



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

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

**Town Mayor: Cllr R S Barnes**

**Town Clerk: C Caldwell**

See Distribution

*Our Reference:*  
RTC/420/3/Mtg  
*Date:*  
5<sup>th</sup> June 2024

Dear Councillor

**Meeting of the Planning Committee – Monday 10<sup>th</sup> June 2024**

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held at Redruth Civic Centre, Alma Place on Monday 10<sup>th</sup> June 2024. Proceedings will commence promptly at 7pm.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Caldwell', with a long horizontal flourish extending to the right.

Charlotte Caldwell  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

**Action:**

Cllr S Barnes  
Cllr H Biscoe  
Cllr A Biscoe  
Cllr B Craze  
Cllr K Grasso  
Cllr R Major  
Cllr I Thomas  
Cllr W Tremayne

**Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**MEETING OF THE PLANNING COMMITTEE – Monday 10<sup>th</sup> June 2024**

**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 allow the public to put questions to the Council on any matters relating to this Agenda
4. To receive a brief presentation on the planning process
5. To consider the planning applications [See Planning Schedule attached]
6. Clerk's Report
7. To receive correspondence:
  - 7.1 Decision Notice Schedule
  - 7.2 Licensed Premises Schedule
  - 7.3 Pre-application Schedule
  - 7.4 Cornwall Council – Mining Remediation Update, Wheal Rose, Scorrier
  - 7.5 Cornwall Council – Neighbourhood Planning Newsletter, May 2024

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**SUBMISSIONS FOR: Monday 10<sup>th</sup> June 2024**

**LIST 1 (FOR APPROVAL EN-BLOC)**

<b>Ser No</b>	<b>Planning App No (All PA24/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
1	03429	1 Copper Hill Cottages, Buller Hill, Buller Downs  Proposed single storey extension to rear. Amendment to consent PA22/11170  For Mrs & Mr Tracey & Richard Holling	South	Supported
2	02180	39 Treskerby  Conversion of garage to living accommodation, creation of upper floor bedroom accommodation and amendments to internal layout  For Mr Neil Palmer	Central	Supported
3	03466	53 Treganoon Road, Mount Ambrose  Side extension, porch and alteration to garage roof  For Mr & Mrs Basher	Central	Supported

## LIST 2

<b>Ser No</b>	<b>Planning App No (All PA24/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
4	02598 (Cllr Craze)	15 Coach Lane Proposed Garage For Mr Mark Thomas	South	
5	03709 (Cllr Major)	Land Rear of the Former London Inn, Fore Street Erection of a terrace of six (2 bed) residential dwellings For Mr Simon Johns, Premier Contractors Ltd WAAF Site, Cambrose	North	
6	08436 (Cllr Thomas)	Proposed 22no. affordable bungalows For Coastline Design and Build Ltd & Classic Builders (South West) Ltd	Portreath	

**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 10<sup>th</sup> June 2024**

Ser No	Item	Action	Response
NIL			

**Planning Committee**

**Meeting 10<sup>th</sup> June 2024**

**Decision Notice Schedule**

**All references for PA24 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1573.6.1.3	00441	30 Gew Terrace, East End	Construction of a first floor rear extension	Unanimously RESOLVED to support the application	Approved
1573.6.1.2	01115	78 Treganoon Road, Mount Ambrose	Proposed extension to rear	Unanimously RESOLVED to support the application	Approved
1573.6.1.1	01369	50 Trefusis Road	Erection of a two storey rear extension	Unanimously RESOLVED to support the application	Approved
	01518	Church Farm, Radnor Road	Application for a Lawful Development Certificate for a proposed conversion and extension of existing former Mill building to single dwelling residential use	Not consulted	Granted
	02040	Derelict Dwelling, Old Portreath Road	Application for a Lawful Development Certificate for a proposed reinstatement of dwelling	Not consulted	Granted
	00740	Building at Lane End Farm, Mount Ambrose	Application to determine if prior approval is required for a proposed: change of use of agricultural buildings to dwellinghouses (use Class C3)	Not consulted	Planning Permission required
	02045	Land North of Tolvean House, Park Tolvean	Submission of details to discharge Condition number 6 in respect of decision notice PA22/04248 dated 29/04/22	Not consulted	s52/s106 and discharge of condition apps
1570.13.1.1	10386	Redruth Rugby Football Club, Lower Cardrew Lane	Construction of changing room and community facilities for the ladies and children's teams at Redruth Rugby Club and associated flood lighting to first rugby pitch	Unanimously RESOLVED to support the application	Approved

