



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:*  
3<sup>rd</sup> July 2024

Dear Councillor

**Meeting of the Planning Committee – Monday 8<sup>th</sup> July 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 8<sup>th</sup> July 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', followed by a long horizontal flourish.

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 8<sup>th</sup> July 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. Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda
4. To consider the planning applications (schedule attached)
5. To confirm the Minutes of the Meeting of the Planning Committee held on 10<sup>th</sup> June 2024 (Minutes 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 – PA24/04914; Belmont House, 24 Green Lane; Notification of works to a tree in a Conservation Area namely pollard to fence height to one Holm Oak
  - 7.5 The Planning Inspectorate – Appeal Decision; Land at Sandy Lane; Outline application for the erection of 5 houses, along with the provision of a new access, parking and associated landscaping
  - 7.6 The Planning Inspectorate – Appeal Decision; The Flat, 1 West End; Removal of existing single glazed timber windows, replacing with white wood grained double glazed UPVC
  - 7.7 Cornwall Council – Highway dedication of Cardrew Industrial Estate
  - 7.8 Cornwall Council – Prior notification for proposed temporary recreational campsite (60 days)
8. To receive a brief presentation on licensed premises applications

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

## SUBMISSIONS FOR: Monday 8<sup>th</sup> July 2024

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

Ser No	Planning App No (All PA24/ unless otherwise stated)	Details	Ward	Reply
1	04189	40 Albany Road  Works to trees in a conservation area (CA), works include trimming of hedge and removal of ash limb overhanging neighbouring garden T1, Ash (suffering from chalara fraxinea)  For Jones	South	Supported
2	04349	Land adjacent to River Barns, Old Portreath Road, Bridge  Proposed change of use of land as extension to caravan site including installation of static caravans without compliance with condition 2 of decision PA21/10308 dated 21.04.2022  For Chris Simmons, Simmons Developments Cornwall Ltd	North	Supported
3	04309	24 Cardrew Close  Construction of 1 house without compliance with Condition 2 of decision notice PA23/03913 dated 07.08.2023  For Mr Lloyd Jones, LDJ Properties	North	Supported
4	03622	60 Town Farm  Single-storey rear extension  For Mr & Mrs Hart	South	Supported
5	04236	38 Trelawney Avenue, Treskerby  Proposed single storey side extension and new entrance porch  For Mr Humphrey and Mrs Cartright	Central	Supported

6	04047	<p>26 Green Lane</p> <p>Application for a Lawful Development Certificate for an Existing Use of building as HMO, with dwelling retained</p> <p>For c/o Claire Grimsey, Enodoc Holdings Ltd &amp; Homeleigh Accommodation Ltd</p>	North	Supported
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## 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>
7	04734 (Cllr A Biscoe)	<p>Melyn Grove House, 4 Melyn Grove, Harris Mill</p> <p>Reserved Matters application for a single dwelling (details following outline consent PA22/01137 dated 12/05/2022) without compliance with condition 1 of decision notice PA22/08963 dated 16.03.2023</p> <p>For Mrs S Saundry</p>	North	



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: Ms C Caldwell**

Minutes of a Meeting of the Redruth Town Council held at Redruth Civic Centre, Alma Place,  
Redruth on Monday 10<sup>th</sup> June 2024

Present: Cllr S Barnes Chairman  
Cllr B Craze  
Cllr K Grasso  
Cllr R Major  
Cllr I Thomas

In attendance: Ms A Hunt Operations Officer  
Miss K O'Dell Administration Assistant  
Cllr D Reeve  
Cllr I Stewart Portreath Parish Council  
Ms H Mullin Local Resident  
Ms S Heath Local Resident  
Mr D Mitchell Planning Agent  
Ten other local residents were also in attendance

PART I – PUBLIC SESSION

1584.1 Unanimously RESOLVED that Cllr Barnes act as Chair for the meeting, in the absence of the Chair and Vice Chair of the Planning Committee [Proposed Cllr Thomas; Seconded Cllr Major].

1584.2 **To receive apologies for absence**

Apologies were received from Cllrs A Biscoe, H Biscoe and Tremayne.

