



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:*  
9<sup>th</sup> April 2025

Dear Councillor

**Meeting of the Planning Committee – Monday 14<sup>th</sup> April 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 14<sup>th</sup> April 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', 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 14<sup>th</sup> April 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 10<sup>th</sup> March 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
  - 7.4 5 day protocol (Correspondence attached)

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

## SUBMISSIONS FOR: Monday 14<sup>th</sup> April 2025

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

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
1	02235	Green Lane Dental Practice 28 Green Lane Redruth Cornwall TR15 1JU  Listed Building Consent for proposed installation of signage associated with business.	North	Supported
2	02236	Green Lane Dental Practice 28 Green Lane Redruth Cornwall TR15 1JU  Advertisement consent for a proposed non-illuminated fascia sign.	North	Supported
3	09484	Land East Of Plen An Merther Radnor Road Radnor Cornwall TR16 5EL  New self-build and custom build dwelling	North	Supported
4	01607	The Barn West Trefula Farm Greenbank Redruth TR16 5ET  Use of existing property as independent unrestricted residential dwelling (Use Class C3)	Central	Supported
5	02191	45 Clinton Road Redruth Cornwall TR15 2LP  Works to trees in a Conservation Area for Acer Pseudoplatanus hedge (Tree A) - previously pollarded small	South	Supported

		sycamores (approximately 5ft tall), proposed to re-pollard to previous points. Laurus Nobilis (Tree B) - previously coppiced, proposed to pollard to 6ft from deck height.		
6	01203	Land East Of 1 St Day Road St Day Road Redruth Cornwall TR15 2EH  The Proposal is to create a new dwelling on a brownfield site which is currently vacant.	South	Not supported on grounds of over development.
7	09801	Land North West Of The Old Coach House Fore Street Redruth Cornwall TR15 2AE  Construction of four dwellinghouses	North	Not supported re: PA24/03709 RTC decision not to support due to over development and emergency services access.
8	01335	Little Stars Nursery Ground Floor Shop Warmstar House Chapel Street Redruth Cornwall TR15 2BY  Change of use from D1 to residential (C3) of the ground floor nursery to a single bedroom flat	North	Supported
9	01642	Bastions Pharmacy 16 Chapel Street Redruth Cornwall TR15 2DB  Advertisement consent for installation of Vinyl wrap to the front of the proposed Pick-up prescription collection machine with operation instructions, name and logo	North	Supported

10	01704	<p>26 Trelawney Avenue Treskerby Redruth Cornwall TR15 1RH</p> <p>Single storey, front and rear extensions and alteration</p>	Central	Supported
11	01277	<p>Redruth Foyer Alma Place Redruth Cornwall TR15 2AT</p> <p>Proposed replacement windows at the side and rear elevations</p>	North	Supported
12	02108	<p>2 Trewirgie Gardens Redruth Cornwall TR15 2TL</p> <p>Works to trees subject to a Tree Preservation Order - felling of T1 and T2 (Ash trees)</p>	South	Supported
13	02338	<p>Harveys Of Bond Street Newsagents 7 Bond Street Redruth Cornwall TR15 2QA</p> <p>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</p>	South	Supported
14	00919	<p>5 East Park Redruth Cornwall TR15 2DP</p> <p>Extensions, interior alterations and off-road parking</p>	Central	Supported

15	00399	Westcliffe 28 Basset Street Redruth Cornwall TR15 2EA  'New dwelling with variation of condition 2 of decision PA18/01159 dated 06.04.2018' without compliance with Condition 2 and 3 of decision notice PA22/06795 dated 13/09/2022.	South	Supported
16	02465	Dainton Self Storage Ltd Seton Business Centre Scorrier Road Redruth Cornwall TR16 5AW  Advertisement consent for 1 no freestanding digital signboard (displaying static images)	Central	Supported
17	09675	Land North Of Homestead Old Sandy Lane Redruth TR16 5BW  Construction of agricultural building for maintenance purposes & associated works	Central	Supported

## LIST 2

<b>Ser No</b>	<b>Planning App No</b> (All PA24/ unless otherwise stated)	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
18	01556 (Cllr H Biscoe)	Land Adj To The Chapel Of Rest Lower North Country Redruth Cornwall TR16 4HJ  Application for Permission in	North	

