



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:*  
4<sup>th</sup> March 2026

See Distribution

Dear Councillor

**Meeting of the Planning Committee of Redruth Town Council – 9<sup>th</sup> March 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 9<sup>th</sup> March 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 cursive script 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 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 9<sup>th</sup> March 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 9<sup>th</sup> February 2026 (Minutes attached).
5. To confirm the Minutes of the Meeting of the Extraordinary Planning Committee held on the 2<sup>nd</sup> March 2026 (Minutes attached)
6. To consider the planning applications (schedule attached).
7. Decision Notice Schedule.
8. Licensing Schedule.
9. Pre-Application Schedule.
10. To receive correspondence:
  - 10.1 - *Appeal against Enforcement Notice: EN24/00696 South Wheal Tolgus.*
  - 10.2 - *TC Consultation Telecoms Site Rowe & Co. (Ref: CS 12207204).*
  - 10.3 - *Appeal Notification: PA25/09323 11 Penpont Road, Roseland Gardens, Redruth*



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 9<sup>th</sup> February 2026**

Present: Cllr H Biscoe Chair  
Cllr W Tremayne Deputy Chair  
Cllr A Biscoe  
Cllr P Broad  
Cllr M Selwood  
Cllr I Thomas  
Cllr W Tremayne

In attendance: Mrs C Williams Town Clerk  
Mrs H Bardle RFO/Deputy Town Clerk  
Mrs J Cockerham-Harris Administrator  
5 members of the public were in attendance

**PART I – PUBLIC SESSION**

**1652.1 To receive apologies for absence**

Apologies were received from Cllr Barnes.

**1652.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda**

Cllr Broad signed the register accordingly.

**1652.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council**

- 1652.3.1 Mr P Deakin raised his concerns for the applications PA26/00059 and PA26/00223 and their intention to convert the commercial properties to residential. He stated his belief that demand for commercial lets is there, providing examples of other units in the town centre, and that the problem was lack of response from owners. He asked the Cllrs to consider the developer's proof of active marketing and for them to move the item from List 1 to List 2, in order to open the application to discussion.

- 1652.3.2 Mrs H Evans stated her concern over application PA25/09561 and the access to the property. She stated that previous buildings works have used the entrance specified and have nearly caused damage to her property in the process, with added concern that there was insufficient pedestrian access.
- 1652.3.3 RESOLVED by Majority to ask for an extension for applications PA25/09561 and PA26/00223, and to move the applications to a future meeting, in order to make an informed decision. [Proposed by Cllr Tremayne; Seconded by Cllr A Biscoe] Cllr H Biscoe Abstained.

**1652.4 To confirm the Minutes of the Meeting of the Planning Committee held on 12<sup>th</sup> January 2026.**

- 1652.4.1 Unanimously RESOLVED that the minutes of the Planning Committee held on 12<sup>th</sup> January 2026 be accepted as a true and accurate record of proceedings, [Proposed Cllr Tremayne; Seconded Cllr A Biscoe].

**1652.5 To consider the planning applications**

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

**1652.6 Decision Notice Schedule**

The Decision Notice Schedule was noted.

**1652.7 Licensing Schedule**

- 1652.7.1 Cllrs asked for the Town Clerk to write to Cornwall Council for more information regarding application LI26\_000338.

The Licensing schedule was noted.

**1652.8 To review the 5-Day Protocol procedure.**

- 1652.8.1 The Town Clerk asked the Cllrs to consider changing the current 5-day protocol procedure to include all Cllrs on the committee when enacting the protocol, in order to cover sickness and ensure robust decision making.
- 1652.8.2 Unanimously RESOLVED to change the 5-day protocol procedure to include all Cllrs on the committee [Proposed by Cllr H Biscoe; Seconded by Cllr Tremayne].

**1652.9 To receive correspondence.**

- *Neighbourhood Planning Newsletter January 2026*

- 1652.7.1 The Town Clerk asked the Cllrs to consider development of a Neighbourhood Planning Statement (NPS) which will present an ideal opportunity to feed into the Cornwall Local Plan. Details will be brought to a future meeting.  
The correspondence was noted.

**Chair**

**REDRUTH TOWN COUNCIL - PLANNING SCHEDULE**

**ANNEX A**

**All references for PA25/ unless otherwise stated.**

**Meeting: Monday 9<sup>th</sup> February 2026**

| <p style="text-align: center;"><b>LIST 1</b></p> <p>Unanimously RESOLVED all the Applications on List 1 are supported en-bloc, with the exception of items 3 and 9 to be moved to the next meeting.<br/>[Proposed Cllr Tremayne; Seconded Cllr A Biscoe]</p> |               |  |   |  |
|--|---------------|--|---|--|
| <b>REF NO</b>  | <b>CC REF</b> | <b>SITE</b>  | <b>PROPOSAL</b>                         | <b>DECISION</b>  |
| 1  | 09603         | 53 Plain An Gwarry,<br>Redruth TR15 1DU  | Proposed side and rear extensions       | Supported  |
| 2  | 09333         | 8 East Park, Redruth<br>TR15 2DP   | Front and rear single storey extensions | Supported  |
| 3  | 09561         | Land North West of<br>The Old Coach House,<br>Fore Street, Redruth<br>TR15 2AE | Erection of 3 dwellings                 | RESOLVED by Majority to ask for an extension to move the application to a future meeting [Proposed Cllr Tremayne; Seconded Cllr A Biscoe]<br>Cllr H Biscoe abstained |

|   |            |  |   |           |
|---|------------|--|---|-----------|
| 4 | 09641      | Westcliffe, 28 Basset Street, Redruth TR15 2EA | Proposed construction of a 4-bedroom split level detached dwelling incorporating car port and garage.   | Supported |
| 5 | 08801      | 55 Fore Street, Redruth TR15 2AF               | Sub-division and partial change of use of existing hop (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)   | Supported |
| 6 | 07217      | Co-Op, Falmouth Road, Redruth                  | 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. New timber fence and gate to side of store to form storage area. New parcel lockers | Supported |
| 7 | 09478      | Radnor Farm Cottage, Radnor Road, Redruth      | 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   | Supported |
| 8 | PA26/00194 | 1 Roseacre Drive, Redruth TR15 1RN             | First floor extension   | Supported |

|    |            |   |  |   |
|----|------------|---|--|---|
| 9  | PA26/00223 | EDF Energy Property Group, 4 Bond Street, Redruth             | 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. | RESOLVED by Majority to ask for an extension to move the application to a future meeting [Proposed Cllr Tremayne; Seconded Cllr A Biscoe] Cllr H Biscoe abstained |
| 10 | PA26/00330 | Unit 17, Jon Davey Drive, Treleigh Industrial Estate, Redruth | Erection of ancillary industrial building to be used for vehicle maintenance   | Supported   |