	01016	60 Town Farm	Notification for Prior Approval for a proposed larger home extension namely a flat roof single storey extension 5m in length	Not consulted	Approved
	02017	Roddas, The Creamery, Wheal Rose	Submission of details to discharge condition no. 3 in respect of decision notice no. PA23/00424 dated 08/11/2023	Not consulted	s52/s106 and discharge of condition apps
1446.6.1.16	02425	Land East of Tolgus Vean Farmhouse	Outline Planning Permission with all matters reserved: Proposed Mixed Use Development of Residential (up to 60 dwellings) and Commercial/Business/Service (up to 1750sqm)	Unanimously RESOLVED to support the application	Approved
	01815	Roddas, The Creamery, Wheal Rose	Submission of details to discharge Condition numbers 4, 5, 6, 7 and 8 in respect of Decision Notice PA23/00424 dated 08/11/23	Not consulted	s52/s106 and discharge of condition apps
1582.17.1.7	02709	5 Clarence Villas, Mount Ambrose	Proposal to add a tiled pitched roof to garage. Close up window and door openings and render wall finish. Replace courtyard opening with bi-fold doors	Unanimously RESOLVED to support the application	Approved
1577.2.1.7	02115	88 Southgate Street	Conversion of domestic store to annex	RESOLVED by Majority to support the application	Approved
	02899	Melyn Grove House, 4 Melyn Grove, Harris Mill	Submission of details to discharge Condition numbers 5 and 6 in respect of Decision Notice PA22/08963 dated 16/03/23	Not consulted	s52/s106 and discharge of condition apps
	03617	Sea View Farm, Old Portreath Road, Sparmon Gate	Submission of details to Discharge Conditions 3 and 4 in respect of Decision Notice PA23/06769 dated 8 <sup>th</sup> March 2024	Not consulted	s52/s106 and discharge of condition apps

TPO / TCA Apps - an application for works to trees within a Conservation Area. The Officers have decided not to place a Tree Preservation Order on the tree and therefore the works can be carried out.

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

## LICENSING SUBMISSIONS FOR:

Monday 10<sup>th</sup> June 2024

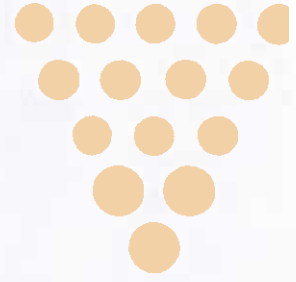
<b>Ser No</b>	<b>License No</b> <i>(All LI24/ unless otherwise stated)</i>	<b>Details</b>
1	002737	Deol Wines, 39 Fore Street Variation - To amend opening hours of the premises and to include delivery service For Ajay Pal Singh And Jagdip Kaur
2	002224	The Ladder, 2-4 Clinton Road Sale by Retail of Alcohol and Regulated Entertainment For Redruth Former Library CIC



**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**REQUESTS FOR PRE-APPLICATION ADVICE:**

**Monday 10<sup>th</sup> June 2024**

<b>Reference</b>	<b>Location</b>	<b>Details</b>
PA24/00676/PREAPP	Land East of Aldi Stores, Avers Roundabout	Pre application advice for proposed residential development