		Principle for the construction of between four and five dwellings		
19	01612 (Cllr K Grasso)	55 Fore Street Redruth Cornwall TR15 2AF  Prior approval for proposed change of use from retail outlet with stores to cafe and two apartments	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 Planning Committee held at Redruth Civic Centre, Alma Place, Redruth  
on Monday 10<sup>th</sup> March 2025

Present:	Cllr H Biscoe	Chair
	Cllr W Tremayne	
	Cllr S Barnes	
	Cllr A Biscoe	
	Cllr K Grasso	
	Cllr R Major	
	Cllr I Thomas	
In attendance:	Cllr B Ellenbroek	(part of time)
	Ms C Caldwell	Town Clerk
	Mrs H Bardle	Responsible Finance Officer
	Mr Mitchell	Agent for applicant

PART I – PUBLIC SESSION

**1614.1 To receive apologies for absence**

Apologies were received from Cllr Craze.

**1614.2 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.

**1614.3 Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda**

Mr Mitchell spoke of behalf of the applicants in relation to PA25/00932, explaining that the application is to convert a triple garage into a one-bedroom dwelling.

Cllr Barnes had visited the site. He recalled that the originally application to build the garage was based on a need for parking for the dwelling. He asked what has happened to the parking need, and whether there would still be a parking facility for the house.

Mr Mitchell explained that the residents of the house are not using the garage, and the application was to convert the whole garage into a new dwelling. There would be no allocated parking for the existing house, but the converted garage would have one parking space adjacent to the building.

**1614.4 To consider the planning applications**

**1614.4.1** The planning applications were dealt with in accordance with the attached Annex A to these minutes.



1614.5 **To confirm the Minutes of the Meeting of the Planning Committee held on 10<sup>th</sup> February 2025**

1614.5.1 Unanimously RESOLVED that the minutes of the Meeting of the Planning Committee held on 10<sup>th</sup> February 2025 be accepted as a true and accurate record of proceedings [Proposed Cllr Barnes Seconded Cllr Thomas].

1614.6 **Clerk's Report**

The Town Clerk gave a verbal update.

A 5-day Protocol has been received reference PA24/08544 relating to change of use of land into a secure dog agility field. The Planning Committee had previously supported the application and the Town Clerk wanted to update that she had been informed that Cllr Donnithorne has called it in. The letter did not state his reasoning for this.

1614.7 **To receive correspondence:**

1614.7.1 *Decision Notice Schedule*

The schedule was noted.

1614.7.2 *Licensed Premises Schedule*

None.

1614.7.3 *Pre-application Schedule*

None.

1614.8 **Housing and Economic Land Availability Assessment**

The Town Clerk gave a verbal update as she had been sent notification by Cllr Ellenbroek that Cornwall Council have requested Councillors consider the call for sites on the mapping system. She had subsequently invited the Cornwall Council Officer to the meeting to make a presentation of the mapping system, however no response had been received. Cllr Ellenbroek stated that in her opinion, the mapping system was not the most intuitive to navigate. The Town Clerk will circulate the details including the link to all Members following the meeting. The deadline for comments is 19<sup>th</sup> March 2025.

**PART II – PRIVATE SESSION**

1614.9 Unanimously RESOLVED 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 Tremayne].

1614.9.1 The Town Clerk read out a confidential email from an Officer at Cornwall Council Planning department, requesting whether Councillors could recall if the former Town Clerk had made contact with descendants of a piece of land. Councillors could not recall any information.

**Chair**

**REDRUTH TOWN COUNCIL - PLANNING SCHEDULE****ANNEX A**

All references for PA25/ unless otherwise stated.