**LIST 2**

| <b>REF NO</b> | <b>CC REF</b>               | <b>SITE</b>  | <b>PROPOSAL</b>                                       | <b>DECISION</b>  |
|---------------|-----------------------------|--|---|--|
| 11            | PA26/00059<br>Cllr Tremayne | London Inn<br>Apartments, 34 Fore<br>Street, Redruth | Change of use of vacant commercial to a 1<br>bed flat | RESOLVED by Majority to Not<br>Support the application due to not<br>enough robust evidence the property<br>had been sufficiently advertised as a<br>commercial let at market value<br>[Proposed Cllr A Biscoe; Seconded<br>Cllr Thomas] Cllr Broad abstained. |



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 2<sup>nd</sup> March 2026**

|                |  |   |
|----------------|--|---|
| Present:       | Cllr H Biscoe<br>Cllr S Barnes<br>Cllr A Biscoe<br>Cllr M Selwood<br>Cllr I Thomas | Chair   |
| In attendance: | Mrs C Williams<br>Mrs H Bardle<br>Mrs J Cockerham-Harris<br>Mr J Molloy            | Town Clerk<br>RFO/Deputy Town Clerk<br>Administrator<br>Asset Manager |

3 members of the public were in attendance

**PART I – PUBLIC SESSION**

Cllr H Biscoe read aloud two statements and the Town Council declared they were recording audio for minute taking purposes.

1654.1 To receive apologies for absence

Apologies were received from Cllrs Broad and Tremayne.

1654.2 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.

1654.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

1654.3.1 Mr R. Maddern stated he did not want to negatively impact Bond Street, citing the following reasons to support his application; a lack of parking for staff and visitors as reasoning for lack of commercial interest in the property, the change of use would reduce the number of cars parked on Bond Street and Bassett Street, and that the layout of the property does not suit what businesses and customers currently want. He stated the building had no typical shop front, looking like a residential property already,

and added that other businesses in this area were not comparable. He stated that his intentions were to help support by creating what he believed was truly needed in the town and urged the Cllrs to support his application.

1654.3.2 Mr C. Green stated he was aware of the difficult conditions faced within the town by businesses, and that 50% of Bond Street were already residential. He stated that the addition of two units would not require any alteration to the Bond Street frontage.

1654.3.3 Mr P. Deakin commented that there was a need for retail and commercial spaces, citing his own conversations with local businesses and landlords. He stated that there was a difficulty in communication with current rentable properties, resulting in empty shop fronts, not that the need for retail spaces was lacking.

1654.3.4 The Town Clerk read aloud two letters. One from Ms J. Davidson, the Chair of Redruth Revival CIC, and the other from a Mr R. Williams, of Pendriggy Ltd, both asking the Cllrs to consider the Neighbourhood Plan and retain the commercial use of the property in order to protect the core shopping area of Bond Street.

1654.5 To consider the planning applications

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

**Chair**

## REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

**ANNEX A**

All references for PA25/ unless otherwise stated.

**Meeting: Monday 2<sup>nd</sup> March 2026**

| LIST 2 |            |   |   |  |
|--------|------------|---|---|--|
| REF NO | CC REF     | SITE  | PROPOSAL  | DECISION   |
| 1      | PA26/00223 | EDF Energy Property Group, 4 Bond Street, Redruth | 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 | RESOLVED by Majority Not to Support the application as it goes against the Neighbourhood Plan [Proposed Cllr Thomas; Seconded by Cllr Barnes] Cllr H Biscoe abstained. |

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 9<sup>th</sup> March 2026

## LIST 1 (FOR APPROVAL EN-BLOC)

| Ser No | Planning App No<br>(All PA25/ unless otherwise stated) | Details   | Ward    | Reply     |
|--------|--|---|---------|-----------|
| 1      | 06987  | Former Depot, South East of Jubilee Hall, Sea View Terrace, Redruth, TR15 2ED<br><br>Construction of 2 no. three bedroom houses with associated external works  | South   | Supported |
| 2      | 09569  | Land West of the Old Dairy, Channel View, Sandy Lane, Redruth, TR15 2DJ<br><br>Change of use, conversion and extension of redundant barn to 1no. Self-build dwelling, with associated access, parking and landscaping (part-retrospective)  | Central | Supported |
| 3      | PA26/00478   | Aga House, Scorrier Road, Redruth TR16 5AA<br><br>Application for approval of Reserved Matters for appearance, layout, scale and landscaping following Outline approval (PA21/10689 dated 29.03.2023) for for proposed demolition of dwelling and outbuildings and construction of up to nine new dwellings with associated amenity space | Central | Supported |

|   |            |   |       |           |
|---|------------|---|-------|-----------|
| 4 | PA26/00614 | 3 Beechtree Close, Wheal Rose, Scorrer, Redruth, TR16 5DD<br><br>Change of use from a commercial building to a single dwelling  | North | Supported |
| 5 | PA26/00829 | Parc Vean House, Parc Vean Coach Lane, Redruth<br><br>Works to trees subject to a Tree Preservation Order (TPO), works include T1 Beech - prune to clear roof, side elevation and fire escape by 3m vertically and laterally. Cyclical consent requested for repeat clearance pruning on 3-5 year cycle | South | Supported |
| 6 | PA26/00781 | Estefanos, Buller Hill, Buller Downs, Redruth, TR16 6SS<br><br>Two storey extension   | South | Supported |
| 7 | 08801      | 55 Fore Street, Redruth TR15 2AF<br><br>Sub-division and partial change of use of existing shop Class (E) to provide one wine bar with 1no apartment (C3) to the rear and 1no apartment (C3) on the first floor (part retrospective)  | North | Supported |

