

**REDRUTH TOWN
COUNCIL**



**CONSEL AN DRE
RESRUDH**

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:
5th March 2025

Dear Councillor

Meeting of the Planning Committee – Monday 10th March 2025

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 10th March 2025. 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 10th March 2025

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 10th February 2025 (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
8. Housing and Economic Land Availability Assessment. (to receive a verbal update at the meeting)

PART 11 – PRIVATE SESSION - Exclusion of the Press and Public

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.

9. Land disposal correspondence – to receive a verbal update at the meeting.

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 10th March 2025

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
1	00871	Bryventon House Penventon Terrace West End Redruth Cornwall TR15 3AD Two single story extensions with associated works For Mrs R Gunn	South	Supported
2	01440	Telephone Exchange Trewirgie Road Redruth Cornwall TR15 2SX Works to trees subject to a Tree Preservation Order for 2 x Cypress (G1) - fell trees due to low amenity value and trees having overgrown their space. The trees are a concern for the neighbouring property and likely to become problematic if left to grow. Removal of these trees will encourage canopy expansion growth from the neighbouring Sycamore tree. For Terndrup	South	Supported
3	00396	Land Adjoining Pickety Witch And Lock Up Garage North Country Redruth Cornwall TR16 4AJ Construction of dwelling and associated works For Mr. A Plackett	North	Supported
4	00824	3 Langarth Court Redruth Cornwall TR15 2FP Works to trees subject to a Tree Preservation Order (TPO), works include T1 Ash – Fell	South	Supported

		For Mr L Geach		
5	00940	Chapel Of Ease Chapel Street Redruth Cornwall TR15 2DY Listed Building Consent for proposed replacement windows on the first floor west and south elevations For L Laity	North	Supported
6	01249	1 Treruffe Terrace Redruth Cornwall TR15 2PY Works to a tree in a Conservation Area for Willow (T1) - remove down to a stump that is the height of the adjacent wall. For Mrs S Nankivall	South	Supported

LIST 2

Ser No	Planning App No (All PA24/ unless otherwise stated)	Details	Ward	Reply
8	01204 (PA25) (Cllr Major)	Tregays Yard Rear Of 18 Higher Fore Street Redruth TR15 2AP Extension and alterations to existing two dwellings. For Tregays Yard Development	South	
9	00932 (PA25) (Cllr Barnes)	Land Rear Of 78 Albany Road Park Road Redruth Cornwall TR15 2JF Conversion of existing treble garage into a residential dwelling with allocated parking and amenity area. For Mr R Maddern	South	



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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 Planning Committee held at Redruth Civic Centre, Alma Place, Redruth
on Monday 10th Feb 2025

Present:	Cllr H Biscoe Cllr W Tremayne Cllr S Barnes Cllr A Biscoe Cllr K Grasso Cllr R Major Cllr I Thomas	Chair
In attendance:	Ms A Hunt Mrs J Pelham-Wales Ms Pitt Mr C Williams & Mr A Elliott Ms H & J Geach Mr L & C Simmons	Operations Officer Administration Assistant Planning Consultant, Collaborative Planning Applicants Applicants Applicants

PART I – PUBLIC SESSION

1611.1 To receive apologies for absence

Apologies were received from Cllr Craze.

1611.2 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.

1611.3 Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda

Ms Pitt spoke on behalf of the applicants in relation to PA24/09842. She gave a detailed verbal report with regards to the background to the proposed plans and invited questions from Councillors. Cllr Thomas firstly thanked Ms Pitt for her report. Cllr Thomas then asked how many dwellings were proposed as Ms Pitt had said in her report two to four dwellings and the site plan had said five. Ms Pitt said that five was an error and that four is the maximum number but at this point for legal reasons she was unable to say whether it would be two, three or four dwellings. Cllr Thomas asked if it was going to be affordable housing and Ms Pitt replied saying yes they would be.

Ms H Geach spoke as the applicant in relation to PA24/09475. She explained the background to the proposed plans and invited questions from Councillors. There were no questions and Ms Geach asked that the Councillors support her application.

Mr L Simmons stated he was in attendance to answer any questions the Councillors had for him in relation to PA24/00383. There were none.

1611.4 To consider the planning applications

1611.4.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1611.5 To confirm the Minutes of the Meeting of the Planning Committee held on 13th January 2025

1611.5.1 RESOLVED by Majority that the minutes of the Meeting of the Planning Committee held on 13th January 2025 be accepted as a true and accurate record of proceedings [Proposed Cllr Thomas; Seconded Cllr Grasso]. Cllr Major abstained as she had not been present at the meeting.

1611.6 Clerk's Report

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

1611.7 To receive correspondence:

1611.7.1 Decision Notice Schedule

The schedule was noted.

1611.7.2 Licensed Premises Schedule

The schedule was noted.

1611.7.3 Pre-application Schedule

The schedule was noted.

1611.7.4 Planning Inspectorate - Appeal Decision, Land at Channel View Farm, Sandy Lane

The correspondence was noted.

1611.7.5 Cornwall Council - Appeal Notification, PA24/05078, Lower Forge Farmhouse, Nancekuke

The correspondence was noted.

1611.7.6 Cornwall Council - Cornwall Interim Policy Position Statement

The correspondence was noted.