**Meeting: Monday 10<sup>th</sup> March 2025**

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b> Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Tremayne; Seconded Cllr A Biscoe]				
1	00871	Bryventon House Penventon Terrace West End Redruth Cornwall TR15 3AD	Two single story extensions with associated works	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.	Supported

3	00396	Land Adjoining Pickety Witch And Lock Up Garage North Country Redruth Cornwall TR16 4AJ	Construction of dwelling and associated works	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	Supported
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	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.	Supported
<b>LIST 2</b>				
7	01204 (PA25)	Tregays Yard Rear Of 18 Higher Fore Street Redruth TR15 2AP	Extension and alterations to existing two dwellings.	RESOLVED by Majority not to support the application on the grounds of insufficient documentation re: safety of access and egress for emergency services. [Proposed Cllr A Biscoe; Seconded Cllr Thomas] Cllr H Biscoe abstained.
8	00932 (PA25)	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.	Unanimously RESOLVED not to support the application on the grounds of over-development of an existing site and removal of parking facilities [Proposed Cllr Barnes; Seconded Cllr Grasso].

**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 14<sup>th</sup> April 2025**

Ser No	Item	Action	Response
PA24/020288	Proposed erection of a single storey dwelling with integral garage.	To update Committee that this has gone to appeal.	Letter attached
PA24/06226	Erection of workshop and access track.	To update Committee that this has gone to appeal.	Letter attached
N/A	Review of policy	To comment on the draft revised Hackney Carriage and Private hire vehicle operator driver licensing policy document.	Please see attachment in papers and comment by 2 <sup>nd</sup> June 2025

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



Your ref:  
My ref: PA24/06226  
Date: 2 April 2025

Dear Sir/Madam

**Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009**

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	<b>APP/D0840/W/25/3361581</b>
Cornwall Council ref:	<b>PA24/06226</b>
Appeal start date:	<b>26 March 2025</b>
Proposal:	<b>Erection of workshop and access track</b>
Location:	<b>Workshop North East Of Penair Wheal Buller Buller Downs Redruth Cornwall</b>
Appellant:	<b>Mr Riley</b>
Cornwall Council decision:	<b>REFUSED</b>

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

**If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.**

**If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Nadia Hussain, Room 3/M, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

Development Management Service  
Correspondence Address: Cornwall Council Planning Dept, New County Hall,  
Treyew Rd, Truro, TR1 3AY  
Tel: 0300 1234 151 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

All representations must be received by 30 April 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reasons for refusing permission for this development are as follows:

- 1 In the absence of demonstrable essential business need for the agricultural building, taking into account the size and design of the building, the scheme represents unsustainable development within an exposed rural location. The development results in an unacceptable visual impact upon the open and undeveloped character of this landscape which is located within a rural countryside location. The development is therefore considered to be contrary to the aims and intentions of policies 1, 2, 12 and 23 of the Cornwall Local Plan (2010-2030), policy C1 of the Climate Emergency DPD, and paragraphs 8, 135 and 180 of the National Planning Policy Framework 2023.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully

~~Simon Broughton~~

**Senior Development Officer**  
**Development Management Service**  
Tel: 01872 322222  
Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)



**CORNWALL  
COUNCIL**

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

Your ref:  
My ref: PA24/02088  
Date: 11 March 2025

Dear Sir/Madam

**Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009**

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	<b>APP/D0840/W/25/3360691</b>
Cornwall Council ref:	<b>PA24/02088</b>
Appeal start date:	<b>5 March 2025</b>
Proposal:	<b>Proposed erection of a single storey dwelling with an integral garage</b>
Location:	<b>Land Adj To West Haven Sandy Lane Redruth Cornwall TR16 5SS</b>
Appellant:	<b>Mr And Mrs Curtis</b>
Cornwall Council decision:	<b>REFUSED</b>

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

**If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.**

**If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Linda Hutton, Room 3/P, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

Development Management Service  
Correspondence Address: Cornwall Council Planning Dept, New County Hall,  
Treyew Rd, Truro, TR1 3AY  
Tel: 0300 1234 151 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

All representations must be received by 9 April 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reason for refusing permission for this development is set out below:

