



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT
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Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

Minutes of a Meeting of the Redruth Town Council held at Redruth Civic Centre,
Alma Place, Redruth on Monday 27th October 2025

Present:

Cllr A Biscoe
Cllr E Allen
Cllr S Barnes
Cllr H Biscoe
Cllr K Cunningham
Cllr B Ellenbroek
Cllr R Jolly
Cllr R Major
Cllr D Reeve
Cllr M Selwood
Cllr I Thomas
Cllr W Tremayne

Chair

In attendance:

Mrs C Williams
Mrs H Bardle
Ms C Welsh
Ms J Turner
Mrs J Cockerham-Harris

Town Clerk
RFO/Deputy Town Clerk
Strategic Projects Officer
Senior Library Officer
Administrator

13 members of the public were also in attendance

DRAFT UNTIL APPROVED

PART I – PUBLIC SESSION

1638.1 To receive apologies for absence

Apologies were received from Cllrs Broad and Morrison.

1638.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda

Cllr W Tremayne declared a pecuniary interest under item 12.

1638.3 Public participation session – to enable members of the public to put questions to the Council relating to any items on the agenda

- 1638.3.1 Ms M. Ringrose stated that in her opinion, there was no need for an ASB Officer when one was already in place and very successful. She spoke positively of this particular Officer (Ms A. Lamy), giving her a high recommendation. Another member of the public, Ms R. Ince, spoke in conjunction with the previous speaker, remarking she had a different Officer (Ms K. Smith) with differing experiences, relaying her own personal and unfortunate experiences with the ASB team. This led her to request a new Officer appointed to her, but she was told by Cornwall Council that she was unable to change, leading her to disappointment with the system and to question why she had been denied her request of changing Officers. The Town Clerk answered that the ASB Officer who was likely to be previously in charge of Ms Ince's case, did used to be in part funded by Redruth Town Council, although the Council resolved not to continue funding the post. It was mentioned that the current ASB Officer, A. Lamy covers Redruth, Newquay, and St Austell. Ms Ringrose then proposed the idea that the current need for an ASB role, should be filled by a community led working group, made up of members of the public and local businesses. Cllr Ellenbroek stated that she was a representative of the Safer Towns Partnership, a community led partnership and was happy to raise the issue at their next meeting.
- 1638.3.2 Mr P. Deacon raised the issue of accessibility with the publication of the minutes. He stated that scans of the minutes, as PDFs, were inaccessible and in his opinion, needed to be published sooner. He mentioned that the website needed an upgrade and that he had put together a document of information to summarise these thoughts with guided solutions. The Town Clerk responded and said she agreed with Mr Deacon, stating that the website needed overhauling and that technically, the backend of the website was clunky and was causing issues. She commented on her visit to Penzance Town Council and other Councils, as the team are now able to bring this forward as a priority, and she explained that the matter was indeed in the agenda papers for the meeting this evening. She explained that over the last twelve months there have been other more pressing priorities which the team have been dealing with. She went on to explain that the Council have been undertaking a review of Standing Orders and once adopted, Council draft minutes will be published within two weeks of the meeting(s).
- 1638.3.3 Mr M. Musgrave spoke about the strategic importance of the Brewery Site, which was on the agenda. He remarked on the current state of the site, saying it was not aspirational but that it had huge potential, akin to the abandoned supermarket site in Helston, that was now turned into a social space. He remarked how it was key that the provided space was useful and important for our own community. The Town Clerk commented that there was a presentation from Cornwall Council towards the end of the meeting to clarify the development ideas for the site. She stated that Redruth Town Council did not own the site, as it was privately owned.
- 1638.3.4 Mr C. Garrick, spoke of a trip the Council had taken last June to Wigan, where the local food pantries were able to provide for the community. It was remarked at the time of this visit that Redruth should follow suite and he wanted to know if there had been any progress on this since. The Town Clerk stated that the progress on Food Larders was in development, and that there had been investigations into various possible locations for

possible expansion of current provision. She went on to state that they were in contact with Cornwall Council to arrange a site visit to one in particular and commented on the importance of finding a site with car accessibility and good natural assets.

- 1638.3.5 Cllr A Biscoe thanked everyone who spoke and attended the public session for their time.

