

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

See Distribution

Our Reference:
RTC/Planning Committee
Date:
4th February 2026

Dear Councillor

Meeting of the Planning Committee of Redruth Town Council – 9th February 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 9th February 2026. Proceedings will commence at 7:00pm.

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

Yours sincerely

Charlotte Williams
Town Clerk

Enclosures:

Agenda and associated documentation

Distribution & Action:

Cllr H Biscoe Cllr S Barnes

Cllr W Tremayne Cllr M Selwood

Cllr A Biscoe Cllr I Thomas

Cllr P Broad

All other Redruth Town Councillors

Cornwall Council Members, Press and Public

REDRUTH TOWN COUNCIL

MEETING OF THE PLANNING COMMITTEE – Monday 9th February 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 this agenda.
4. To confirm the Minutes of the Meeting of the Planning Committee held on 12th January 2026 (Minutes attached).
5. To consider the planning applications (schedule attached).
6. Decision Notice Schedule.
7. Licensing Schedule.
8. To review the 5-Day Protocol procedure.
9. To receive correspondence.
 - *Neighbourhood Planning Newsletter January 2026*



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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 12th January 2026

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
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In attendance:	Mrs C Williams Mrs H Bardle Mrs J Cockerham-Harris 2 members of the public were in attendance	Town Clerk RFO/Deputy Town Clerk Administrator
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PART I – PUBLIC SESSION

1647.1 To receive apologies for absence

Apologies were received from Cllr Major.

**1647.2 Members to declare any disclosable pecuniary interests or non-registerable
interests (including details thereof) in respect of any item(s) on this Agenda**

Cllrs A Biscoe, H Biscoe, and Selwood declared a non-pecuniary interest and signed the register accordingly.

**1647.3 Public participation session – to allow members of the public to put questions to
the Council relating to any matters relating to the Town Council**

1647.3.1 Mr N. Barnes stated his concern over the restructure of plant life at the Wheal Peevor Mine site. He stated he had submitted photographs of the site, and that through his own experience with moor type plants, the gorse currently growing will continue to grow at an accelerated rate, overwhelming any heather planted. He stated his dissatisfaction with

the handling of the site and Cllr H Biscoe stated they would discuss this further during Item 5, List 2, Application No. 7 of that evening's agenda.

1647.3.2 Mr P. Allison stated his positive comments towards the refusal of an application regarding the Brewery Site, asking if there was a way for Redruth citizens to have a say in its future, adding that he knew of several parties who were interested. Cllr H Biscoe stated that the site did not belong to the Council, but that he was also keen to ensure the site was developed to the benefit of the citizens of Redruth. The Town Clerk stated that the Council had been lobbying Cornwall Council to CPO the site to unlock development potential, and that Cornwall Council would be making a decision regarding this by the end of March 2026.

1647.4 **To confirm the Minutes of the Meeting of the Planning Committee held on 15th December 2025.**

1647.4.1 Unanimously RESOLVED that the minutes of the Planning Committee held on 15th December 2025, be accepted as a true and accurate record of proceedings, [Proposed Cllr Barnes; Seconded Cllr A Biscoe].

1647.5 **To consider the planning applications**

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

1647.6 **Decision Notice Schedule**

The Decision Notice Schedule was noted.

1647.7 **To receive correspondence:**

(a) *Minutes of the Hallenbeagle Community Liaison Group meeting held on 17th September 2025.*

1647.7.1 The Letter was noted during discussion Item 5; List 2; Application No. 7. It was agreed that the Town Clerk write to the Planning Case Officer to raise the concerns expressed in the public session.

(b) *Cornwall Council Letter: 2026 Off-Street Parking Places Order.*

1647.7.1 The Town Clerk asked the Cllrs to consider the spaces listed in the letter and encouraged them to comment before the deadline.

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA25/ unless otherwise stated.