The proposed development would physically and visually extend beyond the definable limits of the built form and shape of the settlement of Redruth, and in doing so, it would harmfully urbanise a pocket of agricultural land which, in its pleasant undeveloped state, contributes positively to the rural setting of the settlement. The site has a greater affinity with the stretches of agricultural land beyond the edge of the settlement rather than with the built form of the settlement, and the proposal does not constitute infill development, nor would it be seen to round off the settlement. The proposed development constitutes an unsustainable form of development that would contribute to the incremental erosion and urbanisation of the open countryside, in conflict with the aims and intentions of policies 1, 2, 3, 7, 12, 21 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policy C1 of the Climate Emergency Development Plan Document 2023, policy 1 of the Cornwall Site Allocations Development Plan Document 2019, paragraphs 8, 123, 128, 135 and 180 of the National Planning Policy Framework 2023 and paragraphs 3.1.2, 3.3.2 and 3.3.5 of the Cornwall Design Guide 2021.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully

~~Christine Brown~~

**Senior Development Officer**  
**Development Management Service**  
Tel: 01872 322222  
Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)



## Charlotte Caldwell

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**From:** Julie Flower <Julie.Flower@cornwall.gov.uk>  
**Sent:** 03 April 2025 16:36  
**Subject:** FW: Taxi & Private Hire Policy Consultation  
**Attachments:** Draft revised Hackney Carriage & Private Hire Vehicle, Operator, Driver Licensing Policy.docx

Information Classification: PUBLIC

Cornwall Council, as Licensing Authority, is responsible for licensing and regulation of the taxi and private hire trade.

The Council's policy is currently being reviewed following changes to the Department for Transport's Best Practice Guidance, and also following feedback from the Trade, Councillors and Officers.

The Council's Miscellaneous Licensing Committee considered the proposed updates at their meeting on 28 March and instructed officers to proceed with a public consultation.

The draft revised policy is attached; for ease of reference the changes are shown in *shaded italic text* in the attached document.

The main changes to the policy include the following:-

- Information added relating to trade representatives and forums.
- Proposal that Hackney Carriages cannot be licensed in more than 2 taxi zones.
- Removal of the historical policy in the Kerrier taxi zone relating to disabled accessible vehicles – accessibility for disabled people needs to be looked at for all communities in Cornwall to ensure there is a right mix of vehicles.
- Intention to introduce mandatory disability and safeguarding awareness training for all drivers.
- Proposal to phase in minimum emission standards (Euro 6) for licensed vehicles as a first step towards decarbonisation and improving air quality.
- Remove requirement to carry fire extinguishers in vehicles. However, please note some Councillors expressed concern regarding this and further advice is being sought from the Council's Fire Service. Some Councillors also suggested it would be useful for vehicles to carry an emergency window breaking tool.
- Clarification regarding LOLER certificates for lifting wheelchairs in and out of vehicles.
- Clarification that GPS fare calculators are not permitted as an alternative to a taximeter.

- Updated information relating to imported vehicles.
- Clarification that CCTV audio recording is not permitted, unless in an emergency.
- Vehicles with MOT minor defects, which state repair ASAP, will not be licensed.
- Vehicles used for holiday/airport transfers added to signage/plate display exemptions.
- Clarification regarding children and seat belts.
- Clarification regarding DBS basic disclosures.
- Licences will be suspended if drivers do not subscribe to DBS Update Service.
- Taximeters must be updated within 2 months of fare tariffs taking effect.
- Clarification that operators, vehicles and drivers must be licensed by the same authority and caselaw information added relating to Private Hire Operator bookings.
- Clarification on medical timescales, and that doctor's appointment must be held in person.
- Suspended drivers are now included in the National Register (NR3S) as well as revocations and refusals.
- Clarification on surrender of licences added.
- Updates to Hackney Carriage Vehicle conditions, including: -
  - clarification that roof signs must state 'TAXI' on both sides, and minimum size specified.
  - must be equipped to take contactless payments.
- Minor updates to Private Hire Vehicle conditions.
- Minor updates to Private Hire Operator conditions including sub-contracting and data protection.
- Guidelines for determining suitability of applicants updated in accordance with Institute of Licensing's updated Suitability Guidance.
- Minor updates to Driver conditions and code of conduct.

If you wish to comment on any of the proposed changes to the policy, please email me by no later than **2 June 2025**.

Your comments will be included when the matter is referred back to the Miscellaneous Licensing Committee for consideration at their meeting on 20 June 2025.