## LIST 2

| Ser No | Planning App No (All PA25/ unless otherwise stated) | Details   | Ward  | Reply |
|--------|---|---|-------|-------|
| 8      | PA26/00284<br>(Cllr Barnes)                         | London Inn Apartments, 34 Fore Street, Redruth<br><br>Retrospective change of use of former bike store building into a residential apartment and bin storage, and proposed bike storage | North |       |

## Planning Committee

Meeting Monday 9<sup>th</sup> March 2026

### Decision Notice Schedule

All references for PA25 unless otherwise stated

| RTC REF    | CC REF | SITE  | PROPOSAL  | RTC DECISION   | CC DECISION                        |
|------------|--------|---|---|--|------------------------------------|
| 1647.5.2.5 | 08994  | 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. | Granted (CAADs, PIPS and Lus only) |
| 1647.5.1.3 | 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 | Unanimously RESOLVED to support the application  | Approved                           |
| 1647.5.1.4 | 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   | Unanimously RESOLVED to support the application  | Approved                           |
| 1652.5.1.2 | 09333  | 8 East Park, Redruth TR15 2DP   | Front and rear single storey extensions   | Unanimously RESOLVED to support the application  | Approved                           |

|            |            |   |   |   |  |
|------------|------------|---|---|---|--|
| 1652.5.1.7 | 07217      | Co Op, Falmouth Road, Redruth                                 | 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. New timber fence and gate to side of store to form storage area. New parcel lockers | Unanimously RESOLVED to support the application | Approved                                 |
| 1652.5.1.7 | 09478      | Radnor Farm Cottage, Radnor Road, Redruth                     | 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   | Unanimously RESOLVED to support the application | Approved                                 |
| n/a        | 09472      | Land at Tolgus, Redruth TR15 3GH                              | Submission of details to discharge Condition number 4 (Estate Roads) in respect of Decision Notice PA20/02195 dated 16/10/20  | Not consulted                                   | S52/S106 and discharge of condition apps |
| n/a        | PA26/00600 | 4 Crossroads, Wheal Montague, North Country, Redruth TR16 4AF | Royal Mail are proposing to remove the post box at the above address, due to the customer removing the wall as it impeding of their view of the road when exiting the driveway.   | Not consulted                                   | Closed – advice given                    |
| n/a        | PA26/00964 | Trengweath Clinic, Penryn Street, Redruth TR15 2SP            | Works to trees in a conservation area (TCA) works include Tree No. 16 prune to remove branches posing the greatest risk to the neighbouring property  | Not consulted                                   | Decided not to make a TPO (TCA) apps     |

|     |                |   |  |               |                          |
|-----|----------------|---|--|---------------|--------------------------|
| n/a | PA26/<br>01181 | Telefonica Uk Ltd<br>Communications Mast<br>Cellnet, 2982 Rowe<br>and Co, Cornwall<br>Holdings Ltd, Cardrew<br>Industrial Estate,<br>Cardrew Way,<br>Redruth, Cornwall,<br>TR15 1SP | Notification under the electronic<br>communications code (conditions and<br>restrictions) regulations 2003 (as amended) to<br>utilise permitted development rights                   | Not consulted | Closed –<br>advice given |
| n/a | PA26/<br>01040 | Street Record,<br>Redruth   | The Electronic Communications Code<br>(Conditions and restrictions) Regulations 2003<br>(as amended)- Regulation 5 Notice of Intention<br>to Install Fixed Line Broadband Apparatus. | Not consulted | Closed –<br>advice given |

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSING SUBMISSIONS FOR:

Monday 9<sup>th</sup> March 2026

| <b>Date Received</b> | <b>License No<br/>(All LI26/ unless otherwise stated)</b> | <b>Address</b>                              | <b>Details</b>                          |
|----------------------|---|---|---|
| 16/02/2026           | LI26_000480   | The Red Lion, Fore Street, Redruth TR15 2AE | Remove and add new licencing objectives |

## REDRUTH TOWN COUNCIL PLANNING COMMITTEE

### REQUESTS FOR PRE-APPLICATION ADVICE:

Monday 9<sup>th</sup> March 2026

| <b>Reference</b>  | <b>Location</b>                       | <b>Details</b>                               |
|-------------------|---------------------------------------|--|
| PA26/00089/PREAPP | 30 Clinton Road,<br>Redruth, TR15 2QE | Pre-application advice for a new<br>dwelling |



Redruth Town Council  
Clerk To Redruth Town Council  
Redruth Civic Centre  
Alma Place  
Redruth  
TR15 2AT

Your ref:  
My ref: EN24/00696  
Date: 2 March 2026

Dear Sir/Madam

### **Town and Country Planning Act 1990 - Appeal Under Section 174**

|                    |  |
|--------------------|--|
| Site Address:      | <b>South Wheal Tolgus Tolgus Redruth</b>   |
| Alleged Breach:    | <b>Appeal against Enforcement Notice - Without planning permission, the construction of a timber clad building and associated development consisting of hardstanding areas, low-level retaining wall to the west of the building, and creation of a pond</b> |
| Appellant's name:  | <b>Mr Derek Edward Eaton</b>   |
| Appeal reference:  | <b>APP/D0840/C/26/3377205</b>  |
| Appeal Start Date: | <b>16 February 2026</b>  |

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Cornwall Council.

The enforcement notice was issued for the following reasons:

The breach of planning control was materially complete prior to the new Levelling Up and Regeneration Act coming into effect. The breach has therefore been considered under the time limits set out under Section 171B of The Town and Country Planning Act, 1990. It appears to the Council that the above breach of planning control has occurred within the last four years.

