



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 14th April 2025

Present: Cllr H Biscoe
Cllr W Tremayne
Cllr S Barnes
Cllr A Biscoe
Cllr K Grasso
Cllr R Major
Cllr I Thomas

Chair

In attendance: Ms C Caldwell
Mrs H Bardle
Miss K O'Dell
Mr D Lloyd
Mr B Wooley
Mr D Mitchell
Mr S Johns
Mr D Knuckey
2 members of the public also in attendance

Town Clerk
Responsible Finance Officer
Administrator
Agent for applicant
Applicant
Agent for applicant
Applicant

PART I – PUBLIC SESSION

1618.1 To receive apologies for absence

None.

1618.2 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.

1618.3 Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda

Mr Knuckey spoke against PA25/01607. He was representing himself and his neighbours and wished to raise several issues they have with the application. One was an administrative issue; he stated that he understood that the owners do not own all the land marked in red. He is concerned about traffic. There have been near misses on the junction with the main road and Mr Knuckey believed that more traffic would only compound the issue. He asked the committee to view the property before making a final decision. The proposed buildings would also cause a loss of privacy as could look directly across into Mr Knuckey's and his neighbours' properties. His final concern was the septic tank which was put in place circa 1990 and at full capacity so not fit for purpose if more dwellings are built. Cllr Barnes asked to look at the plans which Mr Knuckey had brought. Cllr H Biscoe thanked Mr Knuckey for his time.

Mr Wooley said he was the applicant for PA25/01556. Cllr H Biscoe had visited the property and said it was bigger than it looked on the plans. Cllr Thomas raised concerns about the proximity of the entrance to the junction on the Old Portreath Road as it is a dangerous junction, and more traffic could make that worse. Mr Wooley responded that there used to be much more traffic when the archery club were there but appreciated Cllr Thomas's point. Cllr H Biscoe thanked Mr Wooley for his time.

Mr Lloyd introduced himself as the agent for PA25/01203 and explained he was attending as the applicant was away. He stated that the current application had been amended and improved having addressed reasons for previous refusal which were on the grounds of overdevelopment and not in keeping with surrounding area. The new design has been made more traditional and the external amenity areas similar to the original proposal which were not objected to by Redruth Town Council or Cornwall Council. He added that there have been no negative public comments to the proposal. He concluded that this proposal would be a welcome addition to housing provision in the Redruth area and would be energy efficient complying to both local and national requirements. Cllr H Biscoe thanked Mr Lloyd for his time.

Mr Mitchell and Mr Johns said they were at the meeting to speak about PA25/09801. They have considered that it had previously been refused on grounds of overdevelopment and emergency access. However, Mr Mitchell said that housing in the town centre should be encouraged as it has no impact on the high street. He added that recently there had been a fire and emergency service access had not been a problem. Mr Johns said he was frustrated and unsure why planning kept being refused, he simply wants to provide homes for people in the town. These would be primarily used for key workers or NHS workers. Cllr H Biscoe reminded him that Redruth Town Council are consultees only and the final decisions are taken by Cornwall Council. Cllr Major asked for clarification regarding the parking situation. Mr Mitchell said there would be no vehicles parked in that area and Cllr H Biscoe said these properties would appeal to those who are users of public transport or able to park further away. Cllr Thomas said RTC are dedicated to building homes on brown-field sites and each case is looked at on its own merits. Cllr Barnes said he is genuinely concerned about the archway and that he would suggest talks with the Red Lion regarding car park access. Mr Johns said this was something he had been working on. Cllr Thomas asked if there were anyway to access via the Flowerpot Chapel car park. Mr Johns replied that it is something that had been investigated but is not thought to be viable. Cllr H Biscoe thanked Mr Mitchell and Mr Johns for their time.

Mr Johns left the meeting at this point.

1618.4 To consider the planning applications

1618.4.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

Mr Mitchell, Mr Lloyd and 1 member of the public left the meeting at this point.

1618.5 To confirm the Minutes of the Meeting of the Planning Committee held on 10th March 2025

1618.5.1 Unanimously RESOLVED that the minutes of the Meeting of the Planning Committee held on 10th March 2025 be accepted as a true and accurate record of proceedings [Proposed Cllr A Biscoe Seconded Cllr Barnes].



1618.6 Clerk's Report

The report was circulated prior to the meeting. Since the report had been sent the Town Clerk had received notification that the independent examiner had gone through the NDP and concluded that it meets the basic conditions and would proceed to referendum which is good news. Cllr Thomas asked if RTC would get any financial assistance. Town Clerk replied that we would ask. It would be a few months before going any further as there is a backlog at Cornwall Council. The Town Clerk had received an email from Cornwall Council regarding the Bonded Warehouse building which they are now looking to dispose of on the open market. The Town Clerk confirmed that she had asked for a meeting to discuss options, which would be on 23rd April. She would then bring it before the new council after the elections for further discussion and decisions. Cllr Thomas recalled having many conversations about this building and remembered that a condition of its sale to Cornwall Council was that it would be turned into housing, and he was concerned that might get forgotten. The Town Clerk said Cllr Thomas was correct about the housing, but that use of the building appeared to now be more flexible. Cllr Barnes said he thought that it was a shame it had not already been saved before now and although he has not been inside, he wondered whether it could be a community hub, similar to The Brick charity services which the Town Clerk and Chair of Engagement Committee had seen when they visited good practice examples in Wigan. Cllr Grasso suggested if several support organisations were viable to be housed there under one roof then the premises they currently occupied could be considered for housing.