Kind regards

~~Julie Flower~~ | Principal Licensing Practitioner (Policy)

**Planning Committee**

**Meeting 14<sup>th</sup> April 2025**

**Decision Notice Schedule**

**All references for PA24 unless otherwise stated**

<b>RTC REF</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>RTC DECISION</b>	<b>CC DECISION</b>
1611.4.1.6	PA25/00585	6b Trevingey Road	Works to trees subject to a TPO, two medium sized trees	Unanimously RESOLVED to support	Approved
1611.4.1.9	09475	Glebe Barn, Churchtown	Outline application for residential development of land for one dwelling inc access	Unanimously RESOLVED to support	Approved
1614.4.1.6	01249	1 Treruffe Terrace	Works to a tree in a conservation area for willow	Unanimously RESOLVED to support	Decided not to make a TPO

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**

**LICENSING SUBMISSIONS FOR:**

**Monday 14<sup>th</sup> April 2025**

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

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

**Monday 14<sup>th</sup> April 2025**

<b>Reference</b>	<b>Location</b>	<b>Details</b>
NIL		



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

**Your ref:** 1486 Bryher Lodge  
**My ref:** PA25/00737  
**Date:** 21 March 2025

Dear Sir/Madam

**Application number:** PA25/00737  
**Proposal:** Change of use of existing residential annexe to become separate dwelling  
**Location:** Bryher Lodge, Trevingey Road, Redruth, Cornwall, TR15 3DH  
**Applicant:** Ms E Blight

Thank you for the Town Council response to the above proposal which I have set out below:

**Redruth Town Council (11 February 2025)**

**“Unanimously RESOLVED that the Redruth Town Council Planning Committee is unable to make a decision due to insufficient information having been provided.”**

I appreciate your comments which will be included in my report. However, following careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend approval of the application. Under these circumstances, please can you confirm that on this occasion we may agree to disagree? If I do not hear from you within the next 5 working days, I will assume that this is the case.

The reasons why I am recommending approval are:

First, sufficient information has been submitted in order for the application to be validated, fully assessed and determined.

### Principle

Development Management Service

Cornwall Council

Page 2

Ms Charlotte Caldwell

21 March 2025

Development plan policy advocates an approach in accordance with the presumption in favour of sustainable development, the three roles of which are noted in policy 1 of the Cornwall Local Plan (CLP) Strategic Policies 2010-2030 and paragraph 8 of the National Planning Policy Framework (NPPF) 2024: the economic, social and environmental roles. In terms of residential development, this broadly translates to a preference for new housing to be directed to existing settlements, where there is easier access to services/facilities, employment and transport options for future residents, and a likely lesser impact to the natural environment. This is supported by policies C1 and T1 of the Climate Emergency Development Plan Document (DPD) 2023 which encourages development in sustainable locations which maximise the ability to take trips by public transport, sustainable and active modes of transport.

This approach is extended through policy 3 of the CLP, which advises as to the hierarchy for the delivery of new dwellings with the county. The preamble to policy 3 stipulates that other than at the main towns identified in policy 3, housing will be delivered in smaller villages and hamlets through the identification of sites through Neighbourhood Plans, the rounding off of settlements, infill schemes and rural exception sites under policy 9.

Policy 3 of the CLP includes a number a named main settlements where housing can be delivered through neighbourhood plans and a site allocations document. Redruth has been included and Trevingey Road is walking distance of Redruth and its services. Therefore, the proposal would deliver a dwelling in a sustainable location and, in broad locational terms, would accord with policies 1 and 3 of the CLP, policies C1 and T1 of the Climate Emergency DPD and paragraph 8 of the NPPF.

### Landscape Impacts

With the exception of the obscure glazing, no external amendments will be required to facilitate the change of use. By virtue of the minor works involved in the change of use, the proposal is considered to conserve the character and appearance of the building dwelling and the immediate area. The World Heritage Site (WHS) Office confirm they have no specific comments to make on the application. For these reasons, the proposal is considered to comply with policies 2, 12 and 24 of the CLP, policy C1 of the Climate Emergency DPD 2023 and paragraphs 135, 212 and 215 of the NPPF 2024.

### Residential Amenity

By virtue of the lack of extension work, the proposal is not considered to result in any overbearing or overshadowing influences beyond existing. Due to the inclusion of obscure glazing on the western elevation, the proposal is not considered to result in any overlooking concerns. The obscure glazing will be secured by condition.