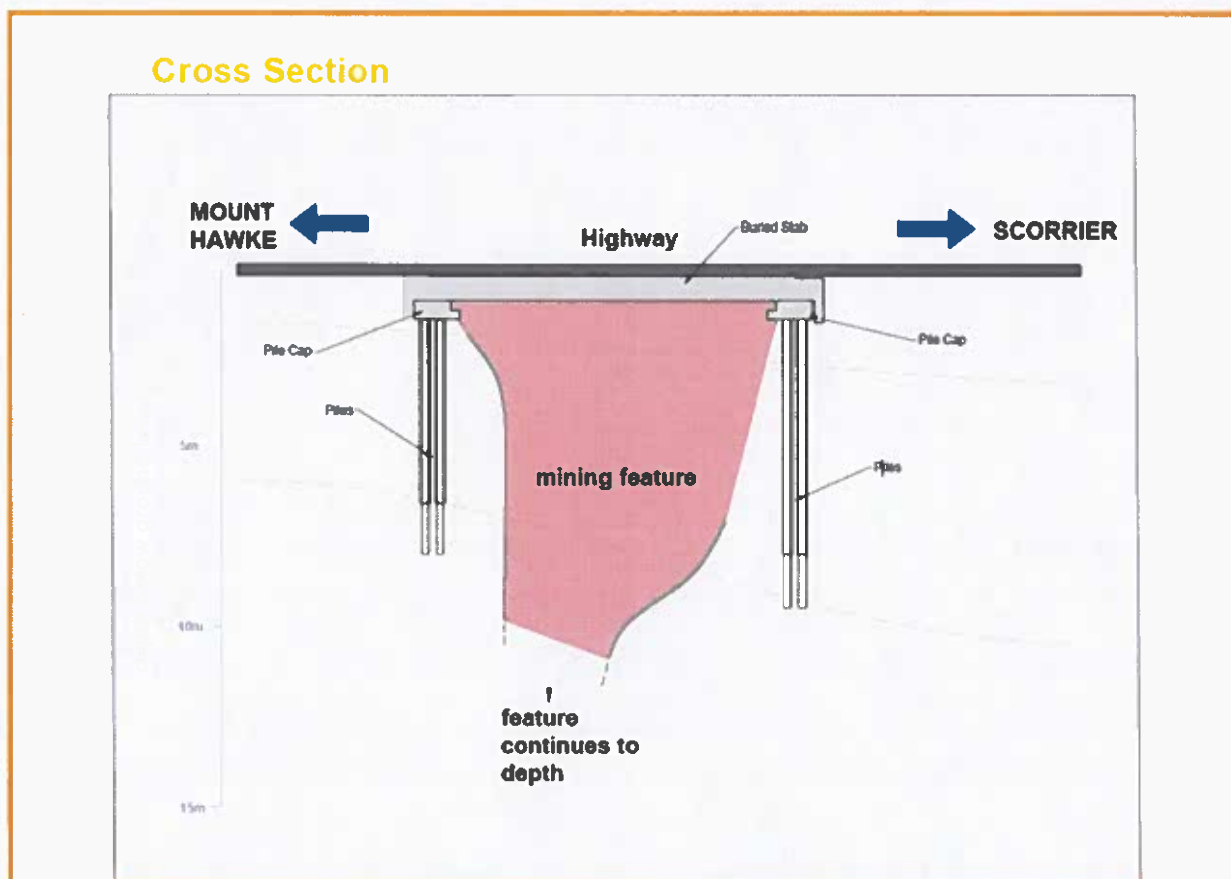


## Mining remediation update • May 2024

### Wheal Rose, Scorrier

On May 22, 2024, we hosted a community engagement session to share our work and present our proposal for the remedial works, along with a timeline for those works. We were delighted to welcome so many people to the event. Importantly, the session allowed attendees to provide feedback and ask questions. To address the main issues raised, we have provided answers to accompany the project update.

Following a series of detailed investigative works, we have produced a design that enables the mine feature to be remediated without adversely affecting the structure of neighbouring properties. Due to the restrictions on site, temporary work is required before installing a reinforced concrete deck founded on piles, as shown in the image below.



With regards to the timeframe, the work will commence in early June with completion due at the end of August. The current traffic management arrangements will remain in place until completion of the scheme.

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We have gathered the outcomes of the engagement session and have addressed the main concerns in the following information:

### **Diversions route, surface condition and safety**

Concerns have been expressed regarding the diversion route, road surface condition, and safety. The current route is the only viable option within the same highway designation as the closed road. It undergoes regular monitoring as part of our routine safety inspections and maintenance.

In response to the feedback from the engagement session, we will conduct a reactive inspection to reassess the signage and address any additional defects. These repairs will be carried out in accordance with Cornwall Council's Highways Maintenance Manual.

We are pleased to announce that the Skinners Bottom diversion route is scheduled for resurfacing later in the financial year. This will also involve renewing road markings. However, these works cannot begin until the mining remediation scheme is completed.

### **Use of temporary speed restrictions/one way system or use of traffic lights**

Regarding the use of temporary speed restrictions, a one-way system, or traffic lights, it is unfortunately not feasible at this time. Implementing an Experimental Traffic Regulation Order (ETRO) would require a minimum of three months' notice before it could be put into effect. Furthermore, the associated costs, including the legal order, would be in excess of £10,000.