Meeting: Monday 12th January 2026

LIST 1

Unanimously RESOLVED all the Applications on List 1 are supported en-bloc.
[Proposed Cllr A Biscoe; Seconded Cllr Tremayne]

REF NO	CC REF	SITE	PROPOSAL	DECISION
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	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	Supported
3	09531	Clowance, West Trewirgie Road, Redruth	Works to Trees covered by a Tree Preservation Order (TPO) – Beech x2 (B) reduction of 2 trees. Beech x 1 (A) – Reduce the adjacent Beech to a similar height. No	Supported

			limbs larger than 60mm on trees B to be removed and no larger than 80mm on tree A	
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	Supported

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
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)	Unanimously RESOLVED Not to Support the application due to traffic safety and access concerns [Proposed Cllr H Biscoe; Seconded Cllr Barnes]
6	09312 Cllr Broad	Land rear of Primrose House, 4 Mount Ambrose, Redruth	Permission in Principle for Construction of 6 Dwellinghouses	RESOLVED by Majority Not to Support the application due to concern over the safety of the access points [Proposed Cllr Broad; Seconded Cllr A Biscoe] Cllr Selwood Abstained.
7	09323 Cllr Selwood	11 Penpont Road, Roseland Gardens, Redruth	Construction of a first-floor extension and associated works	RESOLVED by Majority Not to Support the application due to concern of overshadowing the neighbouring properties [Proposed Cllr Selwood; Seconded Cllr Thomas] 4 in favour, 1 against, Cllrs H Biscoe and A Biscoe Abstained.
8	07827 (Brought forward from last meeting on 15 th December 2025)	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	Unanimously RESOLVED Not to Support the application due to concerns over the cutting back of gorse and the perceived decimation of the habitats, with an invitation to the applicant to present their reasoning and plan for the impact on

	See attached correspondence		decision notice PA22/08886 dates 19/04/2023	the biodiversity net gain targets [Proposed Cllr H Biscoe; Seconded Cllr Tremayne].
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REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 9th February 2026

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No <i>(All PA25/ unless otherwise stated)</i>	Details	Ward	Reply
1	09603	53 Plain An Gwarry, Redruth TR15 1DU Proposed side and rear extensions	North	Supported
2	09333	8 East Park, Redruth TR15 2DP Front and rear singly storey extensions	Central	Supported
3	09561	Land North West of The Old Coach House, Fore Street, Redruth TR15 2AE Erection of 3 dwellings	North	Supported
4	09461	Westcliffe, 28 Basset Street, Redruth TR15 2EA Proposed construction of a 4-bedroom split level detached dwelling incorporating car port and garage	South	Supported
5	08801	55 Fore Street, Redruth TR15 2AF Sub-division and partial change of use of existing shop Class (E) to provide one café (Class E) with 1 no apartment (C3) to the rear and 1 no apartment (c3) on the first floor (part retrospective)	North	Supported

6	07217	<p>Co-Op, Falmouth Road, Redruth</p> <p>New plant on rear raised yard with new timber fence and gate. New Steel good in door with secure infill panel. New ventilation. New external LED lighting to replace existing. New steel staircase up to rear plant area. 3 x new steel bollards.</p> <p>New timber fence and gate to side of store to form storage area. New parcel lockers</p>	South	Supported
7	09478	<p>Radnor Farm Cottage, Radnor Road, Redruth</p> <p>Construction of a wooden garden office (3.5m x 2.2m) plus cover decking area to provide an office space to facilitate working from home</p>	North	Supported
8	PA26/00191	<p>1 Roseacre Drive, Redruth TR15 1RN</p> <p>First floor extension</p>	Central	Supported
9	PA26/00223	<p>EDF Energy Property Group, 4 Bond Street, Redruth</p> <p>Proposed change of use of ground floor single occupancy offices to form two self-contained flats to include removal of existing flat roof porch structure at rear and the installation of three new windows within existing blocked up former window openings</p>	South	Supported
10	PA26/00330	<p>Unit 17, Jon Davey Drive, Treleigh Industrial Estate, Redruth</p> <p>Erection of ancillary industrial building to be used for vehicle maintenance</p>	North	Supported

LIST 2

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
11	PA26/00059 (Cllr Tremayne)	London Inn Apartments, 34 Fore Street, Redruth Change of use of vacant commercial to a 1 bed flat	North	