It is considered that the operational development does not accord with the relevant development plan policies.

In particular;

The construction of the unauthorised timber clad building and associated development represents an unjustified and sporadic form of development in the open countryside. The building's domestic appearance, combined with its materials and detailing, is not characteristic of a utilitarian agricultural structure typically found in rural settings or appropriate to its current agricultural use. Its design, scale, and siting fail to respect or respond to the intrinsic character, landscape value, and visual qualities of the

Cornwall Council

Tel: 0300 1234 151 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

IDOX/REAENF

countryside. Consequently, the building and associated development appear incongruous and out of keeping with their surroundings and the established pattern of built form, introducing an intrusive and urbanising element that causes demonstrable harm to both visual amenity and the rural landscape character of the area.

The development is therefore contrary to Policies 1, 2, 12, and 23 of the Cornwall Local Plan Strategic Policies 2010-2030; Policy C1 of the Climate Emergency Development Plan Document; Policy DC1 of the Redruth Neighbourhood Development Plan 2020-2030; paragraphs 8, 131, 135 and 187 of the National Planning Policy Framework.

It is not considered that the matter can be overcome by the use of planning conditions.

The enforcement notice requires the following steps to be taken:

- 1) Demolish and remove from the land the building shown in the approximate location by a blue X on the attached plan.
- 2) Remove all services connected to the building, i.e. electric cabling, water pipes, sewage pipes, septic tank etc.
- 3) Demolish and remove from the hardstanding areas from the land shaded in orange of the attached plan.
- 4) Demolish and remove from the land the low-level retaining wall to the west of the building.
- 5) Demolish and remove the pond from the land shaded in orange on the attached plan.
- 6) Remove from the land all materials and debris resulting from compliance with the requirements above and restore the land to its former condition before the breach took place.

The appellant has appealed against the notice on the following grounds:

- Ground (a)** that planning permission should be granted for what is alleged in the notice.
- Ground (f)** the steps required to comply with the requirements of the enforcement notice are excessive and lesser steps would overcome the objections.
- Ground (g)** That the time given to comply with the notice is too short.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet,

you can send your comments to:

The Planning Inspectorate  
c/o QUADIENT  
69 Buckingham Avenue  
Slough  
SL1 4PN

**All representations must be received by 6 weeks from the start date.** 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 appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection on request.

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

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk/>

If you require any further information please do not hesitate to contact me.

Yours faithfully

**Sandra Oram**

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

Our ref: CS 12207204

20 February 2026

Redruth Town Council

Avison Young  
6th Floor  
11 York Street  
Manchester  
M2 2AW

By Email: [admin@redruth-tc.gov.uk](mailto:admin@redruth-tc.gov.uk)

Dear Sir/Madam,

**PROPOSED BASE STATION UPGRADE AT ROWE & CO., CRADREW INDUSTRIAL ESTATE, REDRUTH, CORNWALL, TR15 1SP (NGRs: E 170213 / N 042674)**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing suitable sites in the Redruth area for radio base stations that will improve service provision for VodafoneThree Limited. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and VodafoneThree Limited are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of the operator's network improvement program, there is a specific requirement for a radio base station upgrade at this location to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:  
Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

**CS 12207204 (Cornerstone, VodafoneThree Limited) Rowe & Co.**

**Description of Development:** Removal of 1no existing 17.5m lattice tower and 6no existing antennas to be replaced with 1no new 20m lattice tower, 6no new antennas and other associated ancillary works thereto.

This option has been selected following the operator's sequential approach to site selection whereby existing base stations have been reviewed in the first instance to explore upgrade opportunities that can improve coverage provisions to cater for current and future demands, prior to the exploration of alternative locations for new installations. As the proposed works involve the upgrade of an existing base station, it was therefore not necessary to identify alternative site options in accordance with the Code of Practice for telecommunications development as well as national and local planning policy.

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

The proposed works are minor and will be capable of assimilating into the surrounding environment. In this instance the works relate to a previously approved upgrade application (Ref: PA24/03191) in which the replacement mast no longer requires a larger headframe and the design falls within permitted development parameters without requiring prior approval from the local planning authority. This minor design alteration is considered an improvement that reduces the overall width of the replacement mast, thus improving its overall visual appearance further. Taken as a whole the works are capable of assimilating into the surrounding environment, particularly given its similarities with the previous application that was considered acceptable by the local planning authority.

Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

In accordance with planning legislation, the proposed scheme constitutes permitted development and does not require a prior approval/planning application to be submitted to the local planning authority however, a notification letter has been issued to inform them of the operator's intention to utilise permitted development rights for these works.

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:  
Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included with the formal notification to the local planning authority.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 12207204).

Yours faithfully,



**Mandy Poon MRTPI**

**Associate Director, Technology**

+44 (0)1619564123 | Mobile +44 (0)7875934974

mandy.poon@avisonyoung.com | avisonyoung.com

6<sup>th</sup> Floor, 11 York Street, Manchester M2 2AW

(for and on behalf of Cornerstone)

