



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 Caldwell

See Distribution

Our Reference:

RTC/Mtg

Date:

3rd September 2025

Dear Councillor

Meeting of the Planning Committee – Monday 8th September 2025

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held at Redruth Civic Centre, Alma Place on Monday 8th September 2025. Proceedings will commence promptly at **7pm**.

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

Yours sincerely

Charlotte Caldwell
Town Clerk

Enclosure:

1. Agenda and associated documentation

Distribution:

Action:

Cllr H Biscoe
Cllr W Tremayne
Cllr A Biscoe
Cllr P Broad
Cllr R Major
Cllr I Thomas

Information:

All other Councillors
Cornwall Council Members
Press & Public

REDRUTH TOWN COUNCIL
MEETING OF THE PLANNING COMMITTEE – Monday 8th September 2025

AGENDA

PART I – PUBLIC SESSION

1. To receive apologies for absence
2. Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda
3. Public participation session - to allow the public to put questions to the Council on any matters relating to the Town Council.
4. To consider the planning applications (schedule attached)
5. To confirm the Minutes of the Meeting of the Planning Committee held on 11th August 2025 (Minutes attached)
6. Decision Notice Schedule
7. Licencing submissions
8. To receive correspondence
 - a. Cornwall Council Planning Committee notification – 15th September 2025 10am
 - b. Notice of Zoom meeting – Neighbourhood Planning and Neighbourhood Priorities Statements - Tuesday 30th September 2025 4.00pm – 5.30pm

REDRUTH TOWN COUNCIL PLANNING COMMITTEE
SUBMISSIONS FOR: Monday 8th September 2025

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
1	04882	Penventon Park Hotel, West End, Redruth TR15 1TE Formation of doorway and lobby with associated enhanced landscaping	North	Supported
2	05324	Penventon Park Hotel, West End, Redruth TR15 1TE Application for modification of planning obligation dated 23.04.2025 under reference PA22/09789 to remove affordable housing provisions	North	Supported
3	05364	45 Town Farm Redruth Cornwall TR15 2XG Proposed replacement of garage with bedroom and en-suite	South	Supported
4	05932	25 Penhale Estate, Redruth TR15 1HG Replacement of an existing conservatory	North	Supported
5	05508	Glebe Barn, Churchtown, Redruth TR15 3BT Reserved matters application for 1no dwelling (details following Outline Consent PA24/09475 dated 28/03/2025)	South	Supported

LIST 2

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
6	03950	<p>West Cornwall Enterprise Centre Cardrew Industrial Estate Cardrew Way Redruth TR15 1SS</p> <p>External window replacements, external door replacements, minor groundworks, internal fire door replacements, refurbishment of existing WCs, refurbishment of tea points, general decoration and repair works throughout the building, removal and replacement of existing timber palisade fencing, external repairs, upgrades to internal lighting, installation of electric heat emitters and local water heating units, installation of new fire detection and alarm system, making good to external surfacing and provision of car parking lines</p>	Central	



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: Ms C Caldwell

Minutes of a Meeting of the Planning Committee held at Redruth Civic Centre, Alma Place, Redruth
on Monday 11th August 2025

Present: Cllr H Biscoe
Cllr A Biscoe
Cllr R Major
Cllr I Thomas

Chair

In attendance: Ms C Caldwell
Mrs H Bardle
Mrs J Pelham-Wales

Town Clerk
RFO/Deputy Town Clerk
Administrator

5 members of the public were also in attendance.

PART I – PUBLIC SESSION

1631.1 To receive apologies for absence

Apologies were received from Cllrs Broad & Tremayne.

1631.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda

Cllr A Biscoe and Cllr H Biscoe declared a pecuniary interest re: Item no.4 on the Agenda, Planning Application PA25/01607, no.14 on List 2, The Barn, West Trefula Farm, Greenbank.TR16 5ET.

1631.3 Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda

Mr Mole spoke about the planning application, PA25/01607. He explained that it was to turn their holiday let into a residential dwelling. They have lived at The Barn, West Trefula for 37 years and would like their son and grandchildren to live with them now. He said he would like this home to be their legacy to pass on and asked Members to look on their application favourably.

1631.4 To consider the planning applications

1631.4 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1631.5 To confirm the Minutes of the Meeting of the Planning Committee held on 7th July 2025.

Unanimously RESOLVED that the minutes of the Planning Committee held on 7th July 2025 be accepted as a true and accurate record of proceedings [Proposed Cllr Thomas; Seconded Cllr Biscoe].