1584.3 **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.

1584.4 **To allow the public to put questions to the Council on any matters relating to this Agenda**

Cllr Stewart introduced himself as a Portreath Parish Councillor. He spoke in support of PA23/08436 and set out the involvement of the Parish Council in the application and the reasoning behind it. It was noted that Redruth Town Council was not a consultee and that the determination date for the application had already passed. Cllr Stewart stated that there was a need for affordable homes in Portreath parish and that the site in question was the only one which could be found. The site had been previously developed but had since fallen into disrepair and was now overgrown. No protected species of animals or plants had been discovered, with the exception of a badger sett which would be relocated. He

stated that the application was not aligned with the Portreath Neighbourhood Development Plan (NDP) but suggested that the need for housing was a greater consideration. There would be mitigation for any environmental impacts.

Ms Mullin spoke regarding PA23/08436 and introduced herself as the former Chair of the Portreath NDP. She set out the main points of the Portreath NDP and advised that it had been strongly supported by the local community. Although affordable housing was a great concern, the site proposed was not aligned with the Portreath NDP. It was not community-led and over two hundred objections on the planning portal reflected that. Ms Mullin added that, in her opinion, it was not a suitable site for housing.

Mrs Heath introduced herself as a resident who lived close to the proposed site for PA23/08436. She stated that the road adjacent to the site was dangerous due to traffic speeds, lack of pavements and the fact that it was unlit. The Mineral Tramway was also unlit and became very muddy during the winter months and periods of wet weather. Wifi was patchy and there was no public transport, which would mean residents relying on cars. Mrs Heath stated there was a recognised link between poverty and poor accessibility to services and the community. This site would only add to the problem. She was concerned that if the application were given approval, it could become a precedent for other applications.

Mr Mitchell spoke in support of PA23/08436. He said the plans were for twenty-two bungalows, all of which would be affordable housing. In the last year, delivery of the needed number of homes had not been met. Portreath Parish Council had looked very closely at all aspects of the situation and there were simply no other delivery sites available. He added that no site is ever perfect, but this one could deliver.

Mr Mitchell also spoke as the planning agent for PA24/03709. He said that the plans would provide sympathetic housing in the heart of Redruth. He hoped that the Town Council would support the application and thanked Councillors for their time.

#### 1584.5 **To consider the planning applications**

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

#### 1584.6 **To receive a brief presentation on the planning process**

As the Town Council had not had a Planning Committee in 2023-24, the Operations Officer gave a presentation on the planning process for the benefit of Members. She asked that Councillors advise her of any topic they wished to be covered at future meetings.

#### 1584.7 **Clerk's Report**

A report had been circulated prior to the meeting. The report was noted.

#### 1584.8 **To receive correspondence:**

##### 1584.8.1 *Decision Notice Schedule*

The schedule was noted.

##### 1584.8.2 *Licensed Premises Schedule*

The schedule was noted.

##### 1584.8.3 *Pre-application Schedule*

The schedule was noted.

##### 1584.8.4 *Cornwall Council – Mining Remediation Update, Wheal Rose, Scorrier*

The correspondence was noted.

1584.8.5 *Cornwall Council – Neighbourhood Planning Newsletter, May 2024*

The correspondence was noted.

**Chair**

## REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA24/ unless otherwise stated.

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

REF NO	CC REF	SITE	PROPOSAL	DECISION
<b>LIST 1</b> Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Barnes; Seconded Cllr Thomas]				
1	03429	1 Copper Hill Cottages, Buller Hill, Buller Downs	Proposed single storey extension to rear. Amendment to consent PA22/11170	Supported
2	02180	39 Treskerby	Conversion of garage to living accommodation, creation of upper floor bedroom accommodation and amendments to internal layout	Supported
3	03466	53 Treganoon Road, Mount Ambrose	Side extension, porch and alteration to garage roof	Supported



