



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

Tel No: 01209-210038 e-mail: [admin@redruth-tc.gov.uk](mailto:admin@redruth-tc.gov.uk)

**Town Mayor: Cllr A Biscoe**

**Town Clerk: C Caldwell**

See Distribution

*Our Reference:*

RTC/Mtg

*Date:*

6<sup>th</sup> August 2025

Dear Councillor

**Meeting of the Planning Committee – Monday 11<sup>th</sup> August 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 11<sup>th</sup> August 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 H Biscoe  
Cllr W Tremayne  
Cllr A Biscoe  
Cllr P Broad  
Cllr K Cunningham  
Cllr R Major  
Cllr I Thomas

**Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**MEETING OF THE PLANNING COMMITTEE – Monday 11<sup>th</sup> August 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 the Town Council.
4. To consider the planning applications (schedule attached)
5. To confirm the Minutes of the Meeting of the Planning Committee held on 7<sup>th</sup> July 2025 (Minutes attached)
6. To receive correspondence:
  - 6.1 Decision Notice Schedule
  - 6.2 Street trading licence renewal
  - 6.3 Notice of forthcoming Cornwall Council Planning Committee meeting

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

## SUBMISSIONS FOR: Monday 11<sup>th</sup> August 2025

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

Ser No	Planning App No (All <b>PA25/</b> unless otherwise stated)	Details	Ward	Reply
1	02592	Rawz4pawz, The Barking Barn, Grambler Farm, Sandy Lane  Respective change of use from a traditional agricultural building to form a farm shop, retail space and an office above	Central	Supported
2	04792	Street Record, North Country, Redruth  National Grid propose to upgrade an existing two wire 11kV line to a three wire 11kV overhead line with additional pole supports in the Little Sinns, Redruth area	North	Supported
3	01644	Parc An Chy Recycling Site, Treskerby, Redruth  Retention of land to be used for stockpile of materials, amendment to acoustic bunding not exceeding 147 metres, construction of 2 storage barns, siting of portable cabin offices, hard standing for collection of materials and associated works	Central	Supported
4	04910	Church of the Assumption, Penventon, West End, Redruth  Works to Trees covered by a Tree Preservation Order (TPO) - 1730 Common Ash - Remove dead stem and large diameter deadwood. 1736 Hawthorn - Coppice. 1737 Sycamore - Sectional fell. Retain at 4pm height for standing deadwood habitat. 1738 Sycamore - Sectional fell.	South	Supported
5	04920	Penvearn, West Trewirgie Road, Redruth  Works to trees subject to a Tree Preservation Order (TPO), works include Fell Thujopsis to ground level.	South	Supported
6	03376	4 Mount Pleasant, Redruth Highway, Redruth  Proposed first floor rear extension to form a bathroom with en-suite, office space and bathroom above existing kitchen with bathroom	Central	Supported

7	05131	12 Pengover Parc, Redruth TR15 1JA Installation of an Air Source Heat Pump to be installed to the property	North	Supported
8	03929	2 Clijah Terrace, Bucketts Hill, Redruth Construct an off road parking area for one vehicle	South	Supported
9	05300	Mobility Centre 1 Alma Place Redruth Cornwall TR15 2AT  Non material amendment in relation to Decision Notice PA23/00675 dated 02/05/23 - Change to Application Description to: Change of use from retail (A1), office (B1) and Storage (B8) to retail (A1) and residential (C3 use), including converting ground, first and second floors to six flats, and communal spaces. External works to rear courtyard and Station Roadside including demolition of existing glazed extension and restoration of facade with new windows to match existing windows. Opening up of entry between Station Road and rear courtyard without compliance with condition 2 of decision notice PA20/06204 dated 20.10.2020	North	Supported
10	01846	Mount Lidden Ltd Gas Cottage 6 Falmouth Road Redruth TR15 2QL  Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for a proposed housing development for eight dwellings, parking and associated works. Existing access to the site to be used. Includes demolition of an existing building.	South	Supported
11	05324	Penventon Park Hotel West End Redruth Cornwall Application for modification of planning obligation dated 23.04.2025 under reference PA22/09789 to remove affordable housing provisions	North	Supported
12	03950	West Cornwall Enterprise Centre Cardrew Industrial Estate Cardrew Way Redruth External window replacements, external door replacements, minor groundworks, internal fire door replacements, refurbishment of existing WCs, refurbishment of tea points, general decoration and repair works throughout the building, removal and replacement of existing timber palisade fencing, external repairs, upgrades to internal lighting, installation of electric heat emitters and local water heating units, installation of new fire detection and alarm system, making good to external surfacing and provision of car parking lines.	Central	Supported