Enc. Drawings

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

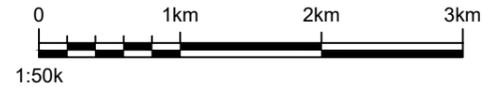
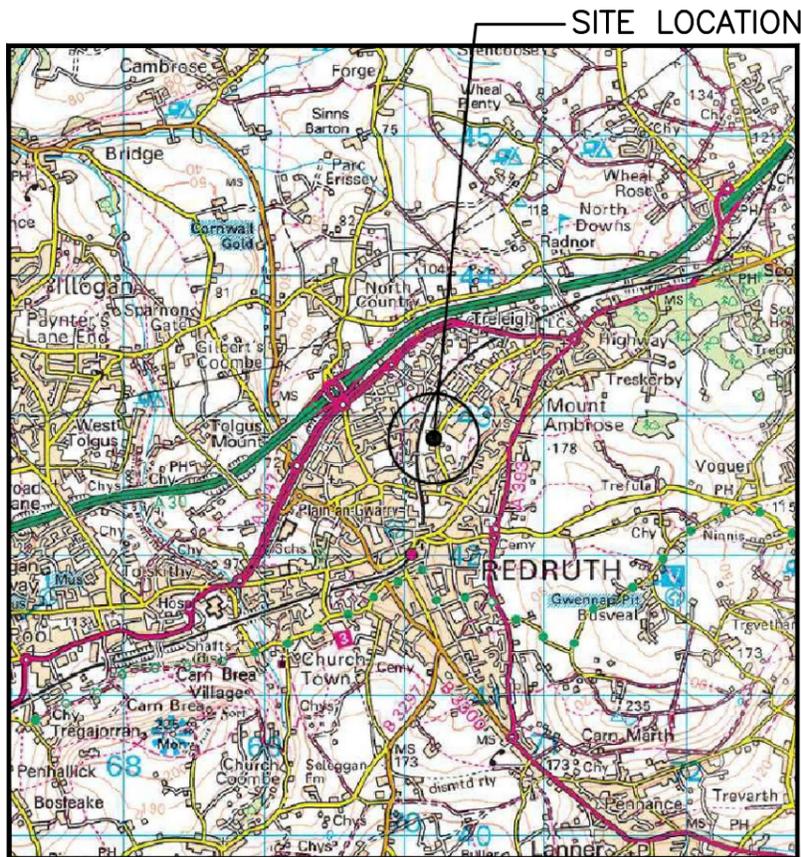
Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.

Registered in England & Wales No. 08087551.

VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

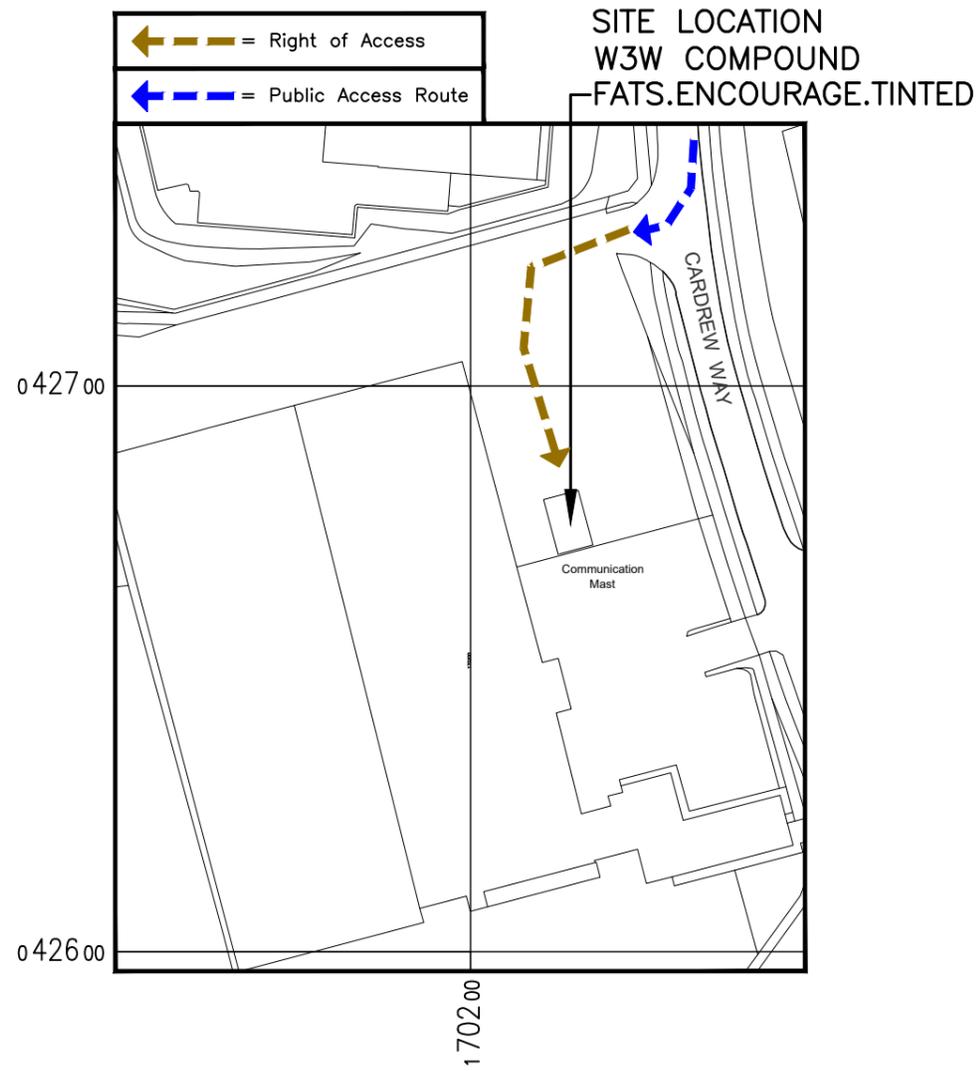
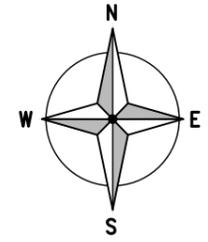


**SITE LOCATION**  
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of His Majesty's Stationery Office Licence No. 100022432 Crown copyright.

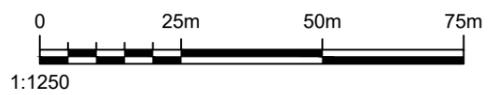


**SITE PHOTOGRAPH**



**DETAILED SITE LOCATION**  
(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of His Majesty's Stationery Office. Crown copyright. Licence No. 100022432



**SITE LOCATION**  
**W3W COMPOUND**  
**FATS.ENCOURAGE.TINTED**

← = Right of Access  
← = Public Access Route

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
N.G.R | E: 170213 N: 042674

**DIRECTIONS TO SITE:**  
CONTINUE ONTO M5 SOUTHBOUND. AT JUNCTION 31, TAKE THE A30 EXIT TOBODMIN/OKEHAMPTON. CONTINUE ONTO A30 FOR APPROXIMATELY 80.3 MILES. AT THE ROUNDABOUT, TAKE THE 3RD EXIT AND STAY ON A30. AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A30. TAKE THE A3047 EXIT TOWARD HELSTON/B3297/SCORRIER. CONTINUE ONTO A3047. AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A3047. TURN LEFT ONTO CARDREW WAY AND FOLLOW FOR ABOUT 120 METERS. THE SITE IS SITUATED TO THE RIGHT WITHIN FACTORY COMPOUND.