### **Use of tramway as an alternative diversion**

There have been reports of the tramway being incorrectly used as a diversion route, as indicated on Google Maps. We will work to rectify this with Google Maps, although it may take some time to update their records. Additionally, we are exploring options to restrict the use of the tramway by vehicles, allowing access only to residential properties that directly connect to the tramway. Pedestrians, cyclists, and horse riders will still be able to use the tramway.

### **Loss of bus stop at the entrance to Lansdowne Park**

Acknowledging the impact of the loss of the bus stop at the entrance to Lansdowne Park on the residents and their connection to the wider community, we will engage with Hopley's, the operator of the bus route, to discuss the project's timeframe and the potential impact on the residents. We will also collaborate with our colleagues in the transport team at Cornwall Council to try to find a resolution.

### **Getting in touch**

If you have any further questions regarding the works, please email: [enquiries@cornwallhighways.co.uk](mailto:enquiries@cornwallhighways.co.uk)

You can report an issue on a road, highway, or footway on the Cornwall Council website: [www.cornwall.gov.uk/reportroad](http://www.cornwall.gov.uk/reportroad)

If there is an issue which is a threat to public safety, please telephone **0300 1234 222** (24-hour service) giving details of the location.

Thank you to everyone who took the time to meet with the project team during the engagement session.



# Neighbourhood Planning Newsletter – May 2024



## Welcome to the May update

In this edition we've got information on Design Coding and Neighbourhood Priority Statements, along with our recently updated 'Preparing a neighbourhood plan' toolkit. We'll also be giving an insight into what happens after you submit your plan to us and what happens at the Regulation 16 stage, and the latest updates and activity. You can also view online only [News and Updates](#) and [Planning News for Local Council and Agents](#). If you need more advice, please get in touch at [neighbourhoodplanning@cornwall.gov.uk](mailto:neighbourhoodplanning@cornwall.gov.uk).

## Design coding

### 3.2 Design Rules - Explanation

This section illustrates and elaborates on the rules outlined in the main text.

#### Elevation

Developments should be in keeping with existing elevations found in the parish and not drastically change the roofline/external masses in the parish of St Mewan this will generally mean dwellings of 1 or 2 storeys.

Carefully designed buildings of 3 storeys may be acceptable in some parts of the parish, for example where there are other buildings of a similar height or as a carefully designed part of a new built estate; however, buildings that are taller than this are unlikely to be acceptable.

#### Explanation

The vast majority of residential buildings in the parish are of 1 or 2 storeys. Developments which are significantly taller than this is likely to have a negative impact on the character of the settlements within the parish.

#### Materials

New developments must use high quality, appropriate materials that suit the local vernacular. Local materials such as Portland or oolite, algae resistant render, roughcast or other local, traditional stone finishes should be used. Where a building is of a more contemporary design, weatherboarding or wood cladding will also be supported.

Where older buildings are demolished and replaced, or to create a new building, replacement buildings should reuse any local stone from the old building wherever possible.

Developments should avoid the use of red brick as a primary building material and over complicated material finishes, as well as stone finishes that are not authentic to local heritage and character.

#### Explanation

The use of materials that reference local character helps to retain the heritage and character of historic settlements and can help to ground new development and enhance a sense of place. Poor quality design and the use of alien finishes can change the feel of a place and reinforce a perception that something is 'wrong' in the way that it blends functions and feels. Careful design and a sensitive use of materials can help a development to feel part of an existing settlement and overcome local objections.

Traditional buildings are usually quite simple, use of granite quoins, bricks, local stone walls, weatherboarding, stone hanging are all welcomed but not all at the same time!