Planning Committee

Meeting Monday 9th February 2026

Decision Notice Schedule

All references for PA25 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
n/a (had to be decided before next planning meeting date)	05816	Land South of Bella Vista, Sandy Lane, Redruth TR15 2DW	Application for Permission in Principle for the construction of a linear residential development of up to a maximum of nine dwellings	Unanimously RESOLVED not to support the application	Approved
1645.4.1.1	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	Unanimously RESOLVED to support the application	Approved
1645.4.1.3	08378	Hunters Lodge, Treskerby, Redruth	Proposed alterations, external cladding and balcony	Unanimously RESOLVED to support the application	Approved
n/a	08947	The Collins Arms, Higher Fore Street, Redruth TR15 2AP	Submission of details to discharge Condition 4, contaminated land - remediation scheme in respect of Decision Notice PA23/07748 dated 19.03.2024	Not consulted	S52/S106 and discharge of condition apps
1645.4.1.4	08201	59 Fore Street, Redruth TR15 2AF	Change of use from offices to first floor flat	Unanimously RESOLVED to support the application	Approved
1645.4.1.5	08895	Street Record, Trewirgie Hill, Redruth	Works to Tree(s) covered by a Tree Preservation Order (TPO) – T3 – Elm – Fell to ground level. T14 – Red Oak – Remove stake	Unanimously RESOLVED to support the application	Approved

1645.4.1.6	07091	H & A Recycling, 45 Cardrew Industrial Estate, Cardrew Way, Redruth	Installation of Helios Fire Suppression Unit	Unanimously RESOLVED to support the application	Approved
n/a (decided before next planning meeting date)	PA26/ 00215	Glebe Barn, Churchtown, Redruth TR15 3BT	Works to trees in a Conservation Area, T1 Sycamore, to cut down leaving approximately 12-foot height of the trunk of the tree from ground level due to extensive visible decay in tree	n/a	Decided not to make a TPO (TCA) apps

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

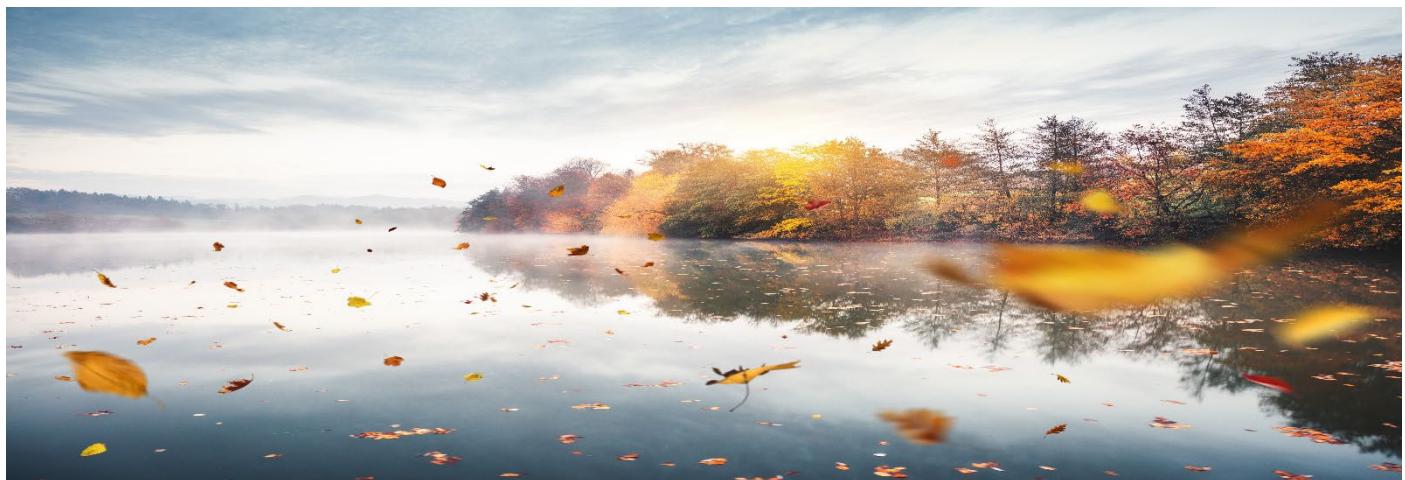
LICENSING SUBMISSIONS FOR:

Monday 9th February 2026

Date Received	License No <i>(All LI26/ unless otherwise stated)</i>	Address	Details
02/02/2026	LI26_000338	The Miners Arms, Plain An Gwarry, Redruth TR15 1HP	Minor Variation - Change of Plan



Neighbourhood Planning Newsletter – January 2026



Welcome to the January update

We hope you are all safe and well following Storm Goretti. In this edition we've got important information on changes to the NPPF and local councils mapping. We'll also be giving an update on neighbourhood priorities statements, Local Plan development and updates, Calls for Sites, neighbourhood planning assistance and the latest neighbourhood planning progress. You can also view online only [News and Updates](#) and [Planning News for Local Council and Agents](#). Contact us at neighbourhoodplanning@cornwall.gov.uk.



