

**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 A Biscoe

Town Clerk: C Williams

Our Reference:

RTC/Planning Committee

Date:

7th January 2026

See Distribution

Dear Councillor

Meeting of the Planning Committee of Redruth Town Council – 12th January 2026

You are summoned to attend a Meeting of the Planning Committee of Redruth Town Council to be held in The Langman Room, Redruth Civic Centre, Alma Place on Monday 12th January 2026. Proceedings will commence at 7:00pm.

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

Yours sincerely

A handwritten signature in black ink that reads "Charlotte Williams".

Charlotte Williams
Town Clerk

Enclosures:

Agenda and associated documentation

Distribution & Action:

Cllr H Biscoe	Cllr S Barnes
Cllr W Tremayne	Cllr R Major
Cllr A Biscoe	Cllr M Selwood
Cllr P Broad	Cllr I Thomas

All other Redruth Town Councillors

Cornwall Council Members, Press and Public

REDRUTH TOWN COUNCIL
MEETING OF THE PLANNING COMMITTEE – Monday 12th January 2026

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 confirm the Minutes of the Meeting of the Planning Committee held on 15th December 2025 (Minutes attached).
5. To consider the planning applications (schedule attached).
6. Decision Notice Schedule.
7. To receive correspondence
 - Minutes of the Hallenbeagle Community Liaison Group meeting held on 17 September 2025



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

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

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

Minutes of a Meeting of the Planning Committee held at Redruth Civic Centre, Alma Place,
Redruth on Monday 15th December 2025

Present:

Cllr H Biscoe
Cllr W Tremayne
Cllr S Barnes
Cllr A Biscoe
Cllr P Broad
Cllr M Selwood
Cllr I Thomas
Cllr W Tremayne

Chair
Deputy Chair

In attendance:

Cllr J Morrison
Mrs C Williams
Mrs H Bardle
Mrs J Cockerham-Harris
No members of the public were in attendance

Town Clerk
RFO/Deputy Town Clerk
Administrator

PART I – PUBLIC SESSION

1645.1 To receive apologies for absence

Apologies were received from Cllr Major.

1645.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda

Cllr Barnes, A Biscoe, H Biscoe, and Broad declared a non-pecuniary interest and signed the register accordingly.

1645.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

1645.3.1 No members of the public were present.

1645.4 To confirm the Minutes of the Meeting of the Planning Committee held on 10th November.

1645.4.1 RESOLVED by Majority that the minutes of the Planning Committee held on 10th November 2025 be accepted as a true and accurate record of proceedings, [Proposed Cllr Thomas; Seconded Cllr Tremayne] Cllr Broad abstained.

1645.5 **To consider the planning applications**

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

1645.6 **Decision Notice Schedule**

The Decision Notice Schedule was noted.

1645.7 **Licensing Submissions**

The Licensing Submission was noted.

1645.8 **To receive correspondence:**

a) Appeal Decision – PA24/02088 – Construction of dwelling and garage – Land north of West Haven, Sandy Lane, Redruth.

1645.8.1 The appeal decision was noted.

b) Parish Call for Sites update November 2025

1645.8.2 The Parish Call for sites was noted.

c) To make a decision on the piece of land from Cornwall Council's Asset management Group (AMG) – see attached: Land at Forth An Ryn

1645.8.3 Unanimously RESOLVED not to take on the land at Forth An Ryn [Proposed by Cllr H Biscoe; Seconded by Cllr A Biscoe].

d) To make a decision on new street trading licence application for MJK Snacks – Cardrew Industrial Estate

1645.8.4 Unanimously RESOLVED to Support application [Proposed by Cllr H Biscoe; Seconded by Cllr A Biscoe].

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA25/ unless otherwise stated.

