

Redruth Town Council



Consel An Dre Resrudh

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

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

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

Our Reference:

RTC/Planning Committee

Date:

22nd July 2026

See Distribution

Dear Councillor

Meeting of the Planning Committee of Redruth Town Council – 27th July 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 27th July 2026. Proceedings will commence at **6:00pm**.

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

Yours sincerely

A handwritten signature in black ink, reading 'Charlotte Williams'.

Charlotte Williams
Town Clerk

Enclosures:

Agenda and associated documentation

Distribution & Action:

Cllr H Biscoe	Cllr A Mays
Cllr W Tremayne	Cllr J Morrison
Cllr A Biscoe	Cllr D Reeve
Cllr P Broad	Cllr M Selwood
Cllr S Barnes	

All other Redruth Town Councillors

Cornwall Council Members, Press and Public

REDRUTH TOWN COUNCIL
MEETING OF THE PLANNING COMMITTEE – Monday 27th July 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 29th June 2026 [Minutes attached].
5. To consider the planning applications [schedule attached].
6. Decision Notice Schedule [schedule attached].
7. Appeals [schedule attached].
8. Licensing submissions [schedule attached].
9. Correspondence received.
 - 9.1 Consultation on a Planning Validation Guide – deadline 7 August 2026
 - 9.2 Invitation to update on Housing Viability – 16th September 2026 4.15pm – 5.15pm via Teams.
 - 9.3 Invitation to training on Planning Changes and Policy Updates – 23rd September 2026 4pm – 5.30pm via Teams.

PART II - PRIVATE SESSION exclusion of press and public

The Committee is invited to pass the following resolution:- That pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, the press and public be excluded from the Meeting for the following item of business, by reason of the confidential nature of the business to be transacted.

10. Email from Seasalt Cornwall requesting support from Redruth Town Council for a TRO for Jon Davey Drive [email and document pack attached]



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 29th June 2026**

Present:

Cllr H Biscoe	Chair
Cllr S Barnes	
Cllr A Biscoe	
Cllr P Broad	
Cllr A Mays	
Cllr J Morrison	
Cllr M Selwood	

In attendance:

Mrs H Bardle	RFO/Deputy Town Clerk (DTC)
Mrs J Cockerham-Harris	Administrator

There were no members of the public were in attendance

PART I – PUBLIC SESSION

1664.1 To receive apologies for absence

Apologies were received from Cllrs Tremayne and Reeve.

1664.2 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.

1664.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

No members of the public wished to speak.

1664.4 To confirm the Minutes of the Meeting of the Planning Committee held on 18th May 2026 (minutes attached)

1664.4.1 Unanimously RESOLVED to confirm the Minutes of the Planning Committee held on 18th May 2026 with the amendment correct the attendees [Proposed by Cllr Morrison; Seconded by Cllr Broad].

1664.5 To consider the planning applications

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

1664.6 Decision Notice Schedule

The Decision Notice Schedule was noted.

1664.7 Preapplication advice received – for information. We have received notice of Preapplication advice PA026/00466/PREAPP relating to OS Field 64444, Tolgus Redruth for the siting of a static caravan for residential use under Gypsy/Roma/Travellers status, with a new entrance.

The advice was noted.

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA26/ unless otherwise stated.

Meeting: Monday 29th June 2026

LIST 1

RESOLVED by Majority that all the Applications on List 1 are supported en-bloc,
[Proposed Cllr Barnes; Seconded Cllr A Biscoe].

REF NO	CC REF	SITE	PROPOSAL	DECISION
1	03280	Wheal Plenty Retreat, Sinns Common, Redruth	Rebuilding of Dilapidated Outbuilding	Supported
2	03550	Burton, Little Sinns, Redruth	Garage demolition and Extension to Dwellinghouse with Associated Internal Works, External Works, and Landscaping	Supported
3	03788	Gas Cottage, The Old Gas Yard, Treruffe Hill, Redruth	Proposed development of six houses and conversion of former offices to dwelling	Supported

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA26/ unless otherwise stated.

