



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:

21st October 2026

See Distribution

Dear Councillor

Meeting of the Planning Committee of Redruth Town Council – 26th October 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 26th October 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 black ink, reading '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 26th October 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 28th September 2026 [Minutes attached].
5. To confirm the Minutes of the Extraordinary Meeting of the Planning Committee held on 20th October 2026 [Minutes attached].
6. To consider the planning applications [schedule attached].
7. Decision Notice Schedule [schedule attached].
8. Licence applications [schedule attached].



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

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

**Minutes of a Meeting of the Planning Committee held at Redruth Civic Centre,
Alma Place, Redruth on Monday 28th September 2026**

Present:

Cllr H Biscoe
Cllr W Tremayne
Cllr S Barnes
Cllr A Biscoe
Cllr P Broad
Cllr A Mays

Chair
Deputy Chair

In attendance:

Mrs C Williams
Mrs H Bardle
Mr S Davey

Town Clerk
RFO/Deputy Town Clerk
Minute Taker

PART I – PUBLIC SESSION

1676.1 To receive apologies for absence

Apologies were received from Cllrs Morrison, Selwood and Reeve.

1676.2 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.

1676.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

No members of the public were present.

1676.4 To confirm the Minutes of the Meeting of the Planning Committee held on 24th August 2026.

RESOLVED by MAJORITY that the minutes of the Planning Committee held on 24th August 2026 be accepted as a true and accurate record of proceedings, [Proposed Cllr Barnes; Seconded Cllr Broad; Cllr Tremayne abstained].

1676.5 To consider the planning applications

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

1676.6 Decision Notice Schedule

The Decision Notice Schedule was noted.

1676.7 Licensing Schedule

The Licensing Schedule was noted.

Chair

DRAFT

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE
ANNEX A

All references for PA26 unless otherwise stated.

Meeting: Monday 28th September 2026

LIST 1

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

REF NO	CC REF	SITE AND PROPOSAL	WARD	DECISION
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 secondary branches to a minimum of 5.5m from ground level to comply with highway standards	South	Supported
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

REF NO	CC REF	SITE AND PROPOSAL	WARD	DECISION
7	05676	Land Adjacent to St Margaret's North Country Redruth TR16 4AA Construction of a dwelling.	North	A proposal to support the application was put to the meeting [Proposed Cllr Tremayne, Seconded Cllr Broad]. RESOLVED by Majority not to support the application due to overdevelopment and concerns about the highways situation. Cllrs Broad, Mays and Tremayne voted for the proposal; Cllrs A Biscoe, H Biscoe and Barnes voted against. Cllr H Biscoe had the casting vote against the proposal.
8	05105	The Bike Chain 82 Mount Ambrose Redruth Cornwall Proposed conversion and extension of existing class E buildings to 4no. residential dwellings	Central	RESOLVED by Majority to not support the application due to concerns over infill parking and amenity space [Proposed Cllr H Biscoe, Seconded Cllr A Biscoe]. Cllr P Broad voted against the motion.

9	06363	Land At Bartles Industrial Estate North Street Redruth Cornwall Construction of single storey commercial unit and associated works	North	RESOLVED by Majority to support the application [Proposed Cllr Barnes, Seconded Cllr Mays]. Cllrs Broad and Tremayne abstained.
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Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

**Minutes of an Extraordinary Meeting of the Planning Committee held at Redruth
Civic Centre, Alma Place, Redruth on Tuesday 20th October 2026**

Present:

Cllr H Biscoe
Cllr W Tremayne
Cllr S Barnes
Cllr A Biscoe
Cllr A Mays
Cllr M Selwood

Chair
Deputy Chair

In attendance:

Cllr I Thomas
Mrs H Bardle
Mr S Davey

RFO/Deputy Town Clerk
Minute Taker

There were 8 members of the public in attendance

PART I – PUBLIC SESSION

1679.1 To receive apologies for absence

Apologies were received from Cllrs Broad, Morrison and Reeve.

1679.2 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.

1679.3 Cllr H Biscoe agreed, at the request of a public member, to have the presentation from Lidl before the questions from members of the public.

To receive a presentation from representatives for Lidl GB on their proposal for a food store at Tolgus Vean, Redruth.

Simon Gitsham from Lidl GB gave a presentation which included an overview of Lidl's business model, and more detailed plans for the site, which included the following points;

- The site already has outline planning consent for a mixture of 60 houses and commercial premises.
- Lidl first submitted their application in July 2026 which was amended in August 2026.
- If the application is successful, the plan is to start works early 2027 with the store opening early in 2028.
- There are issues with the slope of the site, but the landscape plan avoids high retaining walls, retaining the existing boundary hedges (Cornish hedges) where possible. Some new trees will be planted.
- The plans include improved access onto the A3047 with signal controls, and a wider road for left and right turn.
- The new store is not expected to increase road traffic significantly.
- Carpark measures should restrict parking to customers only.
- Drainage has been surveyed and a plan is in place for surface water discharge.
- The ecology survey reported no bats or protected species.
- 70% of respondents to the household survey support the proposal.
- Around 40 FTE jobs offered locally.

1679.4 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

Several members of the public asked questions relating to concerns for established trees in the area, parking, traffic congestion, safety for school children at peak times, and whether there was a need for another supermarket in Redruth.