1638.4 To receive a report from the Town Mayor

Cllr A Biscoe commented on her recent trip to Mexico for the Pasty Festival, mentioning their very nice experiences and interesting weather patterns. She further commented on the re-creation of the world's biggest pasty and their trips to several places of interest, one of which was a cactus centre. Cllr A Biscoe also reported on their enjoyable experience of the light switch on at Redruth Rugby Club.

1638.5 To receive reports from the divisional Cornwall Councillors:

The report from Cornwall Cllr Harrison was noted. Following comments by Cllr E Allen about the need to build stronger working relationships with Cornwall Council. Members commented on the fact that the three Divisional Councillors do not always attend Town Council meetings, and they would also like to see the Community Link Officer start attending as used to happen for many years, so that two-way information sharing can happen more effectively. It was resolved that the Town Clerk write to Cornwall Council accordingly and stress the importance of better communication and two-way dialogue.

1638.6 To confirm the Minutes of the Monthly meeting of the Council held on 29th September 2025.

- 1638.6.1 RESOLVED by Majority to amend the minutes of the monthly meeting of the Council held on 29th September 2025, due to a couple of corrections needed. [Proposed Cllr H Biscoe; Seconded Cllr Thomas. Cllrs Reeve and Barnes abstained as they had not been present at the meeting].

1638.7 To receive the Minutes as reports of the following committee meetings, and to accept and approve the Recommendations and Resolutions contained within the Minutes of the:

Planning Committee – 13th October 2025

- 1638.7.1 RESOLVED by Majority that the minutes of the Planning Committee meeting on 13th October 2025 are received, and that the Recommendations and Resolutions are accepted and approved.
[Proposed Cllr Tremayne; Seconded Cllr H Biscoe. Cllrs Reeve, Jolly and Allen abstained as they had not been present at the meeting].

1638.8 To consider a Motion proposed by Cllr Jack Morrison: Addressing Anti-Social Behaviour (ASB) and Community Safety in Redruth.

- 1638.8.1 "At the full council meeting held on 16th December 2024, it was resolved by majority decision not to contribute to the cost of the Anti-Social Behaviour (ASB) Officer post.

Since that decision, there has been a noticeable increase in the number of residents raising concerns about anti-social behaviour within Redruth. Members of the public have attended recent council meetings to express their worries, and there continues to be widespread discussion in the community, both in person and online, about safety in the town centre, particularly around groups gathering near the Miner's Statue and reports of alcohol and drug use in public spaces. It is therefore proposed that: Redruth Town Council considers its forward position on funding an appropriate post in the new budget setting round, to address ASB and community safety issues."

1638.8.2 The Town Clerk stated that Cllr Morrison's Motion had been slightly reworded to reflect the fact that the ASB Officer was now funded by Camborne Town Council and that the recommendation was deliberately more open to enable discussion on a way forward. She explained that the original reason Council resolved not to continue funding the post was because

- Council did not feel the Officer was spending sufficient time in the Redruth parish as compared with Pool and Camborne;
- They did not see sufficient visibility or receive management information on actions undertaken;
- Cornwall Council were not willing for the Town Council to direct any work or priorities as Line Management was firmly with Cornwall Council;
- Cornwall Council had asked for double the amount of funding from the previous year and were not willing to pay for the increase in National Insurance contributions.

Cllr Allen said that while she recognised that tackling ASB was a major priority, she felt that the new positions within the Council could assist with this and contribute to the current ASB role to make the best of current staff.

1638.8.3 Cllr Selwood asked for the Motion to be read aloud for the public present in the meeting, which the Town Clerk duly did. Cllr Cunningham asked if we should be waiting for the results of the Resident survey to be analysed. The Town Clerk said the data analysis was due in the New year but reminded Council that the issue was time dependant if Members wanted to budget for support for ASB issues. Cllr Jolly referred to the last two lines of the motion saying that it was open for where the post sits. The Town Clerk stated that there was room to discuss the opportunities for the role so long as there was room accommodated for it in the budget. Cllr Ellenbrook commented that the issues raised by the motion needed addressing but was hesitant to make any rushed decisions. Cllr Tremayne asked if the ASB role had any powers, to which the Strategic Projects Officer in attendance (Ms C Welsh) answered by noting that they do have enforcement powers and powers to gather evidence for courts. Cllr Reeve suggested that in order to make an informed decision, more information on options, risks and costs was needed. Cllr Reeve then proposed for the motion to be brought forward to the Community Committee the following Monday.