**LIST 2**

4	02598	15 Coach Lane	Proposed Garage	Unanimously RESOLVED to support the application [Proposed Cllr Craze; Seconded Cllr Thomas]
5	03709	Land rear of the Former London Inn, Fore Street	Erection of a terrace of six (2 bed) residential dwellings	RESOLVED by Majority not to support the application on the grounds of there being no access to the site for emergency vehicles [Proposed Cllr Major; Seconded Cllr Thomas] Cllr Barnes abstained
6	08436 (PA23)	WAAF Site, Cambrose	Proposed 22no. affordable bungalows	Unanimously RESOLVED not to support the application on the grounds that: (i) this is not a Sustainable Development and (ii) the proposals will have a negative impact on the flora and fauna; the natural environment and ecosystem and the Portreath - Devoran Mineral Tramway and its spur to Redruth [Proposed Cllr Thomas; Seconded Cllr Grasso]

**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 8<sup>th</sup> July 2024**

Ser No	Item	Action	Response
NIL			

**Planning Committee**

**Meeting 8<sup>th</sup> July 2024**

**Decision Notice Schedule**

All references for PA24 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1579.15.1.1	02371	The Bungalow, Mount Carbis Road	'Replacement of existing house with one pair of semi detached properties' without compliance of condition 2 of decision PA18/11707 dated 22/11/2019	Unanimously <b>RESOLVED</b> not to support the application on the grounds that the scale of the building is not in keeping with the surrounding properties	Approved
	04359	Radnor Road	Under The Electronic Communications Code (Conditions and Restrictions)(Amendment) Regulations 2017 – BT intends to install fixed line broadband electronic communications	Not consulted	Closed – advice given
1582.17.1.5	03191	Stanley Way, Cardrew	Prior notification for proposed removal of the existing 15m lattice tower and the installation of a replacement 20m high lattice tower with a new headframe along with 6no. antennas and 1no. 600mm transmission dish; plus ancillary development thereto	Unanimously <b>RESOLVED</b> to support the application	Prior approval not req'd
1577.4.1.4	02038	Harveys of Bond Street Newsagents, 7 Bond Street	<b>Proposed change of use of ground floor former retail shop area known as 'Harveys Newsagents and Tobacconists' to be integrated within existing dwelling occupying ground, lower ground and first floor levels of the same property at 7 Bond Street, Redruth TR15 2QA</b>	<b>RESOLVED</b> by Majority to support the application	Refused
	00130	Pednandrea Bungalow, Raymond Road	Submission of details to discharge Condition number 5 in respect of decision notice PA22/10223 dated 14/03/2023	Not consulted	s52/s106 and discharge of condition apps

1582.17.1.2	02404	2-4 Clinton Road	Listed building consent for proposed installation of new passenger lift, disabled WC and associated works	Unanimously RESOLVED to support the application	Approved
1577.2.1.8	02273	River Barns, Old Portreath Road	Retention of extension to existing ablutions block for use as manager's accommodation and office	RESOLVED by Majority to support the application	Approved
1582.17.1.10	03404	7 St Stephens Crescent, Treleigh	First floor bedroom on timber clad columns	Unanimously RESOLVED to support the application	Approved
	03792	2-4 Clinton Road	Submission of details to discharge Conditions 5 and 6 in respect of Decision Notice PA23/10250 dated 11.03.24	Not consulted	S52/s106 and discharge of condition apps
1582.17.1.9	01919	11 Hoskings Row	Installation of solar panels to the front pitched roof of the property	Unanimously RESOLVED to support the application	Approved
1584.5.1.1	03429	1 Copper Hill Cottages, Buller Hill	Proposed single storey extension to rear Amendment to consent PA22/11170	Unanimously RESOLVED to support the application	Approved
1570.13.1.5	00523	Land at Wheal Harmony, Jennings Road	Application for Non-Material Amendment to PA21/00477 for reserved matters for appearance, landscaping, layout and scale of 14no. employment units (Class B1), parking and associated development, pursuant to outline planning permission PA12/10103 dated 08/03/2013 with variation of condition 1 of decision PA18/09483, namely 1) Amendments to the materiality and external appearance of the buildings. 2) A reduction in the size of Units 9 and 10. 3) Adjustments to the soft and hard landscaping. 4) Addition of windows, rooflights, solar PV panels, refuse area, external storage area and substation	Unanimously RESOLVED to support the application	Approved
1582.17.1.8	01051	Homestead, 27 Treskerby	Double storey side extension and new vehicle access	Unanimously RESOLVED to support the application	Approved