1611.7.7 Cornwall Council – Neighbourhood Planning Newsletter, January 2025

The correspondence was noted.

1611.7.8 Cornwall Council – National Planning Changes and Neighbourhood Development Plans

The correspondence was noted.

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA25/ unless otherwise stated.

Meeting: Monday 10th February 2025

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr A Biscoe; Seconded Cllr Tremayne]				
1	00094	St Eunys Church, Churchtown	Works to a mature Sycamore tree (T10) subject to a Tree Preservation Order (TPO) – to remove the bough of the tree as part of ongoing safety repair works to the western boundary retaining wall	Supported
2	00132	Mobility Centre, 1 Alma Place	Non material amendment in relation to Decision Notice PA23/00675 dated 02/05/23 – multiple interior and exterior amendments	Not acceptable as amendment

3	00476	Chyventon House, Forth Noweth	Works to Tree(s) covered by a Tree Preservation Order (TPO) – T1 – Ash – Fell to ground. T12 – Sycamore – Remove 2 x crossing branches overhanging path. G2 Sycamore – Re-coppice. T6 – Lime – Crown lift over garden to 2.5m. Remove crossing branch at 5m. T7 – Sycamore – Crown lift over garden to 2.5m. G3 – Sycamore/lime – Reduce branches overhanging garden by 4m. T11 – Elm – Reduce lowest, overextending branch back to boundary. G4 – Sycamore – Crown lift over garden to 2.5m	Supported
4	00250	Plot 1, Cornwall Business Park, East Hallenbeagle, Scorrier	Submission of details to discharge condition 12 of decision notice PA22/08886 dated 19.04.2023	Supported
5	09350 (PA24)	9 South Park Close	To build a single storey extension to the rear of the property	Supported
6	00585	6B Trevingey Road	Works to trees subject to a Tree Preservation Order (TPO): 2 medium sized trees require the canopy reducing and the overhang onto three neighbours' properties who are all keen for the work to be completed	Supported
7	00328	Co Op, Falmouth Road	Advertisement consent for remove old signs and replace with new	Supported

LIST 2

8	09842 (PA24)	Land South West of Wheal Tolgus, Tolgus Mount	Construction of agricultural building for maintenance purposes & associated works	RESOLVED by Majority to support the application [Proposed Cllr Thomas; Seconded Cllr Barnes] Cllr A Biscoe against.
9	09475 (PA24)	Glebe Barn, Churchtown	Outline application for residential development of land for 1no. dwelling including access	Unanimously RESOLVED to support the application [Proposed Cllr Major; Seconded Cllr Barnes].
10	00383	Land at River Barns, Old Portreath Road	Expansion of an existing caravan site to include the installation of 8 additional static caravans and amendments to a previously approved site layout	Unanimously RESOLVED to support the application [Proposed Cllr Tremayne; Seconded Cllr Thomas].
11	00175	The Bungalow, Mount Carbis Road	Construction of two single garages and associated landscaping	Unanimously RESOLVED not to support the application on the grounds of concerns over access and highways issues [Proposed Cllr Barnes; Seconded Cllr A Biscoe].
12	00737	Bryher Lodge, Trevingey Road	Change of use of existing residential annexe to become separate dwelling	Unanimously RESOLVED that the Redruth Town Council Planning Committee is unable to make a decision due to insufficient information having been provided [Proposed Cllr A Biscoe; Seconded Cllr Thomas].

Planning Committee

Meeting 10th March 2025

Decision Notice Schedule

All references for PA24 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1611.4.1.1	PA25/00094	St Eunys Church, Churchtown	Works to a mature sycamore tree(T10) subject to a TPO	Unanimously RESOLVED to support the application	Approved
1606.4.1.5	09237	Redruth United Football Club, Clijah Park, Wheal Trefusis, South Downs	Proposed construction of two storey extension with balcony and renovation of existing building to provide improved facilities and community space	Unanimously RESOLVED to support the application	Approved
1606.4.1.6	09638	North Light Block, Krowji, West Park	Installation and construction of replacement of artists and creative studios	Unanimously RESOLVED to support the application	Approved
1611.4.1.3	PA25/00476	Chyventon House, Forth Noweth	Works to a tree covered by a TPO	Unanimously RESOLVED to support the application	Approved
1611.4.1.7	PA25/00328	Co-Op, Falmouth Road	Advertisement consent for old signs and replace with new	Unanimously RESOLVED to support the application	Approved
1611.4.1.8	09842	Land South West of Wheal Tolgus Mount	Application for permission in principle for proposed affordable rural exception scheme for up to 4 dwellings	RESOLVED by majority to support the application	Granted (CAADs, PIPs and LUs only)

Redruth Town Council
Clerk's Report – Planning Committee
Meeting Date: 10th March 2025

Ser No	Item	Action	Response
PA24/08544	Change of use of land to a secure dog agility training field and retention of associated perimeter fencing and parking area	To update Committee that Cllr Connor Donnithorne has requested that this be called in.	RTC unanimously RESOLVED to support the application. (14 th January 2025)

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSING SUBMISSIONS FOR:

Monday 10th March 2025

Ser No	License No <i>(All LI24/ unless otherwise stated)</i>	Details
NIL		

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

Monday 10th March 2025

Reference	Location	Details
NIL		