

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:

19th August 2026

See Distribution

Dear Councillor

Meeting of the Planning Committee of Redruth Town Council – 24th August 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 24th August 2026. Proceedings will commence at **7:00pm**.

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

Yours sincerely

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

Charlotte Williams
Town Clerk

Enclosures:

Agenda and associated documentation

Distribution & Action:

Cllr H Biscoe	Cllr 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 24th August 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 27th July 2026 [Minutes attached].
5. To consider the planning applications [schedule attached].
6. Decision Notice Schedule [schedule attached].
7. Appeals [schedule attached].
8. Correspondence received.
 - 8.1 Land at Wheal Prussia – email from Cornwall Council attached.

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.

9. Additional Correspondence received
 - 9.1 Email regarding proposals for new Lidl store.



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 27th July 2026**

Present:

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

Chair

In attendance:

Mrs C Williams
Mrs H Bardle
Cllr K Cunningham

Town Clerk

Responsible Finance Officer/Deputy Town Clerk

There were no members of the public in attendance

PART I – PUBLIC SESSION

Cllr H Biscoe read the two statements from Redruth Town Council regarding respectful conduct and audio recording of the meeting for minute taking purposes.

1672.1 To receive apologies for absence

Apologies were received from Cllrs Tremayne and Reeve.

1672.2 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.

1672.3 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.

1672.4 To confirm the Minutes of the Meeting of the Planning Committee held on 29th June 2026 (minutes attached)

1664.4.1 Unanimously RESOLVED to confirm the Minutes of the Planning Committee held on 29th June 2026.

1672.5 To consider the planning applications

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

1672.6 Decision Notice Schedule

The Decision Notice Schedule was noted.

1672.7 Appeals

The Appeal Schedule was noted.

1672.8 Licensing Submissions

The Licensing Schedule was noted.

1672.9 Correspondence received.

1672.9.1 Consultation on a Planning Validation Guide – deadline 7 August 2026

The consultation was noted.

1672.9.2 Invitation to update on Housing Viability – 16th September 2026 4.15pm – 5.15pm via Teams

1672.9.3 Invitation to training on Planning Changes and Policy Updates – 23rd September 2026 4pm – 5.30pm via Team

1672.9.4 Two training sessions were noted.

Part II – PRIVATE SESSION

The Committee unanimously passed the following resolution: that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, the press and public should be excluded from the Meeting for the following item of business, by reason of the confidential nature of the business to be transacted. [Proposed by Cllr Mays; Seconded by Cllr A Biscoe]

1672.10 An email requesting support from Redruth Town Council for a Traffic Regulation Order (TRO) for Jon Davey Drive

Unanimously RESOLVED to write to Cornwall Council in support of business's requests for a Traffic Regulation Order on Jon Davey Drive [Proposed by H Biscoe; Seconded by S Barnes].

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA26/ unless otherwise stated.

Meeting: Monday 27th July 2026

LIST 1

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

REF NO	CC REF	SITE	PROPOSAL	DECISION
1	04281	97 Southgate Street, Redruth, TR15 2NE	Proposed rear and side extensions	Supported
2	04404	Walker Moyle Chartered Accountants, 3 Chapel Street, Redruth	Listed building consent for Internal Alterations	Supported
3	04293	Redwood Estate Agents, 6 Green Lane, Redruth	Replacement shopfront	Supported

4	03750	81 The Paddock, Redruth, TR15 2BN	Proposed two storey side extension and associated works	Supported
5	04275	The Ladder 2 - 4 Clinton Road, Redruth	Listed building consent for new kitchen and extract vent termination to outside.	Supported

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA26/ unless otherwise stated.

Meeting: Monday 27th July 2026

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
6	04409 Cllr H Biscoe	Land South of Windy Ridge, Sinns Common, Redruth TR16 6BH	Erection of a livestock and agricultural storage building (resubmission of permission 02319)	RESOLVED unanimously to Support the application [Proposed by Cllr H Biscoe; Seconded by Cllr Barnes]

DRAFT

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 24th August 2026

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
1	05014	Tall Trees, Lower North Country, Redruth Installation of conservatory to the west elevation of the property	North	Supported
2	05213	Land to the South of North Country Garage, North Country, Redruth, TR16 4AA Application for permission in principle for the construction of up to 6 dwellings (minimum of 4, maximum of 6)	North	Supported
3	04864	11 Fords Row, Redruth, TR15 1JS Rear extension to dwelling	North	Supported
4	04925	77 Fore Street, Redruth, TR15 2BL Alterations and replacements of existing shop front, and installation of new windows to side elevation of flats on second floor	North	Supported
5	04756	23 Fore Street, Redruth, TR15 2BD Listed Building Consent for the conversion of the site into a Banking Hub with associated works	North	Supported
6	04755	23 Fore Street, Redruth, TR15 2BD Conversion of the site into a Banking Hub with associated works	North	Supported

