



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

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Town Mayor: Cllr R S Barnes

Town Clerk: Ms C Caldwell

Minutes of a Meeting of the Planning Committee held at Redruth Civic Centre, Alma Place, Redruth
on Monday 12th August 2024

Present: Cllr H Biscoe Chairman
Cllr S Barnes
Cllr A Biscoe
Cllr B Craze
Cllr K Grasso
Cllr R Major
Cllr I Thomas

In attendance: Ms A Hunt Operations Officer
Mrs J Pelham-Wales Administration Assistant
Mr C Green Applicant
Mr & Mrs Richards Applicants

PART I – PUBLIC SESSION

1591.1 To receive apologies for absence

Apologies were received from Cllr Tremayne.

1591.2 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.

1591.3 Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda

Mr Green spoke as the applicant in relation to planning application PA24/05317. He explained the background to the proposed plans and invited questions from Councillors.

Mr & Mrs Richards spoke as the applicants in relation to planning application PA24/05014. They explained the background to the proposed plans and invited questions from Councillors.

1591.4 To consider the planning applications

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

1591.5 To confirm the Minutes of the Meeting of the Planning Committee held on 8th July 2024

1591.5.1 Unanimously RESOLVED that the minutes of the Meeting of the Planning Committee held on 8th July 2024 be accepted as a true and accurate record of proceedings. [Proposed Cllr A Biscoe; Seconded Cllr Thomas].

A handwritten signature in blue ink, appearing to be a stylized name or initials.

1591.6. **Clerk's Report**

A report had been circulated prior to the meeting. The report was noted.

1591.7 **To receive correspondence:**

1591.7.1 *Decision Notice Schedule*

The schedule was noted.

1591.7.2 *Licensed Premises Schedule*

The schedule was noted.

1591.7.3 *Pre-application Schedule*

The schedule was noted.

1591.7.4 *Cornwall Council – Wheal Rose, Scorrier, Mining Remediation Update, July 2024*

The correspondence was noted.

1591.7.5 *Cornwall Council – Local Council Planning training event, 19th September 2024*

The Operations Officer recommended that all Councillors on the Planning Committee attend the training session and advised that she would forward the link for the Teams meeting in due course. Councillors unable to attend were reminded that a recording of the training session would be made available by Cornwall Council.

1591.7.6 *Cornwall Council – Notification of Appeal, PA23/08707, Land off Sandy Lane*

The correspondence was noted.

1591.7.7 *The Planning Inspectorate – Appeal Decision, PA23/00445, Hewden Hire Plant Limited, Mount Carbis Road*

The correspondence was noted.

1591.7.8 *Cormac – Consultation, Pedestrian Crossing Facilities, Southdowns/Southgate Street*

Councillors asked that the historic fingerpost and handrails located at the junction in question be preserved as the rails were frequently used by local residents, particularly the elderly and those less mobile.

1591.7.8.1 Unanimously RESOLVED to write to Cornwall Council advising that, in the Town Council's considered opinion, the only safe solution to the current concerns with regard to the junction is an 'all red' phase operating concurrently on each set of traffic lights, allowing pedestrians time to safely cross the junction [Proposed Cllr Thomas; Cllr A Biscoe].

1591.8 **To receive a brief presentation on the planning enforcement process**

As part of the commitment to providing ongoing guidance to the Planning Committee, the Operations Officer gave a presentation in relation to the planning enforcement process.

Councillors were reminded that they were welcome to suggest topics for future presentations and should contact the Operations Officer if they had any questions in relation to Planning.

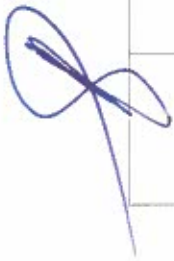
 Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE**ANNEX A**

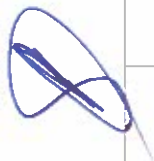
All references for PA24/ unless otherwise stated.

