



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 Planning Committee held at Redruth Civic Centre, Alma Place,
Redruth on Monday 9th January 2026

Present:

Cllr H Biscoe
Cllr W Tremayne
Cllr A Biscoe
Cllr P Broad
Cllr M Selwood
Cllr I Thomas
Cllr W Tremayne

Chair
Deputy Chair

In attendance:

Mrs C Williams
Mrs H Bardle
Mrs J Cockerham-Harris
5 members of the public were in attendance

Town Clerk
RFO/Deputy Town Clerk
Administrator

PART I – PUBLIC SESSION

1652.1 To receive apologies for absence

Apologies were received from Cllr Barnes.

1652.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda

Cllr Broad signed the register accordingly.

1652.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

- 1652.3.1** Mr P Deakin raised his concerns for the applications PA26/00059 and PA26/00223 and their intention to convert the commercial properties to residential. He stated his belief that demand for commercial lets is there, providing examples of other units in the town centre, and that the problem was lack of response from owners. He asked the Cllrs to consider the developer's proof of active marketing and for them to move the item from List 1 to List 2, in order to open the application to discussion.

- 1652.3.2 Mrs H Evans stated her concern over application PA25/09561 and the access to the property. She stated that previous buildings works have used the entrance specified and have nearly caused damage to her property in the process, with added concern that there was insufficient pedestrian access.
- 1652.3.3 RESOLVED by Majority to ask for an extension for applications PA25/09561 and PA26/00223, and to move the applications to a future meeting, in order to make an informed decision. [Proposed by Cllr Tremayne; Seconded by Cllr A Biscoe] Cllr H Biscoe Abstained.
- 1652.4 **To confirm the Minutes of the Meeting of the Planning Committee held on 12th January 2026.**
- 1652.4.1 Unanimously RESOLVED that the minutes of the Planning Committee held on 12th January 2026 be accepted as a true and accurate record of proceedings, [Proposed Cllr Tremayne; Seconded Cllr A Biscoe].
- 1652.5 **To consider the planning applications**
- The planning applications were dealt with in accordance with the attached Annex A.
- 1652.6 **Decision Notice Schedule**
- The Decision Notice Schedule was noted.
- 1652.7 Licensing Schedule**
- 1652.7.1 Cllrs asked for the Town Clerk to write to Cornwall Council for more information regarding application LI26_000338.
- The Licensing schedule was noted.
- 1652.8 To review the 5-Day Protocol procedure.**
- 1652.8.1 The Town Clerk asked the Cllrs to consider changing the current 5-day protocol procedure to include all Cllrs on the committee when enacting the protocol, in order to cover sickness and ensure robust decision making.
- 1652.8.2 Unanimously RESOLVED to change the 5-day protocol procedure to include all Cllrs on the committee [Proposed by Cllr H Biscoe; Seconded by Cllr Tremayne].
- 1652.9 To receive correspondence.**
- *Neighbourhood Planning Newsletter January 2026*
- 1652.7.1 The Town Clerk asked the Cllrs to consider development of a Neighbourhood Planning Statement (NPS) which will present an ideal opportunity to feed into the Cornwall Local Plan. Details will be brought to a future meeting.
- The correspondence was noted.

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA25/ unless otherwise stated.

Meeting: Monday 9th February 2026

LIST 1 Unanimously RESOLVED all the Applications on List 1 are supported en-bloc, with the exception of items 3 and 9 to be moved to the next meeting. [Proposed Cllr Tremayne; Seconded Cllr A Biscoe]				
REF NO	CC REF	SITE	PROPOSAL	DECISION
1	09603	53 Plain An Gwarry, Redruth TR15 1DU	Proposed side and rear extensions	Supported
2	09333	8 East Park, Redruth TR15 2DP	Front and rear single storey extensions	Supported
3	09561	Land North West of The Old Coach House, Fore Street, Redruth TR15 2AE	Erection of 3 dwellings	RESOLVED by Majority to ask for an extension to move the application to a future meeting [Proposed Cllr Tremayne; Seconded Cllr A Biscoe] Cllr H Biscoe abstained

4	09641	Westcliffe, 28 Basset Street, Redruth TR15 2EA	Proposed construction of a 4-bedroom split level detached dwelling incorporating car port and garage.	Supported
5	08801	55 Fore Street, Redruth TR15 2AF	Sub-division and partial change of use of existing hop (Class E) to provide one café (Class E) with 1 no apartment (C3) to the rear and 1 no apartment (C3) on the first floor (part retrospective)	Supported
6	07217	Co-Op, Falmouth Road, Redruth	New plant on rear raised yard with new timber fence and gate. New Steel good in door with secure infill panel. New ventilation. New external LED lighting to replace existing. New steel staircase up to rear plant area. 3 x new steel bollards. New timber fence and gate to side of store to form storage area. New parcel lockers	Supported
7	09478	Radnor Farm Cottage, Radnor Road, Redruth	Construction of a wooden garden office (3.5m x 2.2m) plus cover decking area to provide an office space to facilitate working from home	Supported
8	PA26/00194	1 Roseacre Drive, Redruth TR15 1RN	First floor extension	Supported

9	PA26/00223	EDF Energy Property Group, 4 Bond Street, Redruth	Proposed change of use of ground floor single occupancy offices to form two self-contained flats to include removal of existing flat roof porch structure at rear and the installation of three new windows within existing blocked up former window openings.	RESOLVED by Majority to ask for an extension to move the application to a future meeting [Proposed Cllr Tremayne; Seconded Cllr A Biscoe] Cllr H Biscoe abstained
10	PA26/00330	Unit 17, Jon Davey Drive, Treleigh Industrial Estate, Redruth	Erection of ancillary industrial building to be used for vehicle maintenance	Supported

LIST 2				
REF NO	CC REF	SITE	PROPOSAL	DECISION
11	PA26/00059 Cllr Tremayne	London Inn Apartments, 34 Fore Street, Redruth	Change of use of vacant commercial to a 1 bed flat	RESOLVED by Majority to Not Support the application due to not enough robust evidence the property had been sufficiently advertised as a commercial let at market value [Proposed Cllr A Biscoe; Seconded Cllr Thomas] Cllr Broad abstained.