The representatives from Lidl answered all questions.

Councillors were also invited to ask questions, and all were answered by the representatives from Lidl.

It was agreed that Lidl would forward to the Council, details of the responses to the public consultation survey, and details of the habitat survey and plans for the Cornish hedges.

1679.5 To consider the planning application PA26/04731

RESOLVED by Majority to Support the application. [Proposed Cllr Selwood, seconded Cllr A Biscoe]. Cllr Barnes and Mays voted against. Cllr Tremayne abstained.

Chair

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 26th October 2026

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
1	06765	The Ladder 2 - 4 Clinton Road Redruth Cornwall Listed Building Consent for new side door and internal alterations to create 'youth cafe' in basement rooms.	South	Supported
2	06810	3 Manor Terrace North Street Redruth Cornwall Rear single storey in-fill extension	North	Supported
3	07008	1 Trewirgie Hill Redruth Cornwall TR15 2TB Removal of conservatory and construction of rear kitchen extension	South	Supported
4	07163	6 Hoskings Row Redruth Cornwall TR15 2SN First floor rear extension to existing dwelling with the inclusion of a Juliet balcony on the north east elevation.	North	Supported
5	07159	27 Blights Row Redruth Cornwall TR15 1JL Non material amendment in relation to decision notice PA22/00921 dated 08.04.2022 to allow mono-pitch porch roof to be raised in height above that previously approved. Change roofing materials from glass to natural slate	North	Supported

LIST 2

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
6	05846	UK Storage Company SW Ltd Cardrew Industrial Estate Cardrew Way Redruth TR15 1SS Advertisement consent for 11no. signs - flat aluminium composite material (ACM) panels with digitally printed graphics	Central Cllr Broad	

Decision Notice Schedule

All references for PA26 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1674.5.12	05470	Land South Of Kelandy Wheal Prussia Treleigh Cornwall TR16 4BG	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	Granted (CAADs, PIPs and LUs only)
1676.5.3	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	Unanimously RESOLVED to Support the application	APPROVED
1674.5.9	PA25/06428	33 Fore Street, Redruth TR15 2AE	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 (in red additional to previous application)	RESOLVED by Majority to Support the application	APPROVED

1674.5.10	PA25/06435	33 Fore Street, Redruth TR15 2AE	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, including upper floor terrace, alterations to rear windows and doors and communal garden area	RESOLVED by Majority to Support the application	Approved
1676.5.1	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	Unanimously RESOLVED to Support the application	Approved
N/A	PA26/00955/ PRE	Trevenner House Nettles Hill Redruth Cornwall TR15 1JL	Request for a Tree Preservation Order (TPO) to protect one Hawthorn tree	Not Received	Closed – Advice Given
1676.5.2	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.	Unanimously RESOLVED to Support the application	Decided not to make a TPO (TCA apps)
1674.5.1	05014	Tall Trees, Lower North Country, Redruth	Installation of conservatory to the west elevation of the property	Unanimously RESOLVED to Support the application	Approved
1674.5.14	04996	42A Clinton Road Redruth Cornwall 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 an traffic impact assessment and provide more clarification over security and layout within the building	Approved
1676.5.4	06269	Silverdale 10 Trewirgie Road Redruth Cornwall TR15 2SX	Works to trees subject to a Tree Preservation Order - Holm Oak crown lift secondary branches to a minimum of 5.5m from ground level to comply with highway standards	Unanimously RESOLVED to Support the application.	Approved

N/A	05408	Land North West Of Treskerby Farm Treskerby Redruth Cornwall TR16 5AQ	Certificate of lawfulness for proposed use: Creation of access and laying of hard standing	Not Received	Granted (CAADs, PIPs and LUs only)
N/A	05407	Land To The North Of Treskirby Treskerby Redruth Cornwall TR16 5AG	Application for a Lawful Development Certificate for a Proposed formation of access and hardstanding	Not Received	Granted (CAADs, PIPs and LUs only)
1674.5.7	04757	23 Fore Street Redruth Cornwall 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	Unanimously RESOLVED to Support the application	Approved
1674.5.6	04755	23 Fore Street Redruth Cornwall TR15 2BD	Conversion of the site into a Banking Hub with associated works	Unanimously RESOLVED to Support the application	Approved
1674.5.3	04864	11 Fords Row, Redruth, TR15 1JS	Rear extension to dwelling	Unanimously RESOLVED to Support the application	Approved
1674.5.5	04756	23 Fore Street, Redruth, TR15 2BD	Listed Building Consent for the conversion of the site into a Banking Hub with associated works	Unanimously RESOLVED to Support the application	Approved
1674.5.11	04563	47 Raymond Road, Redruth, TR15 2HF	Proposal for a single new semi-detached dwelling on vacant terrace infill site	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.	Approved

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 26th October 2026

Licence Applications

Ser No	Premises Name and Address	Applicant	Application Accepted	Application Type	Brief description of application	Ref.	Deadline Date
1	Scorrier Clijah Park, Wheal Trefusis, South Downs, Redruth, TR15 2NQ	Redruth United Football Club	01.10.2026	Grant	Sale of alcohol - on sales	LI26_004668	29/10/2026