Meeting: Monday 12th August 2024

| REF NO | CC REF | SITE | PROPOSAL | DECISION |
|---|---------------|------------------------------------|---|-----------------|
| LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Barnes; Seconded Cllr A Biscoe] | | | | |
| 1 | 01160 | Ciao Bellissimo, 58 Fore Street | Conversion of commercial and residential units to retain 2no. commercial units and provide 1no. dwelling and 2no. flats together with associated works including installation of solar panels | Supported |
| 2 | 04915 | Tregana, 14 Gilly Fields | Works to trees subject to a Tree Preservation Order – removal of lower canopy (crown raise) and reduce spread of upper canopy of T1 (Sycamore) | Supported |
| 3 | 05221 | 71 Clinton Road | Notification of works to a tree in a Conservation Area namely crown reduce by 1 metre in height from 9m to 8m and reduce spread by 1.5m from 8m to 6.5m to one Copper Beech – T1 | Supported |
| 4 | 05014 | Hillside House, Harris Mill | Continued use of a portion of the building as a self-contained annexe | Supported |



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| 5 | 05228 | 2A West Trevingey | Application for a Lawful Development Certificate for an Existing for the erection of a building and its existing use as a dwellinghouse and existing use of land as its incidental and ancillary curtilage | Supported |
| 6 | 05317 | Redruth Print and Design, Silverfields, Chapel Street | 'Retention and completion of the proposed change of use of part of existing E(c)(iii) business use to residential use C3(a), part re-roofing of premises and external alterations' without compliance of condition 2 of decision PA22/01019 dated 28/04/2022 | Supported |
| 7 | 05418 | 2 Claremont Vean, Penders Lane | Proposed single garage/storage to number 2 Claremont Vean | Supported |
| 8 | 04367 | 114 Albany Road | Two storey rear extension and new first floor window to northwest elevation | Supported |
| 9 | 05633 | Penventon Park Hotel, West End | Works to trees subject to a Tree Preservation Order (TPO), works include remove dead wood T1, T5, T14, T21, T34, T36, T40, T41, T43. Crown lift T2, T3, T5, T6, T10, T11, T19. Fell T4, T13, T27, T28, T29, T31, T37, T42, T45, T26, T15, T30. Remove T8, T9, T17, T18, T20, T23, T24, T25, T38. Sever Ivy T7, T10, T11. Prune T32, T33. Remove epicormic growth T35, T16. Coppice T12. Remove two lowest limbs T22. Remove dead limb T44. Please see report. | Supported |
| 10 | 05536 | Rosekenwyn, 5 Chapel Street | Listed building consent for curved stair lift | Supported |



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| 11 | 05538 | Trevarrack, West Trewirgie Road | Application for works to trees subject to a Tree Preservation Order namely T1 Ash. Crown lift to height of 5m from lawn area; minor reduction (approx 1.5m) of branch extending to the south (as per photograph). T2 Sycamore. Crown lift single stem Sycamore to approx. 5m; remove epicormic growth. T3 Sycamore. As T2 | Supported |
| 12 | 05339 | Overflow Carpark, Krowji, West Park | Installation of ground mounted photovoltaic array to the existing private overflow car park on the site | Supported |
| 13 | 05078 | Lower Forge Farmhouse, Nancekuke | Demolition of existing dwelling and construction of a new replacement energy-efficient dwelling and associated landscaping works | Supported |
| LIST 2 | | | | |
| 14 | 04701 | Foxworth Stables, Sandy Lane | Retention of residential caravan | Unanimously RESOLVED not to support the application. Having regard to the planning history for the site, Redruth Town Council is concerned that the current application has been made in an effort to circumvent the proper planning process [Proposed Cllr Craze; Seconded Cllr A Biscoe]. |
| 15 | 01847 | Cornwall Animal Hospital, Treleigh Cottage, Treleigh | Proposed plans to build a small house development of three detached and two semi-detached 2-bedroom houses | Unanimously RESOLVED not to support the application on the grounds: (i) that the plans represent development in the open countryside; (ii) of concerns over the impact of traffic, noise levels and air quality from the surrounding |

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| | | | | <p>main roads on the wellbeing of any future residents; (iii) of the lack of local amenities; (iv) that the site is outside the settlement boundary set out in the emerging Neighbourhood Development Plan; (v) of concern for the preservation of trees located on the site; (vi) that the plans represent overdevelopment and (vii) of concerns over the proposed access to the site [Proposed Cllr Major; Cllr A Biscoe].</p> |
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