7	04757	23 Fore Street Redruth Cornwall TR15 2BD Advertisement Consent for the installation of one external main fascia sign and one projecting sign. Internally, an illuminated directory of services and bank availability poster, a vinyl community message and a marketing poster, and signage including an opening hours sign and a CCTV sign	North	Supported
8	05493	Land North West Of 3 Beechtree Close Beechtree Close Wheal Rose Scorrier Construction of two residential dwellings.	North	Supported

LIST 2

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
9	PA25/06428	33 Fore Street, Redruth TR15 2AE AMENDED APPLICATION: Conversion of ground floor commercial unit into residential apartments and reconfigured rear access to first floor accommodation, including upper floor terrace, alterations to rear windows, doors and communal garden area (in red additional to previous application)	North Cllr Tremayne	
10	PA25/06435	33 Fore Street, Redruth TR15 2AE AMENDED APPLICATION: Listed Building Consent for works associated with the conversion of ground floor commercial unit into residential apartments and reconfigured rear access to first floor accommodation, including upper floor terrace, alterations to rear windows and doors and communal garden area	North Cllr Tremayne	

11	04563	47 Raymond Road, Redruth, TR15 2HF Proposal for a single new semi-detached dwelling on vacant terrace infill site Mining report document to discuss	South Cllr A Biscoe	
12	05470	Land South of Kelandy Wheal Prussia Treleigh Cornwall Application for Permission in Principle for the construction of up to 1 dwelling (minimum of 1, maximum of 1)	North Cllr Barnes	
13	04731	Land At Tolgus Vean Redruth Full application for the construction of a new food store Class E (a) with associated parking, landscaping, drainage, and servicing - Lidl Great Britain Limited	North Cllr H Biscoe	
14	04996	42A Clinton Road Redruth Cornwall TR15 2QE Change of use from a guest house (Use Class C1) to children's home (Use Class C2) incl demolition of existing garage	South Cllr Mays	

Cornwall Mining Services Ltd.

Geological, Minerals Surveying and Ground Stability Consultants



Thurstan Hoskin
'Chynoweth'
Chapel Street
Redruth TR15 2BY

Our Ref: TGW/SM/953
Your Ref: TCH/DM/808K

30th March 1989

Dear Sir.

Proposed Redevelopment of 47 Raymond Road, Redruth - R. J. Moyse
Site Investigation and Structural Mining Report

We are pleased to present our Structural/Mining Report for the proposed redevelopment of the above property. This report is based on as full an archive research as is possible within the scope of the work, together with site investigation, and includes a recent trenching investigation, as well as information from the original Mining and Subsidence Report of the 17th January 1986.

The property is situated on the south side of Raymond Road, approximately 85 metres to the east of Trefusis Road, on moderately steeply westerly sloping ground. Previous to the property construction at around the early part of this century, the property area was pastureland containing many mining features in the form of outcrop workings, dumps and shafts, and also with some stone quarries adjacent to the old Pednandrea railway branch lying close to the west of Trefusis Road. At an earlier date (circa 1750) the area was moorland, still with the mining features present.

In 1985, following structural damage in the south west corner of the house, a report was prepared by Messrs. Ian Sincock Associates of Truro, including a probing investigation and mining report carried out by ourselves. That investigation confirmed the presence of backfilled mining features and concluded that a substantial part of the building would have had to be reconstructed, together with extensive underpin work. However, due to additional complications necessitating partial demolition, and at a later date, full demolition of the house, no attempt was then made at a new scheme.

The country rock is of contact metamorphosed slates and sandstones of the Devonian 'Mylor' series with granite underlying at shallow depth, and outcropping in the Carn Marth dome, approximately 300 metres to the east. Lode structures in the form of sinuous and variably dipping mineralised fissures or veins traverse the area with a general trend of WSW-ENE. Occasional crosscourses or faults, some locally mineralised and worked,

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Wilson Way
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Cornwall TR15 3RN