1631.6 To receive correspondence:

Decision Notice Schedule

The schedule was noted.

Street trading licence renewal

A renewal application from Leann Geach was received so that she could continue trading at Fore Street, Redruth (outside Lloyds Bank). Cllr H Biscoe stated that she makes everything herself using wood and not plastics and was happy to support the licence application. The Town Clerk said that she would write to Cornwall Council to let them know the decision.

Notice of forthcoming Cornwall Council Planning Committee meeting

A Cornwall Council Planning Committee meeting was due to take place on 18th August 2025 re: PA24/09801 at Kresen Kernow. The Town Clerk asked if anyone wanted to go to this meeting, Cllr H Biscoe said that he would try to attend but that he would not be speaking.

Letter from K Cunningham received

The Town Clerk reported that Cllr Cunningham had emailed her saying that she wished to resign from the Planning Committee with immediate effect. The Town Clerk said that the Council would now need to recruit a minimum of two more Councillors onto the Planning Committee now that Cllrs Ragan and Cunningham were no longer on the Committee.

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA25/ unless otherwise stated.

Meeting: Monday 11th August 2025

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1				
Unanimously RESOLVED that the Applications on List 1 are supported en bloc. [Proposed Cllr A Biscoe; Seconded Cllr Thomas]				
1	02592	Rawz4pawz, The Barking Barn, Grambler Farm, Sandy Lane	Respective change of use from a traditional agricultural building to form a farm shop, retail space and an office above	Supported
2	04792	Street Record, North Country, Redruth	National Grid propose to upgrade an existing two wire 11kV line to a three wire 11kV overhead line with additional pole supports in the Little Sinns, Redruth area	Supported
3	01644	Parc An Chy Recycling Site, Treskerby, Redruth	Retention of land to be used for stockpile of materials, amendment to acoustic bunding not exceeding 147 metres, construction of 2 storage barns, siting of portable cabin offices, hard standing for collection of materials and associated works	Supported

4	04910	Church of the Assumption, Penventon, West End, Redruth	Works to Trees covered by a Tree Preservation Order (TPO) - 1730 Common Ash - Remove dead stem and large diameter deadwood. 1736 Hawthorn - Coppice. 1737 Sycamore - Sectional fell. Retain at 4pm height for standing deadwood habitat. 1738 Sycamore - Sectional fell.	Supported
5	04920	Penvearn, West Trewirgie Road, Redruth	Works to trees subject to a Tree Preservation Order (TPO), works include Fell Thujaopsis to ground level.	Supported
6	03376	4 Mount Pleasant, Redruth Highway, Redruth	Proposed first floor rear extension to form a bathroom with en-suite, office space and bathroom above existing kitchen with bathroom	Supported
7	05131	12 Pengover Parc, Redruth TR15 1JA	Installation of an Air Source Heat Pump to be installed to the property	Supported
8	03929	2 Clijah Terrace, Bucketts Hill, Redruth	Construct an off road parking area for one vehicle	Supported
9	05300	Mobility Centre 1 Alma Place Redruth Cornwall TR15 2AT	Non material amendment in relation to Decision Notice PA23/00675 dated 02/05/23 - Change to Application Description to: Change of use from retail (A1), office (B1) and Storage (B8) to retail (A1) and residential (C3 use), including converting ground, first and second floors to six flats, and communal spaces. External works to rear courtyard and Station Roadside including demolition of existing glazed extension and restoration of facade with new windows to match existing windows. Opening up of entry between Station Road and rear courtyard without compliance with condition 2 of decision notice PA20/06204 dated 20.10.2020	Supported

10	01846	Mount Lidden Ltd Gas Cottage 6 Falmouth Road Redruth TR15 2QL	Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for a proposed housing development for eight dwellings, parking and associated works. Existing access to the site to be used. Includes demolition of an existing building	Supported
11	05324	Penventon Park Hotel West End Redruth Cornwall	Application for modification of planning obligation dated 23.04.2025 under reference PA22/09789 to remove affordable housing provisions	Supported
12	03950	West Cornwall Enterprise Centre Cardrew Industrial Estate Cardrew Way Redruth	External window replacements, external door replacements, minor groundworks, internal fire door replacements, refurbishment of existing WCs, refurbishment of tea points, general decoration and repair works throughout the building, removal and replacement of existing timber palisade fencing, external repairs, upgrades to internal lighting, installation of electric heat emitters and local water heating units, installation of new fire detection and alarm system, making good to external surfacing and provision of car parking lines.	Supported
13	05364	45 Town Farm Redruth Cornwall TR15 2XG	Proposed replacement of garage with bedroom and en-suite	Supported