1582.17.1.11	02338	RR Transport Limited, 59 Cardrew Industrial Estate	Hazardous substance consent for storage of P3A flammable aerosols	Unanimously RESOLVED to support the application	Approved
1577.4.1.3	01298	Land and Garage adj to 15 Coach Lane	Reserved Matters application for access, appearance, landscaping, layout and scale, following outline consent PA20/05148 dated 21.05.21	RESOLVED by Majority to support the application	Approved

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 8<sup>th</sup> July 2024**

<b>Ser No</b>	<b>License No</b> <i>(All LI24/ unless otherwise stated)</i>	<b>Details</b>
1	003895	Aldi, Close Hill Minor Variation - Amend plan of premises For Aldi Stores Ltd

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

**Monday 8<sup>th</sup> July 2024**

<b>Reference</b>	<b>Location</b>	<b>Details</b>
PA24/00757/PREAPP	Cardrew Court School, Cardrew Industrial Estate, Cardrew Way	Pre application advice for proposed three storey building to provide teaching and administrative accommodation on land adjacent to a "send" school

**By email**

Ms Charlotte Caldwell  
Clerk To Redruth Town Council  
The Chambers  
Penryn Street  
Redruth  
TR15 2SP

**Your ref:**  
**My ref:** PA24/04914  
**Date:** 27 June 2024

Dear Ms Caldwell

**Application** PA24/04914  
**Proposal** Notification of works to a tree in a Conservation Area namely pollard to fence height to one Holm Oak.  
**Location** Belmont House 24 Green Lane Redruth Cornwall TR15 1JT  
**Applicant** James

The above-mentioned application has been received by the Area 2 Team of Cornwall Council's Development Management Service and is available for you to view online at <https://planning.cornwall.gov.uk/online-applications>.

As this application is for works to trees in a Conservation Area, it will be decided under delegated authority. There is no need for you to submit any comments to the local planning authority as this communication is merely to notify you that an application has been received.

If you have any questions or concerns please contact me on 01872 322222

Yours sincerely



**Trainee Development Officer**  
**Development Management Service**  
Tel: 01872 322222





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## Appeal Decision

Site visit made on 11 April 2024

**by T Burnham BA (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 05 June 2024

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**Appeal Ref: APP/D0840/W/23/3329559**

**Land at Sandy Lane, Sandy Lane, Redruth TR15 2DR**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr and Mrs Turner against the decision of Cornwall Council.
  - The application Ref PA22/08130, dated 2 September 2022, was refused by notice dated 22 March 2023.
  - The development proposed is Outline application for the erection of 5 houses, along with the provision of a new access, parking and associated landscaping. All matters reserved except for access.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. The Council initially had concerns with regard to surface water drainage, the effect of the proposal on the integrity of the Fal and Helford Special Area of Conservation (SAC) and with regard to a lack of a mechanism to secure contributions towards education infrastructure.
3. Further information has been submitted in relation to surface water drainage and it is likely on the basis of the evidence that this could be dealt with via condition, were I minded to allow the appeal. With regard to the SAC, I am advised that a payment has been made which addresses the issue. In any event, given that I am dismissing the appeal for other reasons I will not pursue this matter further. The Council indicate that a unilateral undertaking has been submitted which addresses the need for a contribution to deliver improvements to mitigate pressures on education infrastructure and I will not therefore consider that matter further.

### Main Issue

4. The main issue therefore is the effect of the proposal on the character and appearance of the area and whether the proposal would represent rounding off.

### Reasons

5. In amongst other matters, Policy 3 of the Cornwall Local Plan (2016) (CLP) indicates that some housing will be delivered through rounding off of settlements.
6. The appeal site is located to the east of Sandy Lane, in a lengthy gap between some residential properties to the north and south. The gap in which the

dwelling is proposed forms the western part of two fields, the site being divided by a hedgerow. Further sporadic hedging and planting bounds the edge of the site with Sandy Lane.