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Planning Committee Meeting

Monday 24th August 2026

Decision Notice Schedule

All references for PA26 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1664.5.1.4	01416	Land Adj To Gem Cottage Wheal Montague North Country Redruth	Change of use of land from agricultural to residential/domestic use and siting of caravan to be used as an ancillary bedroom on that land	Unanimously RESOLVED to Support the application	Approved
1672.5.1.3	04293	Redwood Estate Agents, 6 Green Lane, Redruth	Replacement shopfront	Unanimously RESOLVED to Support the application	Approved
1672.5.1.4	03750	81 The Paddock, Redruth, TR15 2BN	Proposed two storey side extension and associated works	Unanimously RESOLVED to Support the application	Approved
1652.5.1.3 (app: 09561)	03969	Land North West Of The Old Coach House Fore Street Redruth Cornwall TR15 2AE	Submission of details to discharge Condition numbers 3 (Stability), 4 (Drainage), 5 (Contaminated Land - 1), 6 (Contaminated Land - 2), 9 (Landscaping), 10 (Materials), 11 (Bat/Bird/Bee), 12 (Refuse and Bike Storage) and 17 (Biodiversity Net Gain Statutory) in respect of Decision Notice PA25/09561 dated 04/03/26	App: 09561 - RESOLVED by Majority to ask for an extension to move the application to the next meeting - needs to be brought to extraordinary planning meeting 02/03/26	Approved
Not discussed previously	05435	Street Record Mount Ambrose Redruth Cornwall	Proposed to undertake the work that is considered to be exempted from the Electricity Act 1989 by falling within the Overhead Lines (Exemption) (England and Wales) Regulations 2009		Closed - advice given

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 24th August 2026

Appeals

Ser No	Planning App No (All PA26/unless otherwise stated)	Location	Proposal	RTC Decision	CC Decision	Reason to Appeal	Submission Deadline
1	09312	Land rear of Primrose House, 4 Mount Ambrose, Redruth	Permission in Principle for Construction of 6 Dwellinghouses	RESOLVED by Majority to Not support the application due to concern over the safety of the access points.	Refused	APPEAL UNDER SECTION 78	16 September 2026
2	04029	Land North of St Euny Poultry Farm, Trevingey Road, Redruth	Application for Permission in Principle for the erection of up to 3 dwellings	Unanimously RESOLVED Not to Support the application on the grounds that the application was not sufficiently changed from previous application	Refused	Appeal Under S78(1) relating to Written Representations (Part 1) Procedure	14 September 2026

From: [REDACTED] >
Sent: 14 August 2026 13:06
To: Charlotte Williams <townclerk@redruth-tc.gov.uk>
Cc: [REDACTED] >
Subject: Notification relating to a property asset in your town/parish: Land at Wheal Prussia, Redruth

Information Classification: CONTROLLED

Dear Charlotte Williams,

Notification relating to a property asset in your town/parish: Land at Wheal Prussia, Redruth

I've attached for your consideration a report regarding the above Council asset, which is situated in your town/parish.

Why are we contacting you?

The Council service responsible for the asset has determined that it no longer has an operational need to retain it. In these circumstances, the Council needs to consider the future of the asset, according to an established process.

The first step is to consider whether any other Council service requires the asset for operational purposes. If no such internal use is identified, alternative options may be considered, which include (but are not limited to):

- (i) Examining the potential to transfer the asset to a local council or community group where service delivery will be maintained or improved, or alternative community benefit is identified, as part of the Council's devolution programme.
- (ii) Disposal of the asset. If disposal is pursued, this may be via sale or lease on the open market or a range of other transfer options. This could include an option to sell or lease the asset to a local council or community group, where this is appropriate.

In the case of the above asset, no requirement for Cornwall Council to retain the asset has been identified.

The local Cornwall Councillor and Council officers have already been consulted as part of Cornwall Council's asset release process for their views.

Before Cornwall Council commences activity to dispose of the asset, we want to engage with your council to ensure that you have had the opportunity to provide any views that you may wish to express. The Council has a legal duty to obtain best consideration when disposing of its property, therefore any transfer to a local council at lower than Market Value would need a justification to consider this as an option.

Please could you let us know within eight weeks of the date of this email if your council would have any interest in this asset. Your response will enable Cornwall Council to understand your Council's interest before we take further actions.

It would be appreciated if you could respond using the form below, even if it is to indicate that your council has no interest in the asset.

If no response is received by this deadline date, it will be assumed that your council has no interest and it is likely that Cornwall Council would then proceed with activity to dispose of the asset.

What happens next?

- (i) If your council has no interest in the property, please use the form below to confirm that this is the case.
- (ii) If you would like to express interest in the asset, please confirm this by the deadline and include a brief explanation of the intended use of the asset in the form below. Where in exceptional circumstances additional time is required to enable your council to meet to make a decision on this matter, please let us know before the consultation deadline expires and confirm the date by which you will be able to respond.

Please provide your comments/queries below and email back to me (sadik.miah@cornwall.gov.uk):

Question	Response
Does your town/parish council have an interest in the asset?	<i>Please delete as applicable:</i> The town/parish council has an interest in the asset YES/NO
Please provide some brief details regarding the likely future use of the asset by your council.	<i>Please briefly comment below</i>

Thanks

 | Technician (Asset Release) | Assets & Property

Cornwall Council | Sustainable Growth and Place

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