Page 3

Ms Charlotte Caldwell

21 March 2025

In regard to the residential amenities of future occupants, the proposal would result in a dwelling which meets the nationally described space standards for a 1-bedroom, 2-storey dwelling. The dwelling would also benefit from a well-proportioned garden space in accordance with policy G1 of the Climate Emergency DP 2023.

### Planning Balance

In light of the significant national increase in housing targets set out within the NPPF, the Council is currently unable to demonstrate a five year housing land supply. It is appropriate to consider what can be done to increase housing supply as a material consideration in line with paragraph 11 and chapter 5 of the NPPF and to enable the Council to remain flexible and react to changing circumstances.

Securing Homes for All: A Plan to respond to Cornwall's Housing Crisis was considered by Cabinet on 15th December 2021. Cabinet resolved that the plan be agreed and implemented in order to advance the outcome of 'A Secure Home for All'. The plan recognises that Cornwall is experiencing a housing crisis and sets out a number of objectives and interventions to respond to it. Four main objectives are proposed in respect of homelessness prevention, increased availability of homes for local residents, a step-change in affordable housing provision and assuring delivery of the new homes needed under the Local Plan. For each of these objectives a number of interventions are proposed to be taken forward together with partners, local councils and communities to both respond to the immediate challenges residents face and to set in train more fundamental changes to address the roots of the housing crisis.

The Housing Crisis Plan is a material planning consideration in applications relating to the delivery of housing. The benefits of the proposal in terms of its response to the housing crisis are set out below.

The current proposal would respond to the housing crisis by increasing the supply of housing and helping to deliver the revised housing targets arising from the NPPF, which weigh in favour of the proposal.

Thank you for your assistance.

~~Katie Lever~~

**Development Management Service**

**Senior Development Officer**

**Tel: 01872 322222**

**Email: ~~katie.lever@cornwall.gov.uk~~**



## Admin (Redruth Town Council)

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**From:** ~~Joshua Bourne - Joshua.Bourne@cornwall.gov.uk~~  
**Sent:** 12 February 2025 15:37  
**To:** Admin (Redruth Town Council); Charlotte Caldwell  
**Cc:** Cllr Barbara Ellenbroek  
**Subject:** PA25/00175 - 5 day local council

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Planning

Information Classification: CONTROLLED

**Application number:** PA25/00175  
**Proposal:** Construction of two single garages and associated landscaping  
**Location:** The Bungalow Mount Carbis Road Redruth Cornwall TR15 2LD  
**Applicant:** Symons Construction Ltd