Meeting: Monday 15th December 2025

LIST 1 Unanimously RESOLVED all the Applications on List 1 are supported en-bloc. [Proposed Cllr A Biscoe; Seconded Cllr Barnes]				
REF NO	CC REF	SITE	PROPOSAL	DECISION
1	08191	St Rumons Social Club, Penryn Street, Redruth	Listed Building Consent for internal alterations to relocate the existing staircase to the rear of the building and the opening up of the ground floor spaces to create a better venue area.	Supported
2	08461	3 Laguna Court, Penders Lane, Redruth, Cornwall, TR15 1LJ	Works to Tree covered by a Tree Preservation Order (TPO) – T13 – Sycamore – Crown lift to 5.2m over highway	Supported
3	08378	Hunters Lodge, Treskerby, Redruth	Proposed alterations, external cladding and balcony	Supported

4	08201	59 Fore Street, Redruth TR15 2AF	Change of use from offices to first floor flat.	Supported
5	08895	Street Record, Trewirgie Hill, Redruth TR15 2AF	Works to Tree(s) covered by a Tree Preservation Order (TPO) – T3 – Elm – Fell to ground level. T14 – Red Oak – Remove stake	Supported
6	07091	H & A Recycling, 45 Cardrew Industrial Estate	Installation of Helios Fire Suppression Unit	Supported

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
7	07827 (Cllr Barnes)	Plot 1 Cornwall Business Park East, Hallenbeagle, Scorrier	Proposed development and operation of a refuse transfer station, materials recycling facility, covered bale storage and associated infrastructure. Together with the proposed biodiversity gain works at the former Wheel Peevor Mine site with variation of conditions 3, 19 and 16 of decision notice PA22/08886 dates 19/04/2023	Unanimously RESOLVED to defer the decision and to invite the applicant (SITA) to speak at the next committee meeting to explain the biodiversity gain works [Proposed by Cllr H Biscoe; Seconded by Cllr Thomas].

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 12th January 2026

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
1	09349	Glebe Barn, Churchtown, Redruth TR15 3BT Works to trees in a Conservation Area, sycamore tree (T6) fell to ground level due to extensive visible decay	South	Supported
2	09462	Penventon Park Hotel, West End, Redruth TR15 1TE Non-material amendment in relation to decision notice PA22/09789 dated 22/04/2025 to allow Roof tiles to change from dark grey slate tiles to dark grey interlocking concrete tiles. Removal of all sidelights to front elevations	North	Supported
3	09531	Clowance, West Trewirgie Road, Redruth Works to Trees covered by a Tree Preservation Order (TPO) - Beech x 2 (B) reduction of 2 trees. Beech x 1 (A) - Reduce the adjacent Beech to a similar height. No limbs larger than 60mm on trees B to be removed and no larger than 80mm on tree A	South	Supported
4	08747	Redruth Veterinary Surgery, Unit G Bartles Industrial Estate, North Street, Redruth Proposed demolition of existing building and construction of replacement veterinary surgery, car parking and associated works	North	Supported

LIST 2

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
5	08994 Cllr H Biscoe	Land Adjacent To Tall Trees Lower North Country Redruth TR16 4HJ Permission in Principle for proposed housing scheme (minimum 3 dwellings, maximum 5 dwellings)	North	
6	09312 Cllr Broad	Land rear of Primrose House, 4 Mount Ambrose, Redruth Permission in Principle for Construction of 6 Dwellinghouses	Central	
7	09323 Cllr Selwood	11 Penpont Road, Roseland Gardens, Redruth Construction of a first-floor extension and associated works	Central	
8	07827 (Brought forward from last meeting on 15 th December 2025) See attached correspondence	Plot 1 Cornwall Business Park East, Hallenbeagle, Scorrier Proposed development and operation of a refuse transfer station, materials recycling facility, covered bale storage and associated infrastructure. Together with the proposed biodiversity gain works at the former Wheel Peevor Mine site with variation of conditions 3, 10 and 16 of decision notice PA22/08886 dated 19/04/2023	North	