13	05364	45 Town Farm Redruth Cornwall TR15 2XG Proposed replacement of garage with bedroom and en-suite	South	Supported
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## LIST 2

<b>Ser No</b>	<b>Planning App No (All PA25/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
14	01607	The Barn, West Trefula Farm, Greenbank, Redruth TR16 5ET  Retention and completion of independent unrestricted residential dwelling (Use class C)	Central	
15	04604	114 Albany Road, Redruth TR15 2HZ  Two storey extension to the rear	South	
16	04515	London Inn Apartments, 34 Fore Street, Redruth TR15 2AE  Listed Building Consent for works associated with the change of use of commercial unit to residential flat, including installation of window and exterior door	North	
17	04811	82 Mount Ambrose, Redruth, TR15 1QR  Proposed first floor extension and change of use of building from commercial to 8 residential dwellings with associated works	Central	
18	03640	London Inn Apartments, 34 Fore Street, Redruth TR15 2AE  Change of use from vacant commercial unit to a 1 bed flat and insertion of window and door opening	North	



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

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**Town Mayor: Cllr A Biscoe**

**Town Clerk: Ms C Caldwell**

Minutes of a Meeting of the Planning Committee held at Redruth Civic Centre, Alma Place, Redruth  
on Monday 7<sup>th</sup> July 2025

Present: Cllr H Biscoe  
Cllr A Biscoe  
Cllr P Broad  
Cllr K Cunningham  
Cllr R Major  
Cllr I Thomas

Chair

In attendance: Ms C Caldwell  
Mrs H Bardle  
Mrs H Mabbott  
Mr D Knuckey  
Mr M Pascoe  
Ms J Harley  
1 other member of the public was also present

Town Clerk  
Responsible Finance Officer  
Administrator  
Local Resident  
Director of Penventon Hotel  
Coastline Housing

**PART I – PUBLIC SESSION**

**1626.1 To receive apologies for absence**

Apologies were received from Cllr W Tremayne

**1626.2 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.

**1626.3 Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda**

Mr Knuckey on behalf of residents from Trefula Farm gave a verbal and written report regarding objections to Planning Application PA25/01607. Objections were around detrimental impact on agricultural land in risk to people and livestock with increased traffic, access and drainage. Cllr H Biscoe thanked Mr Knuckey saying that he will look at the indepth (written) report and consider the aspects then.

Mr M Pascoe, Director of Penventon Hotel spoke about the non-material amendment to PA2209789 (not on the agenda) which was a change of title going from 'non affordable' to 'affordable' for 32 open market dwellings. Ms Jo Harley from Coastline Housing explained the paradox of submitting a 106 for grant funding but not qualifying as the resubmission for residential dwellings was needed for a normal lease. This will be on the agenda next month and they will submit a deed of variation later as full Planning Permission has been obtained. Cllr H Biscoe thanked Mr Pascoe and Ms Harley and said he will let Cllr Tarrant know. Three members of the public then left the meeting, one remained.

**1626.4 To consider the planning applications**

1626.4.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes. Unanimously RESOLVED to accept. [Proposed Cllr Biscoe; Seconded Cllr Broad].

**1626.5 To confirm the Minutes of the Meeting of the Planning Committee held on 9th June 2025.**

The minutes of the last Planning Committee of 7<sup>th</sup> June meeting was approved at the Full Council meeting on 30th June 2025 and initialled by the Chair at this meeting.

It was noted that application PA25/03640 has been withdrawn by the applicant and therefore was not discussed at today's meeting.

**1626.6 To receive correspondence:**

**1626.6.1 *Decision Notice Schedule***

The schedule was noted.

**1626.6.2 *Clerk's Report***

The correspondence was noted.

**1626.6.3 *Licensing Submissions***

None.

**1626.6.4 *Requests for Pre-application advice***

The request was noted.

**1626.6.5 *Cornwall Council Policy Document – Street Trading For information and comments***

The Town Clerk reminded Councillors to email her with any comments they have regarding this Policy document.