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
14	01607	The Barn, West Trefula Farm, Greenbank, Redruth TR16 5ET	Retention and completion of independent unrestricted residential dwelling (Use class C)	Unanimously RESOLVED to support the application [Proposed Cllr Thomas; Seconded Cllr Major] Cllr A Biscoe & Cllr H Biscoe abstained (see item 2 disclosable pecuniary interests).
15	04604	114 Albany Road, Redruth TR15 2HZ	Two storey extension to the rear	Unanimously RESOLVED not to support the application due to the grounds of overdevelopment, traffic and neighbourly concerns [Proposed Cllr H Biscoe; Seconded Cllr A Biscoe]
16	04515	London Inn Apartments, 34 Fore Street, Redruth TR15 2AE	Listed Building Consent for works associated with the change of use of commercial unit to residential flat, including installation of window and exterior door	RESOLVED by Majority not to support the application [Proposed Cllr Major; Seconded Cllr A Biscoe] Cllr Thomas abstained, Cllr H Biscoe voted against.
17	04811	82 Mount Ambrose, Redruth, TR15 1QR	Proposed first floor extension and change of use of building from commercial to 8 residential dwellings with associated works	RESOLVED by Majority not to support the application due to the grounds of overdevelopment of the property and concerns about access for the emergency services accessing the alley [Proposed Cllr H Biscoe; Seconded Cllr Major] Cllr Thomas voted against.
18	03640	London Inn Apartments, 34 Fore Street, Redruth TR15 2AE	Change of use from vacant commercial unit to a 1 bed flat and insertion of window and door opening	RESOLVED by Majority not to support the application [Proposed Cllr Major; Seconded Cllr A Biscoe] Cllr Thomas abstained, Cllr H Biscoe against.

Planning Committee

Meeting Monday 8th September 2025

Decision Notice Schedule

All references for PA25 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1611.4.2.10	00383	Land at River Barns, Old Portreath Road, Bridge	Expansion of an existing caravan site to include the installation of 8 additional static caravans and amendments to a previously approved site layout	Unanimously RESOLVED to support the application	Approved
1624.4.1.3	03625	Land Adj To The Nook, The Nook, Wheal Montague, North Country, Redruth	Erection of a self/custom build detached dwelling and associated landscaping works	Unanimously RESOLVED to support the application	Approved
1624.4.1.5	03689	5 Mount Pleasant Redruth Highway Redruth TR15 1RU	Demolition of existing extension and erection of replacement single storey rear extension	Unanimously RESOLVED to support the application	Approved
1626.4.1.6	04381	The Buttermarket Station Hill Redruth Cornwall TR15 2PP	Listed building consent for new roofing to the mining exchange and Wheal Peevor purser's office and minor amendments to internal arrangement as listed in Design and Access Statement without compliance of condition 2 of decision notice PA22/05210 dated 15.08.2022	Unanimously RESOLVED to support the application	Approved
1626.4.1.9	04533	Trethew Farm Wheal Buller Buller Downs Redruth	Construction of a first floor extension to existing dwelling	Unanimously RESOLVED to support the application	Approved
1626.4.1.11	04720	Roddas The Creamery Wheal Rose Scorrier	Construction of a two-storey creamery extension, including earthworks and associated silos and tanks, with replacement foul water packaged treatment plant and drainage field (part retrospective).	Unanimously RESOLVED to support the application	Approved