NOTES:

|     |                |     |        |          |
|-----|----------------|-----|--------|----------|
| 1A  | PLANNING ISSUE | NTA | CIRCET | 05.01.26 |
| REV | MODIFICATION   | BY  | CH     | DATE     |

Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

|             |   |          |   |        |
|-------------|---|----------|---|--------|
| Cell Name   |   |          |   | Opt.   |
| ROWE & CO.  |   |          |   | -      |
| Cell ID No  |   |          |   |        |
| CSID        | ✓ | VF       | ✓ | TEF    |
| 12207204    |   | 88883_11 |   | 002982 |
| Project No. | - | N/A      | - | N/A    |
| -           | - | -        | - | -      |

**Site Address / Contact Details**  
CRADREW INDUSTRIAL ESTATE  
REDRUTH  
CORNWALL  
ENGLAND, TR15 1SP  
UNITED KINGDOM

|                                      |                   |                            |                   |             |
|--------------------------------------|-------------------|----------------------------|-------------------|-------------|
| Drawing Title:<br>SITE LOCATION MAPS |                   |                            |                   |             |
| Purpose of issue:<br>PLANNING        |                   |                            |                   | Dwg Rev:    |
| Drawing Number:<br>100               |                   |                            |                   | 1A          |
| Surveyed By:<br>UK AIRCOMMS          |                   | Original Sheet Size:<br>A3 |                   | Pack Issue: |
| Drawn:<br>NTA                        | Date:<br>05.01.26 | Checked:<br>CIRCET         | Date:<br>05.01.26 | 1A          |



EXISTING SITE PLAN (1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 170213 N: 042674

NOTES:

|     |                |     |        |          |
|-----|----------------|-----|--------|----------|
| 1A  | PLANNING ISSUE | NTA | CIRCET | 05.01.26 |
| REV | MODIFICATION   | BY  | CH     | DATE     |

Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

|            |      |
|------------|------|
| Cell Name  | Opt. |
| ROWE & CO. | -    |

|             |          |        |  |
|-------------|----------|--------|--|
| Cell ID No  |          |        |  |
| CSID        | VF       | TEF    |  |
| 12207204    | 88883_11 | 002982 |  |
| Project No. | N/A      | N/A    |  |
| -           | -        | -      |  |

Site Address / Contact Details

CRADREW INDUSTRIAL ESTATE  
REDRUTH  
CORNWALL  
ENGLAND, TR15 1SP  
UNITED KINGDOM

Drawing Title: EXISTING SITE PLAN

Purpose of issue: PLANNING

Drawing Number: 200

Dwg Rev: 1A

|              |                      |             |
|--------------|----------------------|-------------|
| Surveyed By: | Original Sheet Size: | Pack Issue: |
| UK AIRCOMMS  | A3                   |             |
| Drawn:       | Date:                | Checked:    |
| NTA          | 05.01.26             | CIRCET      |
| Date:        | Date:                |             |
|              | 05.01.26             |             |



PROPOSED SITE PLAN (1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 170213 N: 042674

NOTES:

|     |                |     |        |          |
|-----|----------------|-----|--------|----------|
| 1A  | PLANNING ISSUE | NTA | CIRCET | 05.01.26 |
| REV | MODIFICATION   | BY  | CH     | DATE     |

Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

|            |      |
|------------|------|
| Cell Name  | Opt. |
| ROWE & CO. | -    |

|             |   |          |   |        |
|-------------|---|----------|---|--------|
| Cell ID No  |   |          |   |        |
| CSID        | ✓ | VF       | ✓ | TEF    |
| 12207204    |   | 88883_11 |   | 002982 |
| Project No. | - | N/A      | - | N/A    |
| -           | - | -        | - | -      |