Planning Committee

Meeting Monday 12th January 2026

Decision Notice Schedule

All references for PA25 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1634.4.1.5	05508	Glebe Barn, Churchtown, Redruth TR15 3BT	Reserved matters application for 1no dwelling (details following Outline Consent PA24/09475 dated 28/03/2025)	Unanimously RESOLVED to support the application	Approved
1635.4.1.5	06536	4 Mount Ambrose, Redruth TR15 1QZ	Certificate of lawfulness for existing use of two areas of the planning unit that have been let for commercial storage and the residual land has been used incidentally to the enjoyment of the dwelling known as Primrose House 4 Mount Ambrose Redruth	Unanimously RESOLVED to support the application	Granted (CAADs, PIPS and Lus only)
1253.3.1.990	PA18/ 07535	Redruth Brewery, Foundry Row, Redruth TR15 1AW	Mixed development including 165 dwellings/apartments, micro-brewery and pod hotel	RESOLVED by Majority to Recommend for Refusal. In light of the developing Neighbourhood Plan, it is felt that this application represents unsustainable development. There is no provision for affordable housing and there are concerns over both the impact on local schools and a lack of amenity space. In addition, the plans are not in keeping with the local area	Refused

1645.4.1.2	08461	3 Laguna Court, Penders Lane, Redruth	Works to a tree covered by a Tree Preservation Order (TPO) - T13 - Sycamore - Crown lift to 5.2m over highway	Unanimously RESOLVED to support the application	Approved
n/a	09378	10 Symons Terrace, Redruth TR15 1AA	The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017. BT intends to install fixed line broadband electronic communications apparatus	Not consulted	Closed – advice given
n/a	PA26/ 00038	1 Sunny Meadows, Goonrawe, Sparnon Gate, Redruth TR16 4JB	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended)- Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.	Not consulted	Closed – advice given



recycling and recovery UK

meeting minutes

Subject	Hallenbeagle Community Liaison Group
Date	17 September 2025
Location	Hallenbeagle site
Recorder	Sam Fisher
Chair	Sarah Cotton

Present

Name	Initials	Company	Title
Sarah Cotton	SC	SUEZ	Community Liaison Manager
Sam Fisher	SCF	SUEZ	Education and Community Officer
Craig Mouatt (TEAMS)	CM	SUEZ	Processing Contract Manager
Jeff Houghton	JH	Kier	Senior Contracts Manager
Alistair Walker	AW	SUEZ	Construction Project Manager
Rob Knill	RK	Chacewater Parish Council	Chair to Chacewater Parish Council
John Carley	JC	Chacewater Parish Council	Parish Councillor
Jeff Houghton	JH	Kier	Senior Contracts Manager
Barbara Skinner	BS	Resident	
Rob Knill	RK	Chacewater Parish Council	Chair to Chacewater Parish Council
Victoria Parker	VP	Cornwall Council	Assistant Integrated Waste Management Contract Team Leader



Ref	Note	Action
1.0	Welcome and apologies	
1.1	Apologies were received from Kate Swain, Fallon Hart, Dulcie Tudor, Jan West, Dale Unsworth and Jinny Clark.	
2.0	Approval of the previous meetings minutes	
2.1	Minutes were approved.	
3.0	Matters arising	
3.1	<p>RK asked if the school advertising currently displayed was the full extent of the initiative. JH confirmed it was. RK expressed that he thought it would go around the whole site.</p> <p>RK asked if the waste collection issue had been resolved. AW/VP confirmed that it has.</p> <p>CM and SC provided an update on the book collection initiative and confirmed that over 3 tonnes of books have been donated to the prison network.</p> <p>JC volunteered to put a request for books in the Chacewater Parish magazine.</p>	JC
4.0	Planning and Construction Update	
4.1	<p>JH Talked the group through the latest drone footage.</p> <p>BS asked if the sprinkler tanks were now full. JH confirmed that they are.</p> <p>JC remarked on the solar panels looking good.</p> <p>JH confirmed that there were 1660 panels on the roof.</p> <p>JC asked if they required cleaning. JH confirmed they would be cleaned annually and accessed through a service hatch.</p> <p>JH advised that doors had now been fitted. BS asked if they were the specified high velocity doors. AW confirmed they were.</p> <p>NS asked for clarification on where HGVs would be parked overnight and where they would queue whilst waiting to tip. JH described the overnight parking area and the tipping area.</p> <p>NS asked whether HGVs would be audible in the mornings.</p> <p>CM advised that vehicle reverse checks can be conducted in silence.</p> <p>SG asked how many vehicles would be parked overnight.</p>	