1638.8.4 The Town Clerk reminded Members that the Community Committee papers would have to go out on Wednesday, which would leave insufficient quality time to research options fully. Cllr Thomas proposed the idea of holding an extraordinary meeting to discuss further, which was supported by Cllr Cunningham due to a planned absence at the next Community Committee. Cllr Reeve then asked if the information could be drafted for Friday 31st and sent as an addendum to the papers. The Town Clerk said that the team

would do their best but that realistically a more detailed report would be needed for a future meeting and that they would send a summary addendum to the papers on Friday.

- 1638.8.5 RESOLVED by Majority to move the Motion to the Community Committee taking place on 3rd November 2025 to discuss with further information [Proposed Cllr Reeve; Seconded Cllr Jolly. Cllrs H. Biscoe, Cunningham and Thomas abstained].

1638.9 To consider the Town Clerk's report

The Town Clerk summarised her report for the meeting, drawing attention to the two decisions requested for approval;

1638.9.1 *New Website Commission*

Cllr Allen raised concerns over the draft brief, saying she felt we were expecting too much from speculative businesses, to pitch with full financial breakdown without disclosing the budget available. She suggested inviting local agencies for a chat in order to find the right fit. The Town Clerk stated that given the likely costs of a new website and the need to comply with Procurement rules, she did not feel that the Council was asking too much from prospective suppliers and that there is a lawful need to obtain detailed quotes through the Financial Regulations.

However, she agreed that operationally a two-stage process of having an open meeting for those businesses wishing to pitch for the work was a good idea. She also reaffirmed the need to buy local wherever possible due to the Council's climate commitment and supply chain ethics around buying locally wherever possible.

Unanimously RESOLVED to accept the brief and invite Cllrs Reeve, Allen, Major and Jolly onto the selection panel. [Proposed Cllr Allen; Seconded Cllr Reeve].

1634.9.2 *Lottery Application*

Cllr Thomas stated that this application could be another opportunity for wildlife protection and development.

Unanimously RESOLVED to support the exploration of the application, to bring to the forthcoming Community Committee. [Proposed Cllr Thomas; Seconded Cllr H Broad].

1638.10 Youth Council Update

- 1638.10.1 The Town Clerk tendered an apology from the Communications Manager who was unable to attend the meeting and gave a verbal update on the activities of the Youth Council.

Unanimously RESOLVED to approve the report. [Proposed Cllr Barnes; Seconded Cllr H Biscoe].

1638.11 To receive brief verbal updates from Members as representatives on outside bodies.

1638.11.1 *Geothermal Engineering Ltd*

Cllr Cunningham circulated a printed report of her visit to the Geothermal Engineering Project in United Downs. She updated re: the educational assets of the project and updated on other aspects of their work. She noted that should anyone be interested in more information, she would be happy to answer any questions directly.

1638.11.2 ***Real del Monte Twinning Association***

Cllr Reeve stated that they recently appointed a new treasurer.

1638.11.4 ***Redruth Community Centre***

Cllr Allen stated that the AGM had been cancelled.

1638.12 To consider and approve the schedule of payments

Cllr Tremayne left the meeting due to his declaration of interest.

1638.12.1 Unanimously RESOLVED to approve the schedule of payments [Proposed Cllr Barnes; Seconded Cllr H. Biscoe].

1638.13 To receive a presentation by Cornwall Council on the Brewery site – for public.

1638.13.1 Three members from the Cornwall Council were welcomed, Mr M Brown, Mr M Williams, and Mr A. Jones. Mr Brown spoke first by way of introductions and commented on their attendance at previous meetings. Mr Jones briefly introduced their plans/designs, the work of which had been funded by SPF (Shared Prosperity Funding). Mr Williams talked through each slide, the first idea of development (first proposed over ten years ago) by the private owner of the site, and moving on to look at the developable plots of land. He discussed the desire to make best use of the green spaces and their investigations into historic studies of the area, as well as into the complex technical challenges of the site (such as heavy metal contamination, low ground voids, etc) creating barriers to the site. Cllr Allen asked who currently owned the site. Mr Williams answered that the ownership was split between Sino Ltd and Cornwall Council. Mr Williams went on to explain the proposals included a focus on a housing led, mixed use scheme with a range of commercial properties contained within the mix. He reiterated that none of the plans stated within this presentation were set in stone and that all points would be open to discussion in the future with local Councils and members of the public. As the presentation carried on, Mr Williams made statements of the importance of being in keeping with the historical aspects of the site, to be respectful of the natural value of the space, whilst also working to improve the issues and problems raised by development. Mr Williams then opened the floor to questions from those in attendance.