**Chair**

## REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

## ANNEX A

All references for PA25/ unless otherwise stated.

**Meeting: Monday 7<sup>th</sup> July 2025**

REF NO	CC REF	SITE	PROPOSAL	DECISION
<b>LIST 1</b>				
Unanimously RESOLVED the Applications on List 1 are supported en bloc. [Proposed Cllr Biscoe; Seconded Cllr Broad]				
1	03838	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	03848	12 Clijah Close, Redruth TR15 2NS  Advertisement consent for proposed non illuminated fascia sign	North	Supported
3	03869	Land Adj To Number 1 Basset Road Treleigh Cornwall TR16 4BE  Outline planning permission with all reserved matters for two dwellings	Central	Supported



4	04098	<p>Cornwall Partnership NHS Trust Offices Trengweath Clinic Penryn Street Redruth Cornwall</p> <p>Nonmaterial amendment in relation to Decision Notice PA22/06830 dated 24/10/23 - Change of materials on the main elevations and minor change to storey heights to allow for service zone within the ceiling voids</p>	South	Supported
5	03972	<p>38 Rose Row Redruth Cornwall TR15 1LB</p> <p>Construction of two-storey rear extension</p>	North	Supported
6	04381	<p>The Buttermarket Station Hill Redruth Cornwall TR15 2PP</p> <p>Listed building consent for new roofing to the mining exchange and Wheal Peevor purser's office and minor amendments to internal arrangement as listed in Design and Access Statement without compliance of condition 2 of decision notice PA22/05210 dated 15.08.2022</p>	North	Supported
7	04442	<p>15 Lowarthow Marghas Redruth Cornwall TR15 2DZ</p> <p>Extension to dwelling</p>	Central	Supported
8	04506	<p>Land Adjoining Villa Venetta Churchtown Redruth TR15 3BT</p> <p>Proposed retention of existing building</p>	South	Supported
9	04533	<p>Trethew Farm Wheal Buller Buller Downs Redruth</p> <p>Construction of a first-floor extension to existing dwelling</p>	South	Supported

10	04143	<p>Cornwall Council Land Of Drump Road Redruth TR15 1LZ</p> <p>Non material amendment in relation to Decision Notice PA20/07938 dated 08/03/21 - This application seeks to amend the tenure of the development from a 50/50 split between shared ownership and affordable rent to a mix of affordable rent and social rent (41 affordable rent houses and 11 social rent flats).</p>	North	Supported
11	04720	<p>Roddas The Creamery Wheal Rose Scorrier</p> <p>Construction of a two-storey creamery extension, including earthworks and associated silos and tanks, with replacement foul water packaged treatment plant and drainage field (part retrospective).</p>	North	Supported

## Planning Committee

Meeting Monday 11<sup>th</sup> August 2025

### Decision Notice Schedule

All references for PA25 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1624.4.2.6	03407	UK Storage Company SW Ltd, Cardrew Industrial Estate, Cardrew Way, Redruth TR15 1SS	Advertisement consent for relocation of existing signage & 1 no (new) freestanding illuminated digital signboard (displaying static images)	Unanimously RESOLVED to support the application	Approved
1624.4.1.1	03535	12 Clijah Close, Redruth TR15 2NS	Proposed rear extension and general alterations	Unanimously RESOLVED to support the application	Approved
1626.4.1.1	03838	Green Lane Dental Practice, 28 Green Lane, Redruth TR15 1JU	Listed building consent for proposed installation of signage associated with business	Unanimously RESOLVED to support the application	Approved
1626.4.1.2	03848	Green Lane Dental Practice, 28 Green Lane, Redruth TR15 1JU	Advertisement consent for proposed non illuminated fascia sign	Unanimously RESOLVED to support the application	Approved
1626.4.1.5	03972	38 Rose Row, Redruth TR15 1LB	Construction of two-storey rear extension	Unanimously RESOLVED to support the application	Approved
n/a	04195	9 South Park Close, Redruth TR1 3AR	Submission of details to Discharge Conditions 3 and 4 in respect of Decision Notice PA24/09350 dated 23rd May 2025	Not consulted	Approved
1626.4.1.10	04143	Cornwall Council Land off Drump Road Redruth TR15 1LZ	Non material amendment in relation to Decision Notice PA20/07938 dated 08/03/21 - This application seeks to amend the tenure of the development from a 50/50 split between shared ownership and affordable rent to a mix of affordable rent and social rent (41 affordable rent houses and 11 social rent flats).	Unanimously RESOLVED to support the application	Approved