	<p>AW advised that her would check the planning stipulations and feedback accordingly.</p> <p>NS asked how many vehicles would be allowed on the operator's licence as he hadn't seen any advice from traffic officers.</p> <p>SG commented that she and NS are currently aware of vehicles reversing on site in the morning and operatives shouting 'stop'.</p> <p>SG also commented that a large drone frequently flies above their property. JH advised that the Kier drone only comes once a month to survey the site and does not fly above SG's property. JH suggested that the drone may belong to another business, or possibly railway engineers.</p> <p>RK asked that Kier and SUEZ set a good example locally with the lighting on site.</p> <p>JH advised that the lighting will be installed in accordance to planning.</p> <p>NS asked if 'paper overspill' would accumulate against fences or create a swamp at the perimeter of the site.</p> <p>AW advised that this scenario would not occur; paper will be tipped inside and litter picking forms part of the operating licence.</p> <p>NS asked whether plastic would be stored outside and expressed concern about the odour from plastic bales.</p> <p>AW advised that all bales would be stored inside and only emerge outside when being transferred to lorries.</p> <p>BS asked if the building was ventilated.</p> <p>AW confirmed that the ventilation system is designed to be sensitive to operators and, during normal operation, it won't be externally ventilated – other than for door operation.</p> <p>JC asked whether odour would be an issue.</p> <p>AW advised that under normal operation there will not be an issue with odour.</p> <p>SG commented that she didn't think that odour suppression systems that she'd seen before were that effective. SG cited a CERC visit as an example.</p> <p>SG asked whether there will be acoustic protection against the noise of glass – as that sound carries.</p> <p>AW advised that there is acoustic screening in the doors and that glass tipping will take place inside the building.</p> <p>JH continued to show drone footage and informed the group that the differing grey panels of the building were to mark different zones and also break up the surfaces.</p>	AW
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	<p>BS asked whether rainwater was used for the sprinkler system. JH advised that the scale was too large.</p> <p>SC directs the group to the completion notes slide.</p> <p>AW talks through the slide and advises the group on photographs including: the baler, the sprinkler control valves, interior bays, vehicle washing area.</p> <p>SG asks where staff will park. AW shows an area at the top of the site.</p>	
5.0	Question and Answer Session (including questions submitted to Chair)	
5.1	<p>SC addresses question submitted via email regarding litter.</p> <p>JH and AW advised that it will be investigated and that it's possible the litter was created by another party. AW further advised that, ongoing, litter picking is part of the licence.</p> <p>RK asked what will replace the green perimeter fencing.</p> <p>JH advised that the fence will not be replaced, but parts will be added to it.</p> <p>AW advised that some of the fence has to retain visibility in accordance with Highways.</p> <p>RK suggested that the corner in question is a byway and that speed limits ought to be checked.</p> <p>AW confirmed that due processes have been followed and agreed by highways.</p> <p>RK asks when Kier are due to finish on site.</p> <p>JH advises December is the technical completion date, but checking and commissioning needs to take place before full handover to SUEZ.</p> <p>RK lodges for the record and appeals to SUEZ and Kier to consider awarding support / funding to Chacewater Parish Council for a number of ongoing projects.</p> <p>SG advises that Sawmills Lane is in a mess and that trucks looking for the site have made a mess of the road. She further advised that she and RS have diverted lost vehicles from her property. Furthermore, neighbouring businesses are parking on the lane and cutting through to other businesses via a kissing gate.</p> <p>It was discussed as a group that signage should be considered for the lane to advise speed and access.</p> <p>NS advised that hedge cutting has not taken place for a long time and that previous arrangements appear to have dwindled. NS advised that he would take on the job if a cutter could be purchased on his behalf.</p>	