1638.13.1 Cllr Barnes said he failed to see where parking facilities would be, in order to have a realistic plan. He also said there would be a need for retail and businesses on the site, not just housing. Mr Williams confirmed that parking was to be in future discussions. He went on to state that the site would be for a mix of uses, but they were aware of this not impacting negatively on town centre retailers/businesses.

1638.13.2 A member of the public then raised the suggestion of writing into contracts that the retail units must remain permanently retail with no caveat to change. Mr Williams re-stated that the desire was to keep retail units interested in the town centre.

- 1638.13.3 Cllr Major then commented on the lack of space for children's play areas, remarking on their safety next to busy main roads. Mr Williams answered that this raised a valid point of discussion in future stages of development.
- 1638.13.4 Cllr Thomas commented that he loved the design and approved of its industrial feel as a tribute to the site's long history, stating that it married itself to Kresen Kernow. He went on to state the need to improve the green spaces in future discussions. Cllr Allen agreed with Cllr Thomas' positive comments, asking further questions about the owner of the site and his involvement with the development plans, particularly in relation to the Bonded Warehouse (as owned by Cornwall Council). Mr Williams answered that the Bonded Warehouse had originally had a previous use designated to it, which was no longer the case and would be reinstated into the plans. He mentioned that there were small amounts of works to the space occurring over the next couple of months. Mr Williams also stated that they had been in conversation with the owner who was aware of the plans and had a positive attitude to them.
- 1638.13.5 A member of the public then raised concern over the owner's involvement, furthering her concern to the development taking a similar path to Heartlands. They also raised concerns over the community pushing beyond the limits of local resources. Mr Williams highlighted the differences between this site and Heartlands, remarking on the different scales as well as the understanding that Heartlands was part of a public scheme.
- 1638.13.6 The Town Clerk commended the work done and stated that the plan would not go far without the owner's approval. She remarked on the Helston Supermarket transformation reference, stating that it was a great move to incorporate community infrastructure, which had been offset by the investment by the NHS in a super surgery on the site. She asked how long Cornwall Council would wait for the owner to move on these plans before they pursued a CPO. Mr Williams agreed there was a fine balance between housing and community spaces and that CPO was not currently on the agenda.
- 1638.13.7 Two members of the public spoke up about the current owner and their concerns. They remarked that the site was in the heart of Redruth, and its persistent decline and dereliction would have major ramifications on town centre revitalisation if CPO action was not taken forward soon. One asked who the public should lobby regards a CPO and it is the Cornwall Councillors who would ultimately make that instruction decision,
- Cllr Cunningham stated there was no clear sustainability or regenerative energy, stating the need for engagement with nature. Cllr Reeves stated her concerns of continued flood risk and mining remediation for any housing and suggested there must be an avenue for a meanwhile use such as a green space/park for example. Mr Williams recognised the long-term maintenance needs to be addressed, as well as the ecological discussions to be had regarding sustainable energy and biodiversity net gain schemes. However, as the site is mainly privately owned, it would be the owner who could approve meanwhile uses.
- 1638.13.8 A member of the public asked about any plans for the Bonded Warehouse. Mr Williams stated that this was a matter for the Cornwall Council property team. The Town Clerk commented that the Council had requested a site visit to discuss opportunities.

PART II – PRIVATE SESSION

1638.14 The Council is invited to pass the following resolution: - that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, the press and public be excluded from the Meeting for the following item of business, by reason of the confidential nature of the business to be transacted [Proposed Cllr Thomas; Seconded Cllr H. Biscoe].

1625.15 The Council received a further verbal update from Cornwall Council on the Brewery Site. Issues around CPO and the legal terms and conditions of the site ownership were discussed.

Chair