4	06269	Silverdale 10 Trewirgie Road Redruth Cornwall TR15 2SX Works to trees subject to a Tree Preservation Order - Holm Oak crown lift	South	Supported

		secondary branches to a minimum of 5.5m from ground level to comply with highway standards		
5	06216	DP Engineering 1 Jon Davey Drive Treleigh Industrial Estate Redruth TR16 4AX Proposed new compound roof	North	Supported
6	06519	Chyventon House Forth Noweth Redruth Cornwall Works to Tree covered by a Tree Preservation Order (TPO) - T1 – To remove storm damaged Conifer	North	Supported

LIST 2

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
7	05676	Land Adjacent to St Margaret's North Country Redruth TR16 4AA Construction of a dwelling.	North Cllr Tremayne	
8	05105	The Bike Chain 82 Mount Ambrose Redruth Cornwall Proposed conversion and extension of existing class E buildings to 4no. residential dwellings	Central Cllr Broad	
9	06363	Land At Bartles Industrial Estate North Street Redruth Cornwall Construction of single storey commercial unit and associated works	North Cllr Mays	

Decision Notice Schedule

All references for PA26 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1673.5.5	04275	The Ladder 2 - 4 Clinton Road Redruth Cornwall TR15 2QE	Listed Building Consent for new kitchen and extract vent termination to outside	Unanimously RESOLVED to Support the application	APPROVED
1674.5.2	05213	Land To The South Of North Country Garage North Country Redruth Cornwall TR16 4AA	Application for Permission in Principle for the construction of up to 6 dwellings (minimum of 4, maximum of 6)	Unanimously RESOLVED to Support the application	Granted (CAADs, PIPs and LUs only)
Not discussed previously	06336	STREET RECORD Treleigh Cornwall	Electricity Act 1989: Overhead Lines (Exemption) (England and Wales) Regulations 2009		Closed - advice given
1674.5.4	04925	77 Fore Street, Redruth, TR15 2BL	Alterations and replacements of existing shop front, and installation of new windows to side elevation of flats on second floor	Unanimously RESOLVED to Support the applicatio	APPROVED
1667.5.1.3	03788	97 Southgate Street, Redruth, TR15 2NE	Proposed rear and side extensions	Unanimously RESOLVED to Support the application	APPROVED
1672.5.2	04404	Walker Moyle Chartered Accountants, 3 Chapel Street, Redruth	Listed building consent for Internal Alterations	Unanimously RESOLVED to Support the application	APPROVED
Not discussed previously	PA26/01 028/PRE	Lovers Lane Redruth TR15 2SX	Exception notice for the removal of remaining limbs to a Sycamore tree and leave the central stem as a monolith		Closed - advice given

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 28th September 2026

Licence Applications

Ser No	Premises Name and Address	Applicant	Application Accepted	Application Type	Brief description of application	Ref.	Deadline Date
1	Scorrier House, Scorrier, Redruth, TR16 5AU	Quick Panda Productions Limited	17.09.2026	Variation	Increase the capacity for 2 events	LI26_004198	15.10.2026

From [REDACTED]

Sent: 02 September 2026 20:06

To: Admin (Redruth Town Council) <admin@redruth-tc.gov.uk>; Charlotte Williams <townclerk@redruth-tc.gov.uk>

Subject: Change to street scene.

Dear Town Clerk and Members of Redruth Town Council,

I am writing to draw the Council's attention to a potential change to the street scene arising from the relationship between planning application PA25/07621 and the currently live Section 73 application PA26/05655.

PA25/07621 was the original approved application for the site. PA26/05655 is currently being considered as a Section 73 application, and I believe that the Council should carefully compare the proposals and approved drawings to establish whether the changes now proposed could result in a materially different appearance or impact on the street scene.

I would be grateful if Redruth Town Council could consider, in particular:

- the appearance of the development from the public realm and Highway Lane;
- whether the proposed changes alter the visual relationship of the development with neighbouring properties and the surrounding streetscape;
- whether the cumulative effect of the changes differs materially from the scheme previously considered under PA25/07621; and
- whether the live Section 73 application should be treated as having a potentially different impact on the character and appearance of the area.

As Redruth Town Council is a statutory consultee on planning matters within the parish, I would respectfully ask that PA26/05655 is considered with direct reference to the approved scheme under PA25/07621 and that any potential change to the street scene is addressed in the Council's consultation response.

I would be grateful if this correspondence could be brought to the attention of the appropriate councillors and considered in connection with the current application PA26/05655.

It should be noted that the building has been constructed approximately 3.5 meters closer to the highway than the original approved plans and the roof pitch has been doubled.

Yours faithfully,

[REDACTED]

Redruth
TR151SE



1 Existing Location Plan

1 : 1250



4 Proposed Block Plan

1 : 500



5 Proposed Location Plan

1 : 1250



2 Existing Block Plan

1 : 500



3 Proposed Site Plan

1 : 200

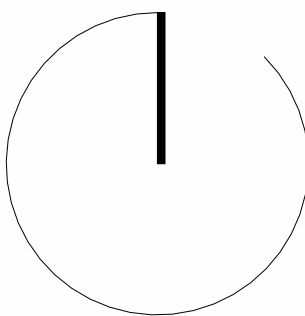
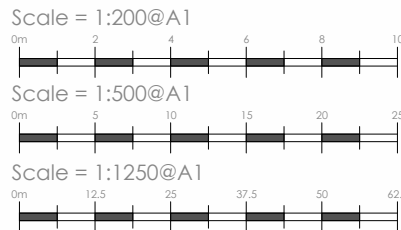


6 Google Earth Image

1 : 1



1. This drawing is the copyright of Cornwall Planning Group and may not be reproduced without licence.
2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architects drawings.
5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.
6. Tenders must include for all the works described or being apparent on the drawings or can reasonably be inferred as being necessary for the proper execution of the works.
7. This drawing is for town planning and building regulations only and is not a complete working drawing.
8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.
9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.
10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEPR/D1R guidance document "Limiting Thermal Bridging & Air Leakage : Robust Construction Details for Dwellings and Similar Buildings" available from The Stationery Office Ltd.



Cornwall Planning Group

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Web: www.cornwallplanninggroup.co.uk

Client: Mr Jamie Coswell

Project: Erection of Single Storey Extension,
Construction of Home Office &
Associated Works

Address: Panorama, Highway Lane, Redruth,
Cornwall, TR15 1SE

Title: Location Plans

Revisions			
Rev.	Issue Date	Description	Issued by

Stage: Householder planning permission

Scale: As indicated

Date: 15/09/2025

Drawn: QEC Checked: CM

Project No: 3272 Drawing No: 001

Rev:

The Section 73 application relates solely to the lowering of the finished floor level of Office Building by 500mm. Consequently, all associated structural openings have been lowered by the corresponding 500mm.

The ridge height remains unchanged from that previously approved.

Site Area = 659.05 m²