	RK suggested this solution is inadvisable as many have shown willing in the past and failed to sustain a hedge cutting agreement.	
6.0	A.O.B	
6.1	An update was requested around the works ongoing at Wheal Peevor. VP will provide an updated briefing note to be circulated with the minutes.	VP
7.0	Date of next meeting	
7.1	28 January 2026	

Wheal Peevor Mine, Radnor, Redruth, TR16 4BH

Grounds Maintenance Works

The works at Wheal Peevor form part of a 30-year formalised management plan and condition monitoring programme which will facilitate robust and sustainable outcomes for the habitats. Initial works are split over 5 years, with details summarised below.

Year 1 - Phase 1

Status; COMPLETED – November 2024 – February 2025

The initial phase of works focused on gorse removal and stump treatment and was completed during the above period to avoid bird nesting season. During the works multiple badger setts were observed and buffer zones were introduced to ensure these areas were not disturbed. We were also aware of a gated cave in the quarry area and due to the high likelihood of bats, a buffer zone has been maintained around the mine entrance to minimise noise and vibrations and safeguard the bats habitat. Gorse was not cut in these exclusion zones and monitoring will continue in the coming years.

Whilst these initial works did look severe, the objective was to expose bare ground, which will permit heather regeneration. It has also had the additional benefit of exposing old mine workings, thereby restoring the historic character embedded in this site, which for many years has been obscured by the density of the gorse.

Year 1 - Phase 2

Status; COMPLETED – September 2025

The second phase of works for year 1 is now complete and involved treatment works to control bracken and Japanese knotweed. The intention is to expose the bare ground and provide further opportunities for heathland regeneration.

Years 2 – 5

Status; Dates to be confirmed for works in 2026

Works in years 2-5 will focus on cutting and treating regrowth of the target species, as required to retain open glades. The 5-year plan will be reviewed at the end of Year 5 and rolled forward for the next 5-year period, along with detailed annual work plans, as needed, up to the end of the 30-year period.

In the long term these works will produce a far better habitat for animals and visitors alike. These illustrative pictures give an indication of what how the landscape will look over the coming years.



If you have any queries, please do not hesitate to contact the waste team;
IWM@cornwall.gov.uk

7 January 2026



My ref: 2026 Parking Order
Date: 8th January 2026

Dear Council,

2026 Off-Street Parking Places Order

Cornwall Council is proposing to make an amendment to the Off-Street Parking Places Order, and in doing so make some alterations to car park operations and charges. Attached is the formal notice which sets out the proposed changes.

If you have any comments to make on the proposals I would be grateful to receive them no later than:

4th February 2026

To respond to this proposal, you can either:

1. Visit our website - <https://letstalk.cornwall.gov.uk> once registered you will be able to submit your response.
2. Email Parking Services on parking@cornwall.gov.uk, quoting the above title and indicating your support or objection to the proposals.
3. Respond in writing using the attached Response Form, indicating your support or objection to the proposals and return it to the address shown at the foot of the form.

If you wish to discuss any aspect of this, please contact me.

Yours faithfully

Joshua Macdonald

Strategic Parking Manager

Parking Services – Sustainable Growth and Place

Tel: 0300 1234 100

Email: parking@cornwall.gov.uk



The Cornwall Council (Off Street Parking Places) Order 2026

Notice is hereby given that Cornwall Council proposes to make a new Order under Section 35(1) of the Road Traffic Regulation Act 1984, in accordance with Schedule 9 of the Act.