Meeting: Monday 29th June 2026

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
4	03493 Cllr A Biscoe	21 Sparnon Hill, Redruth, TR15 2RH	Loft extension with rear dormer	RESOLVED by Majority Not to Support the application on the grounds of overdevelopment of the site [Proposed by Cllr A Biscoe; Seconded by Cllr H Biscoe] 2 votes for, 2 votes against with the casting vote by Cllr H Biscoe. Cllrs Broad, Mays and Selwood abstained.
5	04029	Land North of St Euny Poultry Farm,	Application for Permission in Principle for the erection of up to 3 dwellings (minimum of 1, maximum of 3)	Unanimously RESOLVED Not to Support the application on the grounds that the application was not

	Cllr Thomas (Previous presentation)	Trevingey Road, Redruth		sufficiently changed from previous application, which had been refused on the grounds of preserving the scenic area [Proposed by Cllr Barnes; Seconded by Cllr Broad].
6	03191 Cllr Broad	Cardrew Court School, Cardrew Industrial Estate, Cardrew Way, Redruth	Proposed development of new SEND school	Unanimously RESOLVED to Support the application on the condition the applicant provide an impact traffic assessment, and that there be proper access for mobility requirements, including disabled parking bays [Proposed by Cllr H Biscoe; Seconded by Cllr Barnes].

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 27th July 2026

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
1	04281	97 Southgate Street, Redruth, TR15 2NE Proposed rear and side extensions	South	Supported
2	04404	Walker Moyle Chartered Accountants, 3 Chapel Street, Redruth Listed building consent for Internal Alterations	North	Supported
3	04293	Redwood Estate Agents, 6 Green Lane, Redruth Replacement shopfront	North	Supported
4	03750	81 The Paddock, Redruth, TR15 2BN Proposed two storey side extension and associated works	South	Supported
5	04275	The Ladder 2 - 4 Clinton Road, Redruth Listed building consent for new kitchen and extract vent termination to outside.	South	Supported

LIST 2

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
6	04409	Land South of Windy Ridge Sinns Common Redruth Cornwall TR16 4BH Erection of livestock and agricultural storage building (resubmission of permission PA24/02319)	North Cllr H Biscoe	

Decision Notice Schedule

All references for PA26 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1652.5.1.5	PA25 /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)	Unanimously RESOLVED to support the application	Approved
1656.6.1.3	00478	Aga House, Scorrier Road, Redruth TR16 5AA	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	RESOLVED by Majority to Support the application	Approved
1664.5.1.7	02761	16 Bullers Terrace East End Redruth Cornwall	Demolish front porch and reinstate front facade to its origin. Demolish rear single storey dilapidated structure. Rebuild ground floor rear structure to existing footprint. Proposed first floor extension above rear single storey structure and dropped kerb to front with hardstanding to front garden for parking space.	Unanimously RESOLVED to support the application	Approved
1664.5.1.8	02199	Whites Farm, North Country, Redruth, TR16 4BZ	Siting of two caravans for residential use and associated works	Unanimously RESOLVED to support the application	Approved

1667.5.1.1	03280	Wheal Plenty Retreat, Sinns Common, Redruth, Cornwall	Rebuilding of Dilapidated Outbuilding	Unanimously RESOLVED to Support the application	Approved
1667.5.1.2	03550	Burton, Little Sinns, Redruth, Cornwall	Garage Demolition and Extension to Dwellinghouse with Associated Internal Works, External Works, and Landscaping.	Unanimously RESOLVED to Support the application	Approved
1667.5.2.5	04029	Land North of St Euny Poultry Farm, Trevingey Road, Redruth	Application for Permission in Principle for the erection of up to 3 dwellings (minimum of 1, maximum of 3)	Unanimously RESOLVED Not to Support the application on the grounds that the application was not sufficiently changed from previous application, which had been refused on the grounds of preserving the scenic area.	Refused
N/A	00821/ PRE	12 Trevingey Road Redruth Cornwall TR15 3DQ	Exception notice to completely remove dead Ash tree	N/A	Closed – advice given
N/A	05020	5 Castle View Close Redruth Cornwall TR15 1HF	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus	N/A	Closed – advice given
N/A	05023	6 Palm Court Strawberry Lane Redruth Cornwall TR15 1AQ	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus	N/A	Closed – advice given