National Planning Policy Framework
Plan-making and national decision-making policies

December 2025

Changes to the NPPF

Government published a draft new National Planning Policy Framework (NPPF) on 16th December 2025. This sets out revised guidance and decision-making policies for planning across England. The policies are not yet in force, and the introduction of the changes is subject to a consultation that ends on 10th March 2026.

This note has been written to provide a brief summary of the key changes to national planning policy in England. We will provide a more detailed briefing early in 2026 with a set of suggested responses.

The draft document may be viewed at: [National Planning Policy Framework: draft text for consultation](#)

Overall, the draft retains the core approach of the current (December 2024) NPPF, including mandatory housing targets, requirement to maintain a five-year land supply and strengthened sustainability. The main changes can be summarised as:

- Creating a series of National Decision Making Policies (NDMPs) to standardise policy across all local authorities;
- Formalising a permanent presumption in favour of development within settlements (development of sites within settlements generally acceptable 'by default') and certain types of development outside, even where a 5 year supply of housing is available (which wasn't the case previously);
- Embedding the 30 month Local Plan timetable and allowing us to start our new local plan.

The policies are not yet in place, but early indications are that they will potentially replace or reduce the weight that can be given to a number of local plan and neighbourhood plan policies. We are still working through the policies to understand the implications and will advise in a later edition of this newsletter.



Local councils interactive mapping

We offer an interactive mapping service to town and parish councils through the Public Sector Geospatial Agreement (PSGA).

Please can you let us know which of these mapping layers and functions that you find useful and any that you might find useful in the future. Please provide us with your feedback at neighbourhoodplanning@cornwall.gov.uk by **5 March 2026**. This will help us to review and make any changes to our mapping so we would like to know your views on what is vital to you.

These are the layers that we have on the [local councils mapping](#):

- Agricultural land classification
- Biodiversity action plan
- Care homes - with nursing
- Care homes - without nursing
- Cornish rivers
- Cornwall development plan site allocations
- Cornwall land and property gazetteer
- Dentists
- Employment allocation
- Former community network areas
- General practices
- Hedge and field boundary heights
- Historic settlements
- Hospitals
- Housing allocation
- Housing allocation unquantified
- Housing permissions annual snapshot
- Japanese knotweed
- Landscape Character Areas 2007 - 2022
- Main rivers
- Mixed use allocation
- Open greenspace
- Open greenspace access points
- Open space standards area boundaries
- Principal Residence Boundaries (as designated in Neighbourhood Development Plans)
- River bank top 20m buffer
- Road traffic collisions - 5yr casualties

Safeguarded allocation

Small area population predictions: 2015 population prediction 0-19
 Small area population predictions: 2015 population prediction 20-64
 Small area population predictions: 2015 population prediction 65 plus
 Small area population predictions: 2015 population prediction total
 Small area population predictions: 2020 population prediction 0-19
 Small area population predictions: 2020 population prediction 20-64
 Small area population predictions: 2020 population prediction 65 plus
 Small area population predictions: 2020 population prediction total
 Small area population predictions: 2025 population prediction 0-19
 Small area population predictions: 2025 population prediction 20-64
 Small area population predictions: 2025 population prediction 65 plus
 Small area population predictions: 2025 population prediction total
 Small area population predictions: 2030 population prediction 0-19
 Small area population predictions: 2030 population prediction 20-64
 Small area population predictions: 2030 population prediction 65 plus
 Small area population predictions: 2030 population prediction total

Speed limits

Strategic open spaces within study boundaries
 Street names
 Unoccupied households
 Urban greenspace

With the following functions:

Street View
 Select
 Measure
 Drawing



Neighbourhood priorities statements – An exciting opportunity for towns and parishes to shape Cornwall's future

This spring, Neighbourhood Priorities Statements will be rolled out to all town and parish councils across Cornwall, offering a new and meaningful way for local communities to influence planning and development in their area.