The proposed Order will revoke and replace THE CORNWALL COUNCIL (OFF STREET PARKING PLACES) ORDER 2024 (AS AMENDED) whilst also making the following amendments:

1. Vary the parking charges in all Cornwall Council chargeable car parks to increase charges either in line with inflation or specific amendments to support traffic management
2. Removal of the 2-3 hour tariff within all Long Stay Car Parks
3. Conversion of Tolcarne Road, Newquay to a long stay car park
4. An increase to the price of 'Reserved' Parking Permits to bring the product in line with current market value
5. Conversion of Trengrouse Way, Helston to a long stay car park
6. Conversion of Cattle Market, Liskeard into a Short Stay Car Park
7. Removal of Broadsyard, Downderry from the Order
8. Introduction of a motorhome prohibition to Commercial Road, Hayle
9. Reduction of the JustPark Wallet minimum spend to £35.00
10. Renaming of Tintagel Visitors Centre to Bossiney Road, Tintagel
11. Inclusion of Motorhome charges in the following Car parks:
 - Link Road, Padstow
 - Watergate Bay
 - Trenwith, St Ives
 - Wheal Leisure, Perranporth
 - Main, Fowey
 - Marazion Station
 - Gyllyngvase coach park, Falmouth
 - Seaton Bridge
 - Cattle Market Launceston
 - Victoria Square, Bodmin
12. Introduction of the following Car parks to the parking Order:
 - Ponsadane, Penzance
 - Gas Hill, Truro
 - Wellington Road, St Dennis
 - Clay Trails Nansladron, St Austell
 - St Andrews Pond, Par
 - Kit Hill, Callington
 - Wentfordbridge, Bodmin
 - Scarletts Well, Bodmin
 - Poley's Bridge, Bodmin
 - Helland, Bodmin
 - Grogley halt, Bodmin
 - Tuckingmill Pavillion, Camborne
13. Introduction of winter charges to the following car parks:
 - Gyllyngvase, Falmouth
 - Readymoney, Fowey
 - The Beach, Seaton
 - Watergate Bay, Watergate
 - Wheal Leisure, Perranporth
 - Albany Road, Newquay
 - Belmont Place, Newquay
 - Dane Road, Newquay
 - Tregunnel, Newquay
 - Par Beach, Par
 - Reppers Coombe, St Agnes
14. Introduction of charges to the following car parks:
 - Fairground, Helston
 - Hamleys Corner, Par
 - Helland, Bodmin
 - Howells Bridge
 - Kit Hill, Callington
 - Pensilva
 - Poley's Bridge
 - Scarletts Well, Bodmin
 - St Andrews Pond, Par
 - Tideford
 - Viewing Point North, Widemouth
 - Thanckes Park, Torpoint
 - Wendfordbridge, Bodmin

This Notice is intended to provide an indication of the Order's provisions. A copy of the draft Order may be inspected at any Cornwall Council library (check locally for opening times) using the public access computers. Copies may also be viewed at – **www.letstalk.cornwall.gov.uk**

Representations (objection or support) to the proposed Order should be in writing and received by **4th February 2026** - addressed to: **Parking Services, PO Box 664, Truro, Cornwall, TR1 9DH**, to **parking@cornwall.gov.uk** or via the above website.

Response Form

Scheme Name: 2026 Off-Street Parking Places Order

Start of Response Period: 14th January 2025

End of Response Period: 4th February 2025

Title: **Mr** ☐ **Mrs** ☐ **Miss** ☐ **Ms** ☐ **Other** ☐

Name:
Please print in block capitals
.....

Organisation:
(if applicable)
.....

Address:
.....
.....
.....
Postcode:

E-mail:
.....

Date: / /
..... DD MM YYYY

1. What is your view on this scheme? **Support** ☐ **Object** ☐
(please tick one)

2. Please use the box below to provide any comments you have with regards to these proposals. If you wish to object, you **must** state your reasons for doing so.

Please continue overleaf if necessary

Please return this form to: Parking Services , PO BOX 664, Truro, Cornwall, TR1 9DH