Site Address / Contact Details

CRADREW INDUSTRIAL ESTATE  
REDRUTH  
CORNWALL  
ENGLAND, TR15 1SP  
UNITED KINGDOM

Drawing Title: PROPOSED SITE PLAN

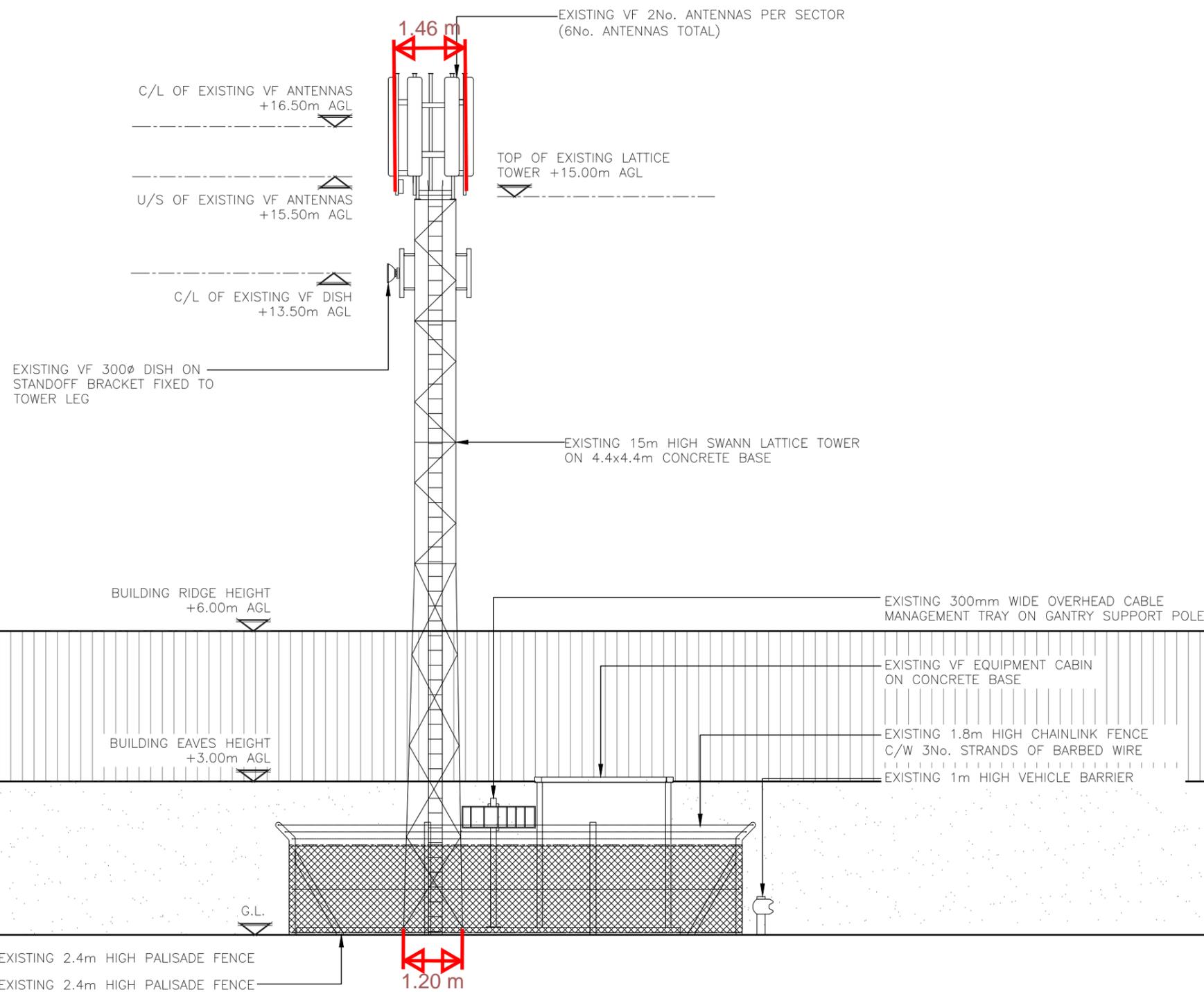
|                   |          |          |
|-------------------|----------|----------|
| Purpose of issue: | PLANNING | Dwg Rev: |
| Drawing Number:   | 201      | 1A       |

|              |             |                      |          |             |
|--------------|-------------|----------------------|----------|-------------|
| Surveyed By: | UK AIRCOMMS | Original Sheet Size: | A3       | Pack Issue: |
| Drawn:       | NTA         | Date:                | 05.01.26 | Checked:    |
|              |             |                      |          | CIRCET      |
|              |             | Date:                | 05.01.26 | 1A          |

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

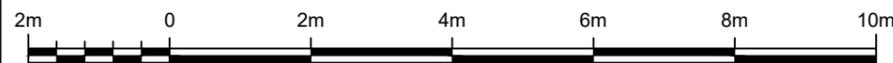
N.G.R | E: 170213 | N: 042674

NOTES:



EXISTING NORTH EAST ELEVATION

(1:100)



1:100

|     |                |     |        |          |
|-----|----------------|-----|--------|----------|
| 1A  | PLANNING ISSUE | NTA | CIRCET | 05.01.26 |
| REV | MODIFICATION   | BY  | CH     | DATE     |



Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD



|            |      |
|------------|------|
| Cell Name  | Opt. |
| ROWE & CO. | -    |

|             |   |          |   |        |
|-------------|---|----------|---|--------|
| Cell ID No  |   |          |   |        |
| CSID        | ✓ | VF       | ✓ | TEF    |
| 12207204    |   | 88883_11 |   | 002982 |
| Project No. | - | N/A      | - | N/A    |
| -           | - | -        | - | -      |

|   |  |
|---|--|
| Site Address / Contact Details  |  |
| CRADREW INDUSTRIAL ESTATE<br>REDRUTH<br>CORNWALL<br>ENGLAND, TR15 1SP<br>UNITED KINGDOM |  |

|                |                         |
|----------------|-------------------------|
| Drawing Title: | EXISTING SITE ELEVATION |
|----------------|-------------------------|

|                   |          |          |
|-------------------|----------|----------|
| Purpose of issue: | PLANNING | Dwg Rev: |
| Drawing Number:   | 300      | 1A       |