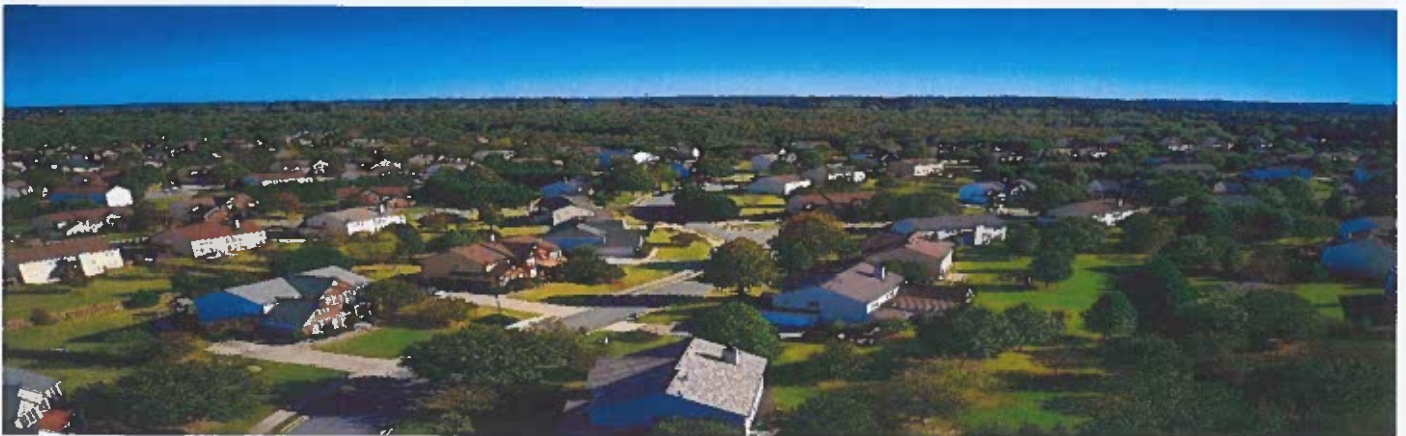


The Levelling Up and Regeneration Act has indicated that design coding will be an increasingly important part of the planning process and a way for local authorities and communities to ensure that new development is attractive and designed to enhance its location.

A design code sets out rules for the design of new development within a designated area in a simple and illustrated way. Design codes should help to ensure that new buildings complement the identity of an area. They are used to show how new development can protect and enhance local character and create places where people want to live.

The Neighbourhood Planning Team have recently helped St Mewan parish to produce a simple design code to influence the design of new homes in their parish. We've used that experience to produce a template and guidance to help other groups to produce a simple, illustrated design code for their neighbourhoods.

More information is available on our new [design coding pages](#).