1618.7 To receive correspondence:

1618.7.1 *Decision Notice Schedule*

The schedule was noted.

1618.7.2 *Licensed Premises Schedule*

None.

1618.7.3 *Pre-application Schedule*

None.

1618.7.4 *5-day Protocol*

The 5-day protocol was considered, and it was Unanimously RESOLVED to 'agree to disagree' [Proposed Cllr H Biscoe; Seconded Cllr Tremayne]

All 5 day protocols received will be sent to the Chair and Vice-Chair of Planning for expedient consideration.

Chair



REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA25/ unless otherwise stated.

Meeting: Monday 14th April 2025

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1				
Unanimously RESOLVED to add PA25/01607, PA25/01203 and PA25/01335 to the Full Council agenda for the 28 th April 2025 [Proposed Cllr Barnes; Seconded Cllr A Biscoe]				
Unanimously RESOLVED that the remainder of the Applications on List 1 are supported en bloc. [Proposed Cllr Tremayne; Seconded Cllr A Biscoe]				
1	02235	Green Lane Dental Practice, 28 Green Lane, Redruth	Listed Building Consent for proposed installation of signage associated with business	Supported
2	02236	Green Lane Dental Practice, 28 Green Lane, Redruth	Advertisement consent for a proposed non-illuminated fascia sign	Supported
3	09484	Land East of Plen An Merther, Radnor Road, Radnor TR16 5EL	New self-build and custom build dwelling	Supported



4	01607	The Barn, West Trefula Farm, Greenbank, Redruth TR16 5ET	Use of existing property as independent unrestricted residential dwelling (Use Class C3)	To be moved to meeting on 28 th April 2025
5	02191	45 Clinton Road, Redruth TR15 2LP	Works to trees in a Conservation Area for Acer Pseudoplatanus hedge (Tree A) – previously pollarded small sycamores (approximately 5ft tall), proposed to re-pollard to previous points. Laurus Nobilis (Tree B) – previously coppiced, proposed to pollard to 6ft from deck height	Supported
6	01203	Land East of 1 St Day Road, St Day Road, Redruth TR15 2EH	The Proposal is to create a new dwelling on a brownfield site which is currently vacant	To be moved to meeting on 28 th April 2025
7	09801	Land North West of The Old Coach House, Fore Street, Redruth TR15 2AE	Construction of four dwellinghouses	To be moved to meeting on 28 th April 2025
8	04335	Little Stars Nursery Ground Floor Shop, Warmstar House, Chapel Street, Redruth TR15 2BY	Change of use from D1 to residential (C3) of the ground floor nursery to a single bedroom flat	Supported
9	01642	Bastions Pharmacy, 16 Chapel Street, Redruth TR15 2DB	Advertisement consent for installation of Vinyl wrap to the front of the proposed Pick-up prescription collection machine with operation instructions, name and logo	Supported
10	01704	26 Trelawney Avenue, Treskerby, Redruth TR15 1RH	Single storey, front and rear extensions and alteration	Supported
11	01227	Redruth Foyer Alma Place, Redruth TR15 2AT	Proposed replacement windows at the side and rear elevations	Supported



12	02108	2 Trewirgie Gardens, Redruth TR15 2TL	Works to trees subject to a Tree Preservation Order – felling of T1 and T2 (Ash trees)	Supported
13	02338	Harveys of Bond Street, Newsagents 7 Bond Street, Redruth TR15 2QA	Proposed change of use to ground floor former retail shop area known as 'Harveys Newsagents and Tobacconists' to be integrated within existing dwelling occupying ground, lower ground and first floor levels of the same property	Supported
14	00919	5 East Park, Redruth TR15 2DP	Extensions, interior alterations and off-road parking	Supported
15	00399	Westcliffe 28 Basset Street, Redruth TR15 2EA	'New dwelling with variation of condition 2 of decision PA18/01159 dated 06.04.2018' without compliance with Condition 2 and 3 of decision notice PA22/06795 dated 13/09/2022.	Supported
16	02465	Dainton Self Storage Ltd, Seton Business Centre, Scorrier Road, Redruth TR16 5AW	Advertisement consent for 1 no freestanding digital signboard (displaying static images)	Supported
17	09675	Land North of Homestead, Old Sandy Lane, Redruth TR16 5BW	Construction of agricultural building for maintenance purposes & associated works	Supported



LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
18	01556	Land Adj To The Chapel Of Rest, Lower North Country, Redruth TR16 4HJ	Application for Permission in Principle for the construction of between four and five dwellings	Unanimously RESOLVED not to support the application for permission in principle due to grounds of overdevelopment in a rural area and access concerns [Proposed Cllr H Biscoe; Seconded Cllr Tremayne]
19	01612	55 Fore Street, Redruth TR15 2AF	Prior approval for proposed change of use from retail outlet with stores to café and two apartments	Unanimously RESOLVED to support the application [Proposed Cllr Grasso; Seconded Cllr A Biscoe]