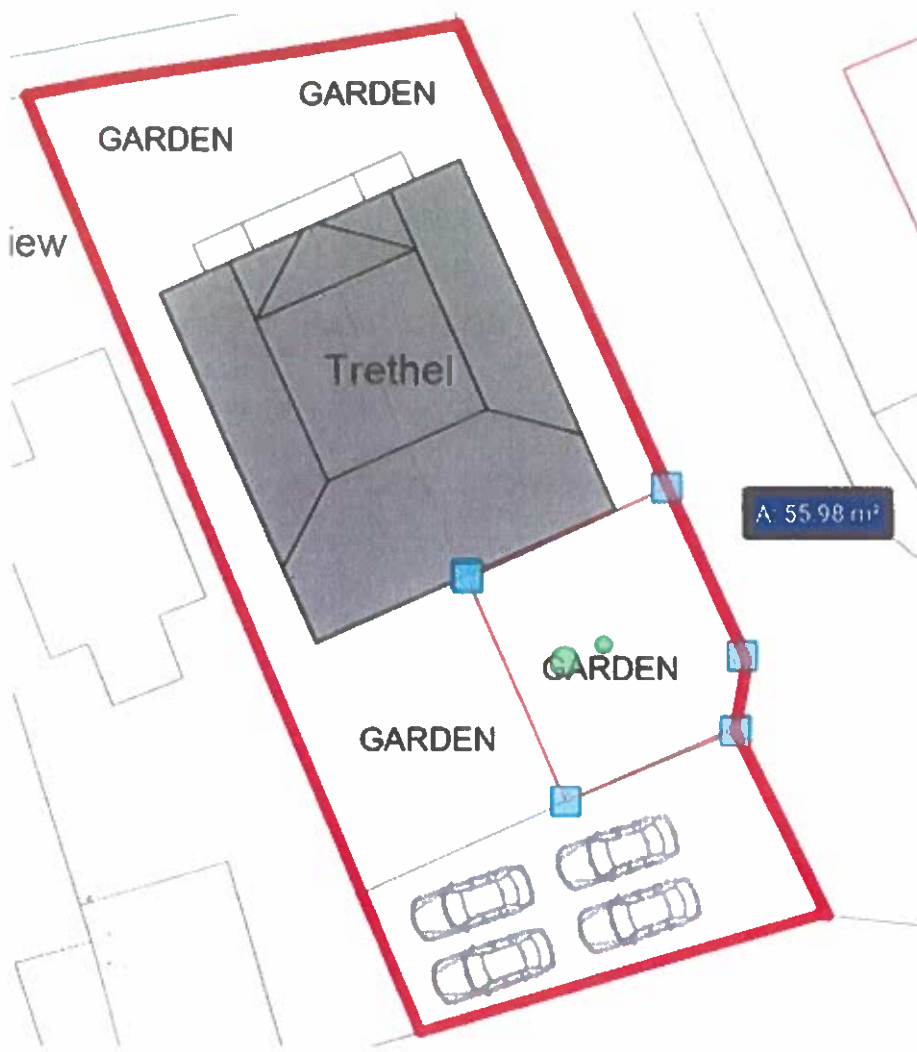
Thank you for the Town Council response to the above proposal which I have set out below:

**Redruth Town Council (11 February 2025)**

**“Unanimously RESOLVED not to support the application on the grounds of concerns over access and highways issues.”**

In response to the above,

In terms of highway safety, it is important to note that the site previously benefits from permission for a parking area in the same position as the proposed garages:



The approved plan above clearly shows potential for parking of at least four vehicles within the current siting for the proposed garages.

It is therefore not considered that there would be any significant increase in the volume of traffic accessing the site. The principle of the use of this piece of land for parking vehicles has clearly been established.

There are also concerns officer level regarding the amount of private amenity space that the existing dwellings would benefit from once the garages had been constructed.

However, taking into account the similarly sized garden that was originally approved, it is not considered that the slightly smaller gardens would result in any significant detrimental change to the character of the area, nor the amount of amenity space that occupants would benefit from. It is also worth taking into account plot densities of the surrounding area, and the potential for occupants to erect outbuildings within their gardens under permitted development rights, which would result in smaller garden sizes.

As such, it is not considered that the siting of the garages would result in impacts on the character of the area, nor the living conditions of the occupants of the approved dwellings, that would be so substantial that they would warrant refusal.

There are also no significant concerns regarding the visual impact of the proposed garages.

Additionally, it is considered that drainage related matters can be adequately controlled by suitably worded planning conditions.

In light of the above, I intend to recommend the application for approval.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. It is requested the LPA consider referring the matter to planning committee

Please tell me which option you wish to choose within 5 working days from the date of this communication.

If I do not hear from you within 5 working days, a delegated decision may be issued in accordance with my recommendation following discussion with the Divisional Member. If our recommendation changes for any reason we will notify you so that you may reconsider your own position.

*\*Planning committees can be viewed and accessed remotely. Further information can be found on our website at [Webcasts - Cornwall Council](#).*

Kind regards,

~~Josh Bourne~~ | Development Officer  
Cornwall Council | Development Management – Regulatory Services  
~~Josh.Bourne@cornwall.gov.uk~~ | Tel: 01872 322 222  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk) | 'Onen hag oll'

Looking for a Planning Agent? See our [List of Accredited Agents webpage](#). If you are a planning agent and are interested in joining the scheme visit the [Accredited agents householder fast-track scheme webpage](#)

**Important Notice that may affect your planning application:** Cornwall Council is a Community Infrastructure Levy (CIL) Charging Authority, and any new development could be liable to pay a CIL. Visit [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil) now to find out how CIL may affect your development.

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