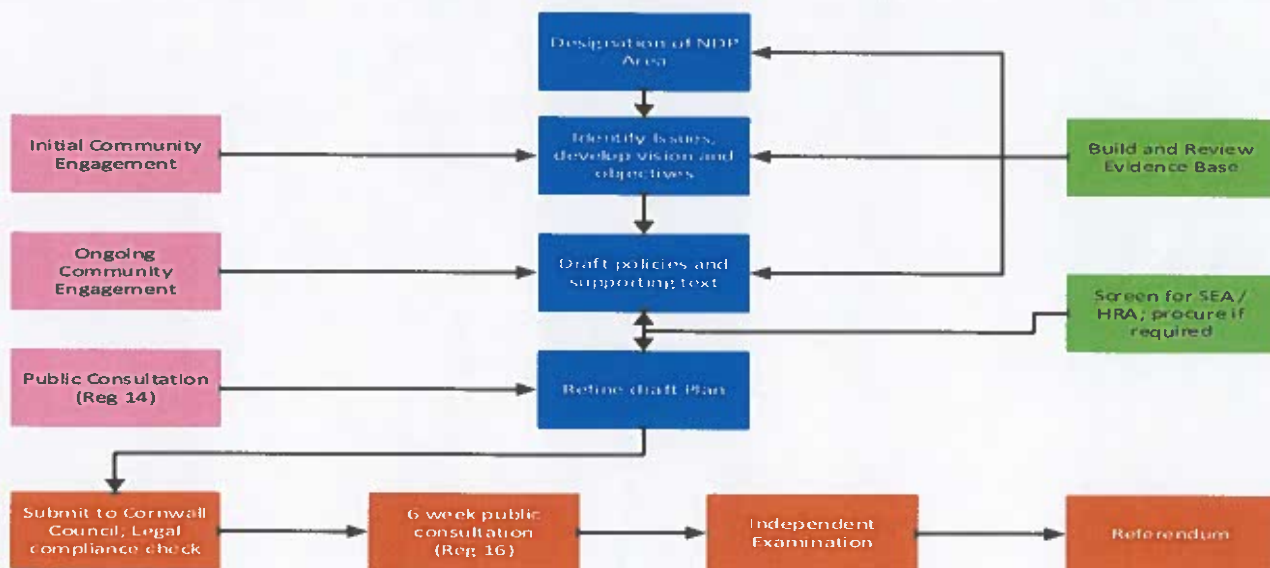


## Neighbourhood priority statements (NPS)

A Neighbourhood Priority Statement (NPS) is a way for communities to influence the planning policies in a future Cornwall Local Plan and have a real say in how growth can benefit their places in the longer term. They are different to Neighbourhood Plans (which contain planning policies and allocations and when adopted, form part of the current Local Plan). NPS offer a way for communities to record and set out their ambitions and priorities in terms of the need for infrastructure, the design and location of new housing and the locations where more growth is inappropriate. They are intended to be a simpler and more accessible way for communities to influence development in their areas. Whilst they cannot contain planning policies, Cornwall Council must endorse and take published NPS into account when determining the policies of the new Local Plan.

We are waiting for more details from central government on exactly how NPS will work but we believe that there is a real opportunity for communities in Cornwall to use these statements now to tell us how growth and change can improve their places and about their longer-term priorities for infrastructure and investment.

We are busy working on a process and documentation for Neighbourhood Priority Statements and hope to start a pilot process for these very soon. Several parishes have already expressed an interest in being part of our pilot approach and we will be in touch with those parishes to see if they still want to be part of that process over the next few weeks.



## Have you seen our new **Preparing a neighbourhood plan toolkit?**

The Neighbourhood Planning Team has improved and updated our webpages to provide a comprehensive toolkit to help groups to produce their NDP [Preparing a neighbourhood plan toolkit](#). We've taken into account feedback from parishes and have been working hard to create the best possible webpages for our customers and community to access what they are looking for. This provides more information HOW to produce a neighbourhood plan. It has useful templates which will help you with some of the key documents that you will need to produce to support your neighbourhood plan.

We have also updated our [basic conditions statement template](#) to ensure that the new 'experience of care' characteristic is recognised alongside the 9 other protected characteristics set out in the Equality Act 2010.



## Expert advice – Regulation 16 Public Consultation – What happens after I have submitted my neighbourhood plan to the Council?

It can often seem that once you have submitted your plan to us, everything goes a bit quiet! But there are several steps that need to happen before we carry out the final public consultation. When you submit your plan to us, we need to confirm that the plan meets all of the statutory requirements. This requires our legal and finance colleagues to review the plan and confirm that they are happy with it. The plan also needs to be approved by the head of Planning and Housing before it can go out to public consultation. This all takes time – but once this is done, your plan is ready for the Regulation 16 final public consultation which is organised by Cornwall Council.

- The neighbourhood plan proposal will be published for at least 6 weeks on the [neighbourhood planning activity in Cornwall](#) webpage, where comments are invited from the general public, other interested parties and statutory consultees.
- The consultee comments will be published on the webpage. All comments will be made available to the examiner who will be able to see them along with the submission documents
- You can help us by publicising and publishing the consultation locally as well. We will print public notices for you to display in the neighbourhood
- We will need the email addresses for the organisations you previously consulted and all the people/organisations that made comments on your draft neighbourhood plan and we will make contact with them to advise of the consultation process. We will keep these details private to comply with the UK Data Protection Legislation
- We will provide you with the details of potential examiners with the correct specialisms and agree with you which examiner should be appointed and send the examiner a contract
- After the Regulation 16 Public Consultation the neighbourhood plan will have [limited to moderate weight](#) depending on the level of unresolved objections. Policies with no or minor objections can be given more weight

## Neighbourhood Plans in Cornwall – May 2024

### Latest activity

Neighbourhood Planning  
May 2024



Note that some neighbourhood areas cover more than one parish; the total number of parishes in a designated neighbourhood plan area is 142.

1 The post examination modified plans are published and the Department for Levelling Up, Homes and Communities and Local Government has updated [planning guidance](#) to indicate that neighbourhood plans awaiting referendums can be given significant weight in decision-making. A full list of made plans can be found on our webpages.

**Dobwalls and Trewidland – Made**

**Penzance – Regulation 16 Public Consultation dates published**

**St Newlyn East and Mitchell – Referendum date published**

You can find more information about neighbourhood plan updates on our [neighbourhood planning activity in Cornwall](#) page.

**Queries**

For any specific queries about neighbourhood planning, please contact us at [neighbourhoodplanning@cornwall.gov.uk](mailto:neighbourhoodplanning@cornwall.gov.uk)