7. Whilst there are occasional properties on this side of Sandy Lane and some development beyond, whilst noting the appraisal<sup>1</sup> my impression is that this site is visually attractive, forming part of the open countryside in views from Sandy Lane. The development, which would be likely to be of a locally significant scale even accounting for the outline nature of the application, would extend built development into that open countryside, which is clearly appreciable from Sandy Lane in views across the site.
8. Although I note the presence of limited development to the north and south of the site, as well as that to the east, the rear boundary of the development would not follow any established on site boundary but would rather form a newly created boundary line across the fields.
9. The proposal would subsequently not represent rounding off as identified within the CLP or within the note<sup>2</sup> and would incur into open countryside. There would therefore be conflict with policies 1, 2, 3, 7, 12, 21 and 23 of the CLP which amongst other things seek to resist this type of development within the open countryside, maintain and enhance Cornwall's distinctive natural character and sustain local distinctiveness and character. There would also be conflict with section 3 of the design guide<sup>3</sup>, which has similar aims. There would be conflict with Policy C1 of the DPD<sup>4</sup> which amongst other things seeks to conserve the natural environment and increase built and natural environment distinctiveness. The proposal would not be in line with the housing location aspirations of the site allocations DPD<sup>5</sup>.

### **Planning Balance and Conclusion**

10. The properties proposed would contribute towards housing supply and would provide some social and economic benefits both during and post construction on a site that is conveniently located to access the services and facilities within Redruth. Cycle links are available. However, these benefits would overall be limited owing to the modest size of the scheme and they would not outweigh the harm identified.
11. There is nothing, including the Framework<sup>6</sup>, to indicate that the decision should be made otherwise than in accordance with the development plan with which the proposal conflicts. The appeal is therefore dismissed.

*T Burnham*

INSPECTOR

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<sup>1</sup> Landscape and Visual Appraisal – Tyler Grange – August 2022.

<sup>2</sup> Chief Planning Officer's Advice Note: Infill/Rounding Off – December 2017.

<sup>3</sup> Cornwall Council – Design Guide – Achieving quality in development for people, wildlife & the environment.

<sup>4</sup> Cornwall Council Climate Emergency Development Plan Document February 2023.

<sup>5</sup> Cornwall Council Site Allocations Development Plan Document November 2019.

<sup>6</sup> National Planning Policy Framework 2023.



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## Appeal Decision

Site visit made on 21 May 2024

by **C Cresswell BSc (Hons), MA, MBA, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 10 June 2024

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### Appeal Ref: **APP/D0840/W/23/3331935**

### **The Flat, 1 West End, Redruth, Cornwall, TR15 2RZ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mrs Kathryn Rowe against the decision of Cornwall Council.
  - The application Ref is PA23/01630.
  - The development proposed is removal of existing single glazed timber windows, replacing with white wood grained double glazed UPVC.
- 

### Decision

1. The appeal is allowed and planning permission is granted for a development described as "removal of existing single glazed timber windows, replacing with white wood grained double glazed UPVC" at The Flat, 1 West End, Redruth, Cornwall, TR15 2RZ in accordance with the terms of the application, Ref PA23/01630 subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Site Plan, Drawing 01, Drawing 02 Rev A, Drawing 03.

### Main Issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the Redruth Conservation Area.

### Reasons

3. The appeal concerns a terraced property which faces West End. It is situated in the Redruth Conservation Area and is one of many older-style buildings visible within the local street scene. The significance of the Conservation Area is mainly derived from the architectural qualities of these buildings.
4. On my visit, I saw that there is a shopfront on the ground floor of the property, with timber framed windows on the first and second storeys which look out onto the street. While I am informed that these windows are not original, they are nonetheless in keeping with the architectural style of the building.
5. The proposed replacement windows would be somewhat different in character. They would feature white UPVC rather than painted timber and would be double glazed rather than single glazed. In addition, the panes would be different shapes and sizes than those in the existing windows. As a result, the external appearance of the property would change.