n/a	00619	2 Summer Chapel, North Country, Redruth TR16 4AJ	Retention of timber gate and fence above east boundary wall with corner kept clear of obstruction	Not consulted	Approved
n/a	04693	Shop 1, 1a Alma Place, Redruth TR15 2AT	Non-material amendment in relation to decision notice PA23/00675 dated 02/05/2023, namely 1)W.G.10 (Communal Kitchen) proposed as fixed heritage style uPVC fixed window with thin window bars. 2) WG.17 (Courtyard Acc. Toilet Window) is proposed as a uPVC casement window. 3) WG.16 (Courtyard Terrace Door) proposed as uPVC door. 4) DG3 (Rear Residential Entrance Door) proposed as uPVC door (existing EX.DG.07 painted timber poor quality modern door). 5) WF19 (Flat 3 Kitchen/ Dining) proposed as uPVC heritage style casement sash style casement with thin window bars.	Not consulted	Not acceptable as amendment
1570.13.1.2	023/PA1 0320	Land Adj to Parc Vean House, Coach Lane, Redruth, Cornwall TR15 2TT	Construction of two semi-detached dwellings	Supported	Refused Appeal rejected 2 July 2025
n/a	04939	Penventon Park Hotel, West End, Redruth TR15 1TE	Non-material amendment in relation to decision notice PA22/09789 dated 22/04/2025 namely 1) Amend the description of development to state 32 residential dwellings	Not consulted	Approved

## Helen Bardle

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**From:** Planning  
**Subject:** FW: Street trading renewal application - Leanne Geach - Fore Street, Redruth - LI25\_004462

**From:** [REDACTED]  
**Sent:** 29 July 2025 08:46  
**To:** Charlotte Caldwell <[townclerk@redruth-tc.gov.uk](mailto:townclerk@redruth-tc.gov.uk)>; Cllr Roger Tarrant <[Cllr.Roger.Tarrant@cornwall.gov.uk](mailto:Cllr.Roger.Tarrant@cornwall.gov.uk)>; Business Compliance <[businesscompliance@cornwall.gov.uk](mailto:businesscompliance@cornwall.gov.uk)>; Community and Environmental Protection <[communityandenvironmentalprotection@cornwall.gov.uk](mailto:communityandenvironmentalprotection@cornwall.gov.uk)>; Cornwall Council - Waste Management <[wastemanagement@cornwall.gov.uk](mailto:wastemanagement@cornwall.gov.uk)>; Cornwall Council Parking <[parking@cornwall.gov.uk](mailto:parking@cornwall.gov.uk)>; Cornwall Highways Enquiries <[enquiries@cornwallhighways.co.uk](mailto:enquiries@cornwallhighways.co.uk)>; Cornwall Planning <[planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)>; Cornwall Streetworks <[streetworks@cornwall.gov.uk](mailto:streetworks@cornwall.gov.uk)>; Environment Service <[EnvironmentService@cornwall.gov.uk](mailto:EnvironmentService@cornwall.gov.uk)>; Fire Service - Support <[firesupport@fire.cornwall.gov.uk](mailto:firesupport@fire.cornwall.gov.uk)>; Licensing Compliance <[licensingcompliance@cornwall.gov.uk](mailto:licensingcompliance@cornwall.gov.uk)>; Public Health Desk <[phdesk@cornwall.gov.uk](mailto:phdesk@cornwall.gov.uk)>  
**Subject:** Street trading renewal application - Leanne Geach - Fore Street, Redruth - LI25\_004462

Information Classification: CONTROLLED

Dear Consultees

We have received a **renewal** application from **Leann Geach** who wishes to continue trading at **Fore Street, Redruth (outside Lloyds Bank)**.