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

Your ref:
My ref: PA26/00059
Date: 2 July 2026

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78

Site Address:	London Inn Apartments 34 Fore Street Redruth
Cornwall Council Ref:	PA26/00059
Description of development:	Change of use of vacant commercial unit to a 1 bed flat.
Appellant's name:	Mr Simon Johns
Appeal reference:	6011753
Appeal Start Date:	30 June 2026

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 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

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 make comments, or modify/withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. 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 4 August 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The

Development Management Service
Correspondence Address: Cornwall Council Planning Dept, New County Hall,
Treyew Rd, Truro, TR1 3AY
Tel: 0300 1234 151 www.cornwall.gov.uk

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.

The appeal documents are available for inspection
<http://planning.cornwall.gov.uk/online-applications>

Should you require any further information in connection with this appeal, please telephone me.

Yours faithfully

A solid black rectangular box used to redact the signature of the Senior Development Officer.

Senior Development Officer
Development Management Service
Tel: 01872 322222
Email: planningappeals@cornwall.gov.uk

Planning Committee Meeting

Monday 27th July 2026

Licensing Update

Premises Name and Address	Applicant	Application Accepted	Application Type	Brief description of application	Ref.	Representations Deadline
Whistlefish, 10 Jon Davey Drive, Treleigh Industrial Estate, Redruth, TR16 4AX	Milkwood Publishing Ltd	30.06.2026	Grant	Sale by retail of alcohol	LI26_002804	28.07.2026

From: Donna Moore <Donna.Moore@cornwall.gov.uk> on behalf of Cornwall Planning <planning@cornwall.gov.uk>
Sent: 17 July 2026 11:40
Subject: Planning Consultation - Draft Validation Guide

Information Classification: PUBLIC

Dear Town/Parish Council

I am emailing to inform you of a Planning Validation Guide consultation which is now underway.

When submitting a planning application, the application must meet specified requirements before it can be passed to a Case Officer for consideration and decision. This process is known as the validation process.

These requirements which are needed for validation are set out in a validation guide.

There are two sets of requirements:

- **National requirements** - required by legislation; and
- **Local requirements (also referred to as the local list)** - set by the Local Planning Authority.

The local list must be formally adopted and regularly reviewed. To formally adopt a local list the following steps must be followed:

Step 1 - Reviewing the existing list;

Step 2 - Consulting on proposed changes; and

Step 3 - Finalising and publishing the revised local list.

Step 1 has taken place and a draft version of the revised validation guide including the local list has been produced.

A consultation is now underway, and this forms step 2 of the process.

You are invited to make comments via the survey on the Let's talk Cornwall page: [Validation Guide - Consultation | Let's Talk Cornwall](#)

Comments must be received by 7 August 2026.

This consultation is being sent to:

- Local members
- Town and Parish Councils
- Members of planning agent's forum and members of the planning accredited agents' scheme.
- Agents who have submitted an application in the last 6 months
- Planning consultees
- Employees within Planning and Housing

The consultation is also available for any interested party to comment on via the Let's Talk Cornwall website.

Should you have any queries regarding the above please contact **Donna Moore – Principal Technical Officer** or **Samatha Hunkin – Technical Support Team Leader**.

Meur ras – with thanks

Kind Regards

Donna Moore (She/Her) | Principal Technical Officer
Cornwall Council | Development Management – Planning and Housing Service
donna.moore@cornwall.gov.uk | 01872 322222 | www.cornwall.gov.uk | 'Onen hag oll'

***Please note I work part-time - My usual working pattern is Monday to Friday 8.30am to 2pm but can be subject to change**

Our Planning web pages contain a wealth of information, to keep up to date with our current validation times visit [Make a planning application - Cornwall Council](#). You can also keep up to date with any validation changes on our page [Validation updates - Cornwall Council](#) and view guidance on making a better application on our [Make a better application - Cornwall Council](#) page.

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at enquiries@cornwall.gov.uk. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.