1631.4.1.2	04792	Street Record, North Country, Redruth	National Grid propose to upgrade an existing two wire 11kV line to a three wire 11kV overhead line with additional pole supports in the Little Sinns, Redruth area	Unanimously RESOLVED to support the application	No objection
1631.4.1.4	04910	Church of the Assumption, Penventon, West End, Redruth	Works to Trees covered by a Tree Preservation Order (TPO) - 1730 Common Ash - Remove dead stem and large diameter deadwood. 1736 Hawthorn - Coppice. 1737 Sycamore - Sectional fell. Retain at 4pm height for standing deadwood habitat. 1738 Sycamore - Sectional fell.	Unanimously RESOLVED to support the application	Approved
1631.4.1.5	04920	Penvearn, West Trewirgie Road, Redruth	Works to trees subject to a Tree Preservation Order (TPO), works include Fell Thujaopsis to ground level.	Unanimously RESOLVED to support the application	Approved
1631.4.1.9	05300	Mobility Centre 1 Alma Place Redruth Cornwall TR15 2AT	Non material amendment in relation to Decision Notice PA23/00675 dated 02/05/23 - Change to Application Description to: Change of use from retail (A1), office (B1) and Storage (B8) to retail (A1) and residential (C3 use), including converting ground, first and second floors to six flats, and communal spaces. External works to rear courtyard and Station Roadside including demolition of existing glazed extension and restoration of facade with new windows to match existing windows. Opening up of entry between Station Road and rear courtyard without compliance with condition 2 of decision notice PA20/06204 dated 20.10.2020	Unanimously RESOLVED to support the application	Not acceptable as amendment
1619.11	PA24/09 801	Land North West of the Old Coach House, Fore Street, Redruth TR15 2AE	Construction of four dwellinghouses	RESOLVED by Majority to support the application	Refused

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSING SUBMISSIONS FOR:

Monday 8th September 2025

Date Received	License No <i>(All LI25/ unless otherwise stated)</i>	Address	Details
26/08/2025	LI25_004787	Curio City, 55 Fore Street, Redruth, TR15 2AF	Alcohol, Regulated Entertainment & Late Night Refreshments
02/09/2025	LI25_004866	Nepalese Gurkha Restaurant, 4 Green Lane, Redruth, TR15 1JT	Sale by Retail of Alcohol and Late Night Refreshment



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

Your ref: The Redruth Centre,
Station R...
My ref: PA25/02063
Date: 2 September 2025

Dear Sir/Madam

Application number: PA25/02063
Proposal: Partial demolition of rear two-storey link building, internal remodelling and minor door/fenestration alterations associated with change of use to three Class C3(a) residential dwellings/apartments and two Class C4 small Houses of Multiple Occupation (HMO)
Location: The Learning Partnership The Redruth Centre 5 - 6 Station Road Redruth Cornwall TR15 2AB
Applicant: Mr Elliot Thipthorp EDT Services Limited

This application will be reported to the Planning Committee for a decision. The Committee meeting will begin at 10.00 am on 15 September 2025 and take place in the Dowr Meeting Room, Kresen Kernow, Little Vauxhall, Redruth, TR15 1AS.

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

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

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

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

Yours faithfully

Georgia Rowe

Development Officer

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

Page 2

Ms Charlotte Caldwell

2 September 2025

Tel: 01872 322222
Development Management Service

Helen Bardle

From: Nic Phillips <Nic.Phillips@cornwall.gov.uk> on behalf of positiveplanning <positiveplanning@cornwall.gov.uk>
Sent: 02 September 2025 12:11
Cc: positiveplanning
Subject: Local Council training: Neighbourhood Planning and Neighbourhood Priorities Statements - 30 September 2025

Follow Up Flag: Follow up
Flag Status: Flagged

Information Classification: CONTROLLED

We would like to invite all local council clerks and councillors to join us on **Tuesday 30 September, 4.00-5.15 pm** for updates on Neighbourhood Planning and Neighbourhood Priorities Statements. The programme will include:

- Welcome – Chantal McLennan, Planning Appeals and Training Manager
- Latest Planning Changes update - Rob Lacey, Planning Policy Manager
- Neighbourhood Planning – Latest on the Neighbourhood Priorities Statement (NPS) pilot and getting started with NPS
- Questions

This will be an online event via Teams and the link to join is below:

Microsoft Teams [Need help?](#)

[Join the meeting](#) Meeting ID: 350 816 229 083 2 Passcode: YS2V3HT7

Dial in by phone [+44 20 7660 8305,,159177126#](#) United Kingdom, City of London [Find a local number](#) Phone conference ID: 159 177 126#

This email provides the joining link – there is no need to book and places are not limited for each council. **Clerks/Chairs - Please share this email with your local councillors so they can attend if they wish.** If you have any questions about the event, please email positiveplanning@cornwall.gov.uk

The presentations from this event will be made available afterwards on our [Local Council Planning Training](#) webpage.

Kind regards

Nic Phillips (she/her) | Senior Development Officer (Specialist)
Cornwall Council | Planning and Housing Service
nic.phillips@cornwall.gov.uk Tel: 01872 322222 (and say my name) Mobile: 07599 112099
www.cornwall.gov.uk 'Onen hag oll'

Please note that I work part-time. My normal working days are Tuesdays, Wednesdays, Thursdays.