Following a successful pilot phase, several parishes – and one town – have already produced draft statements and will shortly be consulting their communities, others are still finalising their drafts. The early feedback has shown that Neighbourhood Priorities Statements provide a clear and accessible way for councils to capture what matters most to the people they represent.

We are currently refining the guidance and templates that will support councils through this process. These resources, alongside the finalised statements from our pilot parishes, will be published once they have been formally submitted, ensuring all councils can benefit from shared learning and examples of good practice.

We strongly encourage **all town and parish councils** to take part. Producing a Neighbourhood Priorities Statement gives councils a direct opportunity to:

- clearly express local priorities and aspirations
- reflect the views and needs of residents
- and ensure those priorities are considered as part of the Local Plan process.

By participating, councils can help shape our new Local Plan and ensure that local voices are heard at a strategic level. This is a chance for communities to influence policy and to set out a positive vision for their area.

Further information about Neighbourhood Priorities Statements and how to get involved is available here: [Make a Neighbourhood Priorities Statement - Cornwall Council](#)



Local Plan development and updates

The Ministerial statement and new NPPF published in December means that we will soon be able to start our new Local Plan. We think that regulations will be published in February and will be presenting an item to the Cornwall Growth Board on the 16th March asking to serve notice that we are starting the new plan in about April.

Once this happens, we will start a new round of engagement to help establish the scope of the plan (what it should cover, issues, opportunities etc) and will publish a plan setting out how we will do this, including where and when.

In the meantime we will continue to collect evidence and hold conversations to understand what the plan will need to do next.



Welcome to the Cornwall Council public consultation page.

Please choose the consultation you wish to complete:

Call for Sites 2024	Ends on 31/12/2026, 00:00:00	350 days left!
City/Town/Parish Council Consultation	Ends on 31/12/2026, 00:00:00	350 days left!

Calls for Sites

Our Calls for Sites remain open throughout 2026. Thank you for the site suggestions and comments on sites received so far. If you are considering putting forward a site through our Call for *Large Sites* route (for the sustainable development of 800 homes or more with infrastructure) we ask that you let us know your intention to make a submission as soon as possible to assist our planning. Details on how to make a submission are available on our [Call for Sites web page](#).

If you are proposing a site through a Neighbourhood Plan allocation, you do not need to submit the land through the Calls for Sites as well – but you are welcome to do so if you have additional information.

You can also view our assessment methodology and the sites that have already been given an initial high-level assessment on this page. These assessments do not change the status of any land but will inform the next Local Plan, including strategic options for the distribution of development and site allocations. We are welcoming local council comments on these draft site appraisals via our [local council consultation](#). If you have difficulty providing comments on sites by the end of this month please drop us a line to discuss. You will be consulted on any further sites screened into the Housing and Economic Land Availability Assessment from the Call for Sites and again on any sites which are candidate allocations once work on the Local Plan is formally underway.

Please email localplan@cornwall.gov.uk if you have any queries.