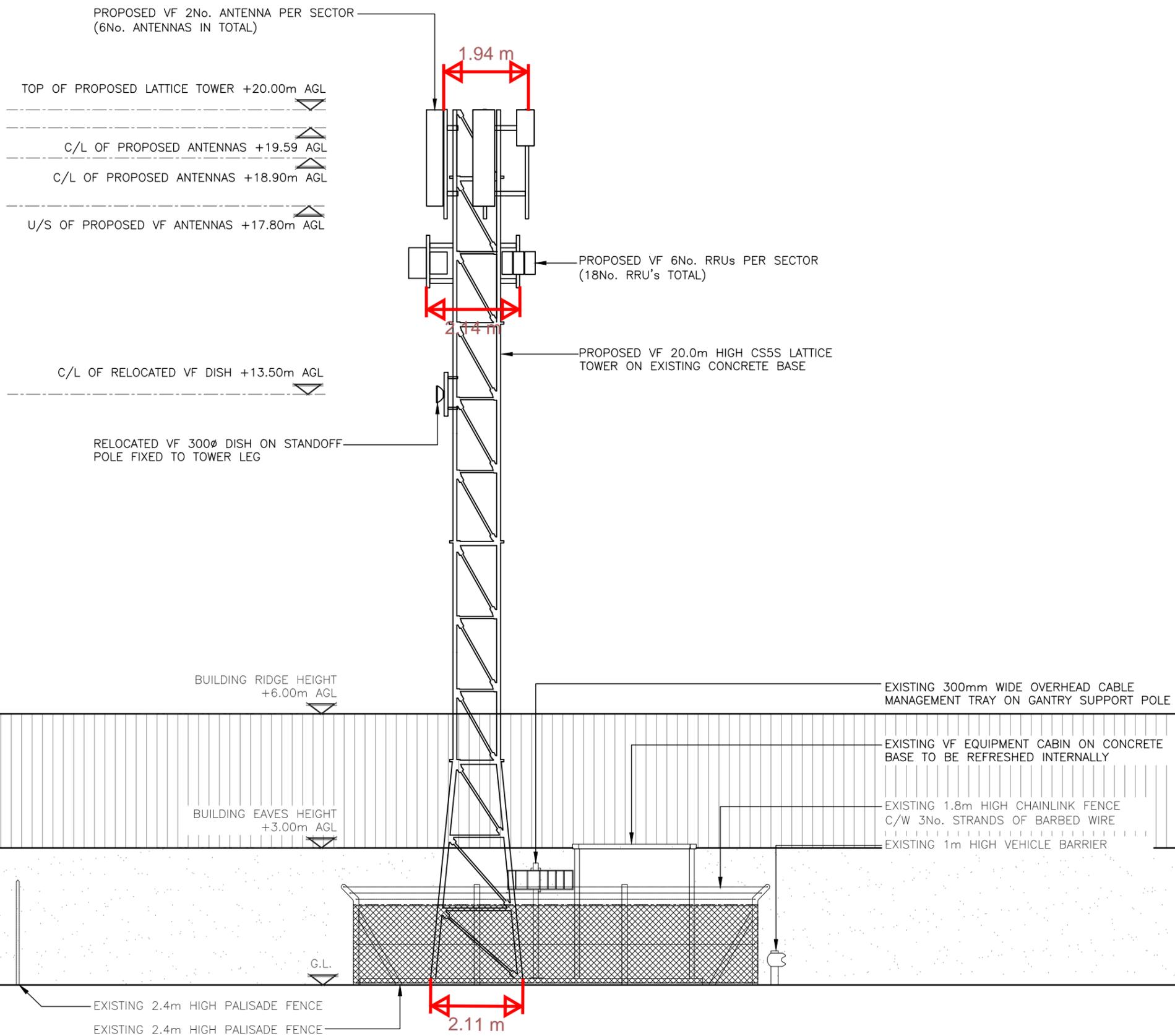
|              |                      |             |
|--------------|----------------------|-------------|
| Surveyed By: | Original Sheet Size: | Pack Issue: |
| UK AIRCOMMS  | A3                   |             |

|        |          |          |          |    |
|--------|----------|----------|----------|----|
| Drawn: | Date:    | Checked: | Date:    | 1A |
| NTA    | 05.01.26 | CIRCET   | 05.01.26 |    |

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 170213 N: 042674

NOTES:



PROPOSED NORTH EAST ELEVATION  
(1:100)

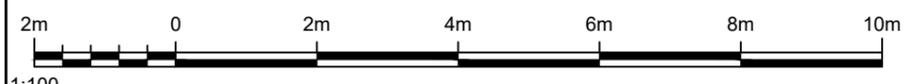
|     |                |     |        |          |
|-----|----------------|-----|--------|----------|
| 1A  | PLANNING ISSUE | NTA | CIRCET | 05.01.26 |
| REV | MODIFICATION   | BY  | CH     | DATE     |

Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

|             |   |          |   |        |
|-------------|---|----------|---|--------|
| Cell Name   |   | Opt.     |   |        |
| ROWE & CO.  |   | -        |   |        |
| Cell ID No  |   |          |   |        |
| CSID        | ✓ | VF       | ✓ | TEF    |
| 12207204    |   | 88883_11 |   | 002982 |
| Project No. | - | N/A      | - | N/A    |
| -           | - | -        | - | -      |

Site Address / Contact Details  
 CRADREW INDUSTRIAL ESTATE  
 REDRUTH  
 CORNWALL  
 ENGLAND, TR15 1SP  
 UNITED KINGDOM

|                   |             |                         |          |
|-------------------|-------------|-------------------------|----------|
| Drawing Title:    |             | PROPOSED SITE ELEVATION |          |
| Purpose of issue: |             | PLANNING                | Dwg Rev: |
| Drawing Number:   |             | 301                     | 1A       |
| Surveyed By:      | UK AIRCOMMS | Original Sheet Size:    | A3       |
| Drawn:            | NTA         | Date:                   | 05.01.26 |
| Checked:          | CIRCET      | Date:                   | 05.01.26 |
| Pack Issue:       |             |                         | 1A       |



1:100

Redruth Town Council  
Clerk To Redruth Town Council  
Redruth Civic Centre  
Alma Place  
Redruth  
TR15 2AT

Your ref:  
My ref: PA25/09323  
Date: 4 March 2026

Dear Sir/Madam

**Town and Country Planning Act 1990 – Appeal Under S78 against refusal of a Householder Application**

|                             |   |
|-----------------------------|---|
| Site Address:               | <b>11 Penpont Road Roseland Gardens Redruth</b>                     |
| Description of Development: | <b>CONSTRUCTION OF A FIRST FLOOR EXTENSION AND ASSOCIATED WORKS</b> |
| Appellant's name:           | <b>Mr &amp; Mrs Joe Moyle</b>                                       |
| Appeal reference:           | <b>6005310</b>  |
| Cornwall Council ref        | <b>PA25/09323</b>   |
| Appeal Start Date:          | <b>25 February 2026</b>   |

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Cornwall Council to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representation you made on the application, you must make this request to the Planning Inspectorate by **25 March 2026**. You can do this online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

The appeal documents can be inspected online at <http://planning.cornwall.gov.uk/online-applications>.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully

**Claire Broughton**

**Senior Development Officer  
Development Management Service**

Tel: 01872 322222

Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)