6. Nonetheless, the drawings indicate that the arrangement of panes would closely reflect those of the existing windows and the new UPVC frames would not be substantially wider. While the replacement windows would open in a different way, this would have a limited effect on their appearance.
7. The most notable change would be the introduction of UPVC rather than painted timber. However, this would represent a relatively minor alteration to the exterior of the property and would not be particularly conspicuous when the building is viewed from street level. Hence, the architectural qualities of the building, and the wider Conservation Area, would be maintained.
8. I have considered the response from Historic England and recognise that there are instances where it may be appropriate to retain timber windows in order to avoid harm to the Conservation Area. My decision in this appeal is based on the individual circumstances of the proposal before me. It does not establish a precedent for similar developments elsewhere. Differing circumstances and the potential for incremental harm would represent matters to be considered were other similar proposals to be advanced.
9. I therefore conclude that the proposal would preserve the character and appearance of the Redruth Conservation Area. There would be no conflict with Policies 1, 2, 12 and 24 of the Cornwall Local Plan<sup>1</sup>. Nor would there be conflict with Policy C1 of the Climate Emergency DPD<sup>2</sup>. Together, these policies seek to achieve sustainable forms of development. There is little before me to indicate that the World Heritage Site<sup>3</sup> would be affected by the proposal.
10. In the interests of clarity, standard conditions requiring the development to be carried out in accordance with the plans and within a time limit have been imposed. I have not imposed a condition for further details of the windows to be provided as these form part of the approved plans.

### **Conclusion**

11. The appeal is allowed.

*C Cresswell*

INSPECTOR

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<sup>1</sup> Cornwall Local Plan Strategic Policies 2010-2030

<sup>2</sup> Climate Emergency Development Plan Document, February 2023

<sup>3</sup> Cornwall and West Devon Mining Landscape World Heritage Site.

Land Charges

SENT BY EMAIL ONLY:

landcharges.county@cornwall.gov.uk

**Your ref:**

**My ref:** 224/156

**Date:** 11 June 2024

Dear Sirs

**Highway dedication of Cardrew Industrial Estate, Redruth**

Please accept this letter as confirmation that Cornwall Council, as the registered freehold owner of the land coloured pink on the enclosed plan, title number CL225200, now dedicate the area for use as a highway verge.

Please can your records be updated to show as a highway maintainable at the public expense, designation as highway verge.