Neighbourhood planning assistance

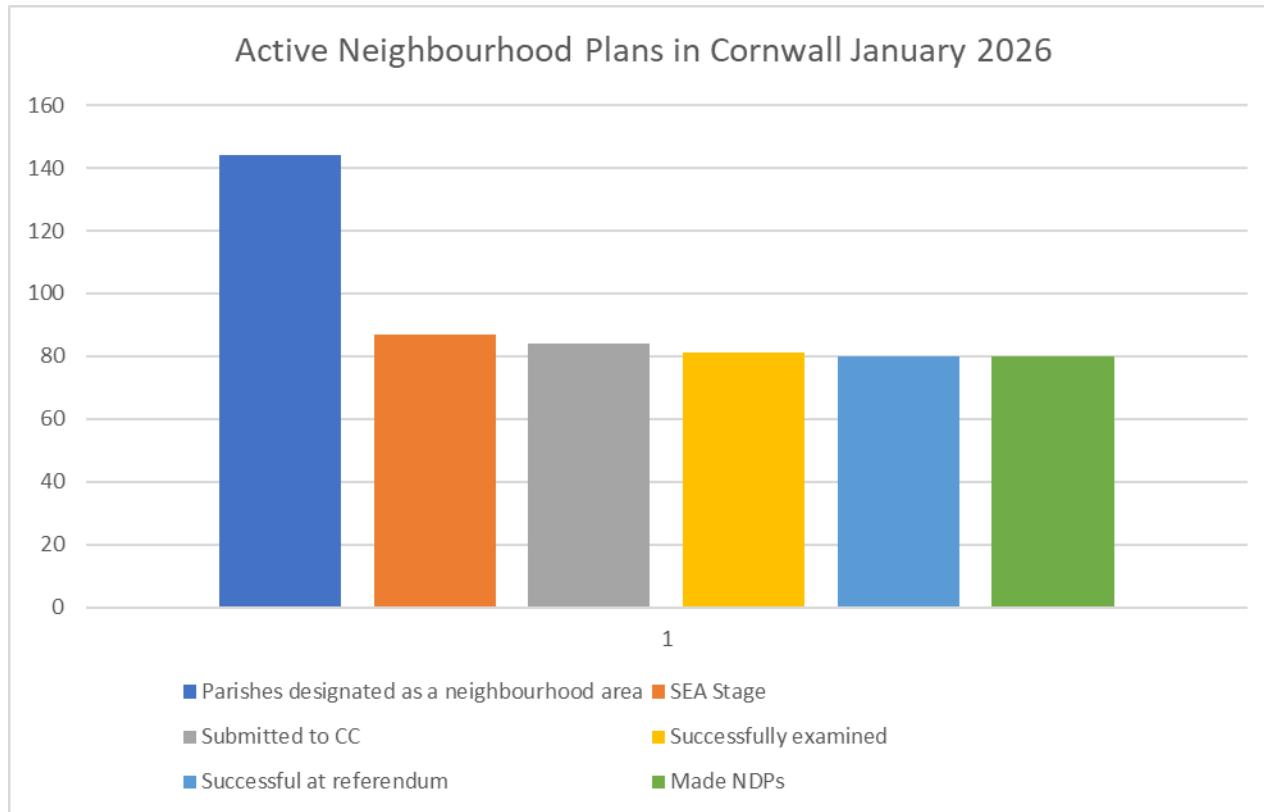
Our advice is to wait before reviewing your neighbourhood plan. There is significant change proposed to the planning system including housing numbers and a need for us to produce a new Local Plan. Your neighbourhood plan must align with the Local Plan to be legally approved without hindering our new housing targets and have regard to the [National Planning Policy Framework \(NPPF\) December 2025](#) which is in consultation. Waiting until we know the impacts of those changes will ensure that any work that goes into your new neighbourhood plan from allocations to policies will be up-to-date and robust.

The Government has confirmed that it is unable to commission new neighbourhood planning support for 2025 onwards. We would advise you to consider whether it will be possible for you to complete the review without financial support from Government.

If you are significantly advanced with your neighbourhood plan we can offer the following free support:

- Advice and help from reviewing drafts, advising on content to evidence requirements
- Confirm which national and Cornwall policies are important and help with drafting policy text
- Share data and evidence and resolve issues
- Provide support such as help in laying out and illustrating a plan
- Help with mapping from the local area and the site allocations to local green space allocations
- Check the neighbourhood plan before formal submission. (For example by Development Officers and the Policy Team). We also screen it to see if it requires [Strategic Environmental Assessment \(SEA\)](#)
- Provide advice on who you need to consult to help the draft plan meet the basic conditions (tests, including whether they have been consulted on and have evidence)
- Provide advice on the legal requirements for neighbourhood planning. Check that your neighbourhood plan meets the statutory requirements
- We carry out a further Regulation 16 public consultation
- Organise the examination
- Hold the neighbourhood planning referendum

Book an appointment to talk to us, ask questions, seek advice or just to update us on where you are. Email us at neighbourhoodplanning@cornwall.gov.uk to arrange a virtual meeting via Microsoft Teams.



Note that some neighbourhood areas cover more than one parish; the total number of parishes in a designated neighbourhood plan area is 142.

1 The post examination modified plans are published and the Department for Levelling Up, Homes and Communities and Local Government has updated [planning guidance](#) to indicate that neighbourhood plans awaiting referendums can be given significant weight in decision-making. A full list of made plans can be found on our webpages.

Neighbourhood Plans in Cornwall – January 2026

Latest activity

You can find more information about neighbourhood plan updates on our [neighbourhood planning activity in Cornwall](#) page.

Any questions?

Contact us at neighbourhoodplanning@cornwall.gov.uk