Further details from the application are:-

\*\*\*\*\*GENERAL\*\*\*\*\*

**‘Trading of flowers sold from buckets on pavement, bedding plants, shrubs, holly wreaths and other related items’**

**Proposed trading months –24 November to 24 December 2025**

**Proposed trading days of the week – Mondays to Saturdays**

**Proposed trading times – 08:00 – 17:00**

**Articles applied for – ‘Spring trading - flowers, bedding plants and shrubs. Christmas trading - flowers and holly/flower wreaths. Related items.**

The following Council Policy comes into force on 1 January 2022:- **“Single use and non-recyclable plastics must not be used by traders.”**

Traders are being asked to provide evidence of collection and recycling of their plastic products, this applicant has responded as follows:-

***No answer given***

Traders are also being asked to provide details of how they will support Cornwall Council's climate and health commitments, this applicant has confirmed the following:-

**No answer given**

Application dated: **15 July 2025**

Additional information – **None**

When considering the application, this Council will have regard to any comments that have been received as part of the consultation process.

The Council will also take into account its [Policy](#) and standard conditions which are included in the policy at Appendix 1 (pages 15 & 16) – please refer to the policy, and in particular the standard conditions, before submitting a consultation response.

Please be aware that in accordance with the EU Services Directive, any refusal by the Council must be justified by an “overriding reason relating to the public interest”. Examples of this are public safety, public health, protection of consumers, combating fraud and protection of the environment. It should be noted that refusing an application on the grounds that there are already enough shops/traders in an area is not a valid objection. Legal advice obtained in January 2021 confirms that the Provision of Services Regulations, which were introduced in 2009 and implemented the EUSD into UK law, continue to apply in the context of Licensing including street trading.

**Should you have any comments, please let me know by 19 August 2025. If I do not hear from you by this date, I shall assume you have no objections.** However, the Street Trading Sub-Committee have asked that consultees respond, even if it's to confirm no objection, so that they will know, for each of the consultees, whether the application has been scrutinised or not.

Should valid objections be received in relation to the application, these will be notified to the applicant, and the application may be referred to the Council's Street Trading and Pavement Licensing Sub-Committee for a decision. The applicant and objectors will be invited to attend.

Kind regards

[Redacted signature]

[Redacted signature]

[Redacted signature]

**Public Protection | Cornwall Council**

[Redacted contact information] Tel: 01872 322222

[www.cornwall.gov.uk](http://www.cornwall.gov.uk) 'Onen hag oll' [www.businessregulatorysupport.co.uk](http://www.businessregulatorysupport.co.uk)

Ms Charlotte Caldwell  
Town Clerk  
Redruth Civic Centre  
Alma Place  
Redruth  
TR15 2AT

**Your ref:** Simon Johns  
**My ref:** PA24/09801  
**Date:** 1 August 2025

Dear Sir/Madam

**Application number:** PA24/09801  
**Proposal:** Construction of four dwellinghouses  
**Location:** Land North West Of The Old Coach House Fore Street Redruth  
Cornwall TR15 2AE  
**Applicant:** Mr Simon Johns

This application will be reported to the Planning Committee for a decision. The Committee meeting will begin at 10.00 am on 18 August 2025 and take place in the Dwr Meeting Room, Kresen Kernow, Little Vauxhall, Redruth, TR15 1AS.

You can see my report on the application from 7 days before the date of the meeting on the Council's web-site at <https://democracy.cornwall.gov.uk/ieListMeetings.aspx?CIId=621&Year=0>. You can also use this to access the livestream link where you can watch and listen to the committee meeting.

The easiest way to take part in the meeting is remotely, via Teams. If you wish to speak you will need to submit your request on-line using the form which can be located at <https://www.cornwall.gov.uk/the-council-and-democracy/councillors-and-meetings/public-speaking-at-planning-committees/register-to-speak-at-a-planning-committee-meeting/> before noon, two working days before the meeting.

Requests to speak at meetings can be made once the planning agenda has been published (7 working days before meeting). Usually, only one objector, one supporter and one representative of the Parish/Town Council will be allowed to speak per application, however, for some larger applications two objectors and two supporters are allowed.

All additional comments made in writing will be noted, but it is only those that are relevant to material planning considerations that will be taken into account as part of the application's determination. All additional written comments should be received by me at least three working days before the date of the Committee.

Yours faithfully

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

Development Management Service  
Cornwall Council  
Correspondence Address: Cornwall Council Planning Dept, New County Hall, Treyew Rd, Truro,  
TR1 3AY  
planning@cornwall.gov.uk