Yours faithfully



Sharon Bundy

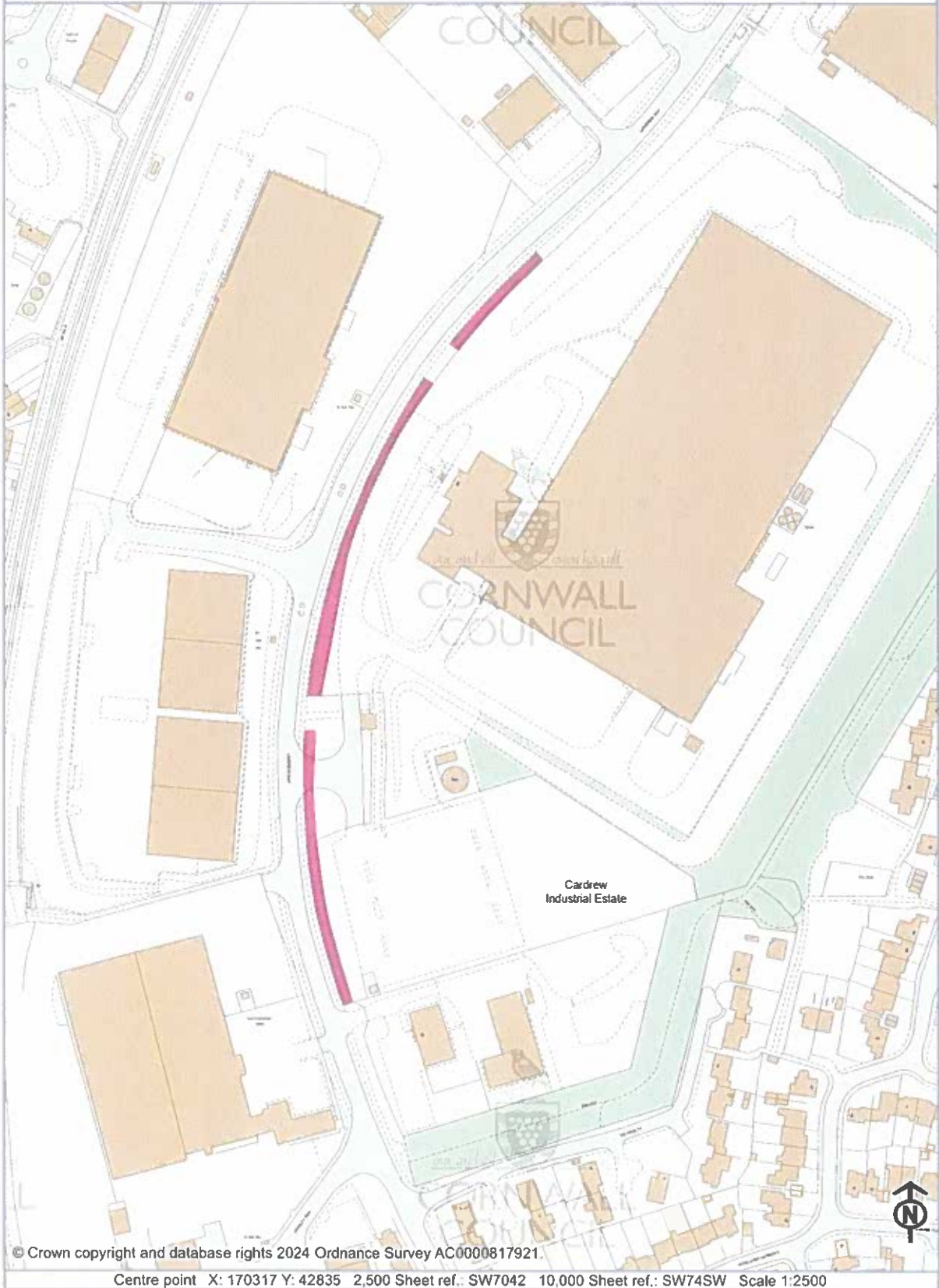
Strategic Development Lead

**Environment & Connectivity Service**

Tel: 0300 1234 222

Email: [strategicdevelopment@cornwall.gov.uk](mailto:strategicdevelopment@cornwall.gov.uk)

# Dedication plan - Cardrew Industrial Estate



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Centre point X: 170317 Y: 42835 2,500 Sheet ref.: SW7042 10,000 Sheet ref.: SW74SW Scale 1:2500

## Abigail Hunt

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**From:** Charlotte Caldwell  
**Sent:** 10 June 2024 09:27  
**To:** Abigail Hunt  
**Subject:** FW: Prior notification for proposed temporary recreational campsite (60 days)

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**From:** [REDACTED]  
**Sent:** Friday, June 7, 2024 5:00 PM  
**Subject:** Prior notification for proposed temporary recreational campsite (60 days)

Information Classification: CONFIDENTIAL

Good Afternoon

For your information

As we are approaching the Summer Months, this is a reminder that the above new Prior Notification Application type was Introduced in 2023.

If you have any queries please refer to the Government Website, following the link below:-

[The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) Order 2023 \(legislation.gov.uk\)](https://legislation.gov.uk)

Development Consisting of the use of any land as a recreational campsite for not more than 60 days in total in any calendar year; and

- the provision on such land of—
- not more than 50 pitches; and
- any moveable structure reasonably necessary for the purposes of the permitted use.

Submission Requirements: -

Developer is required to notify the LPA before commencement of development in each calendar year. There is no standard form for this, but the notification must make it clear the dates on which the site will be in use and be accompanied by a site Plan, which must include particulars of

- (i) Toilet and waste disposal facilities;

No consultations are made for this development type and no information is available on our website.

Kind regards

[REDACTED] Senior Technical Officer – Development Support  
Cornwall Council | Development Management – Regulatory Services  
General Planning Enquiries Tel: 0300 1234 151  
[REDACTED] Tel 01872 322222  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk) | 'Onen hag oll'

Correspondence Address: Planning Department, Cornwall Council, New County Hall, Treyew Road, Truro. TR1 3AY