Helen Bardle

From: [REDACTED] on behalf of positiveplanning
<positiveplanning@cornwall.gov.uk>
Sent: 14 July 2026 14:55
Cc: positiveplanning
Subject: Local Council training: Housing viability update - Wednesday 16 September, 4.15-5.15 pm
Importance: High

Information Classification: CONTROLLED

Dear Clerks

As Town/Parish Councils that are located with Cornwall Local Plan Affordability (Value) Zones 4 or 5, we would like to invite all local council clerks and councillor representatives to join us on **Wednesday 16 September, 4.15-5.15 pm** for a briefing - to share the outcome of a piece of Housing Viability work recently undertaken that affects your parishes. Please join Matthew Brown, Strategic Planning Manager, and Nick Marsden, Affordable Housing Delivery Manager, for this important update and to learn about the actions Cornwall Council is proposing to take in response to the findings.

The Housing Viability work was commissioned as a result of a number of national studies, together with local anecdotal evidence, indicating that the viability of housing delivery has been becoming increasingly challenging locally and nationally. The study reviewed a range of different types/sizes of residential development across all five of Cornwall's Housing Affordability Zones (as were established in the Cornwall Local Plan and reflect house prices in different parts of Cornwall). The work also included engagement with the local development industry. This update is to summarise the review conclusions and set out a number of short-term measures being proposed to help alleviate viability pressures where they are being felt most.

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

This will be an online event via Teams and the link to join is below. In accordance with Council policy, please do not join using an AI Assistant or bot, thank you.

Microsoft Teams meeting

Join:
[REDACTED]
[REDACTED]
[REDACTED]

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

Kind regards

[REDACTED] he/her) | Senior Development Officer (Specialist)

Cornwall Council | Planning and Housing Service

nic.phillips@cornwall.gov.uk Tel: 01872 322222 (and say my name) Mobile: [REDACTED]

www.cornwall.gov.uk 'Onen hag oll'

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

To keep up-to-date with changes in Planning, please check [Planning and Building Control - Cornwall Council](#) and [What's new in planning - Cornwall Council](#)

Please let us know if you need any particular assistance from us, such as facilities to help mobility, vision or hearing, or information in a different format.

Please consider the environment. Do you really need to print this email?

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at enquiries@cornwall.gov.uk. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.

Helen Bardle

From: [REDACTED] on behalf of positiveplanning
<positiveplanning@cornwall.gov.uk>
Sent: 16 July 2026 17:14
Cc: positiveplanning
Subject: Local Council training: Changes to Planning Committees and protocols, Policy update – 23 September 2026

Information Classification: CONTROLLED

Dear Clerks/Chairs

We would like to invite all local council clerks and councillors to join us on **Wednesday 23 September, 4.00-5.30 pm** for a briefing on planning changes and a policy update. This session will cover national planning changes brought in by the Planning and Infrastructure Act 2025, and following the [Government consultation](#) in the Spring, and their response published in June: [Planning committee reform: statutory consultation on draft regulations and guidance – government response - GOV.UK](#), as well as the latest policy changes and Local Plan latest news. The programme will include:

- Planning Committee reform and changes to delegation powers including new CC Member protocol, and new Local Council protocol
- Policy update including Neighbourhood Priorities Statements and Local Plan progress.

We will also be sending around some information and a very quick survey for completion over the summer, so that we can report back at the event on 23 September. **Please look out for this information email and survey link.**

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.** Please do not join using an AI assistant or bot. If you have any questions about the event, please email positiveplanning@cornwall.gov.uk

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

[REDACTED]

[REDACTED]

[REDACTED]

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

Kind regards

[REDACTED] (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: 

www.cornwall.gov.uk 'Onen hag oll'

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

To keep up-to-date with changes in Planning, please check [Planning and Building Control - Cornwall Council](#) and [What's new in planning - Cornwall Council](#)

Please let us know if you need any particular assistance from us, such as facilities to help mobility, vision or hearing, or information in a different format.

Please consider the environment. Do you really need to print this email?

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at enquiries@cornwall.gov.uk. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.