



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

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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 7th July 2025

Present: Cllr H Biscoe
Cllr A Biscoe
Cllr P Broad
Cllr K Cunningham
Cllr R Major
Cllr I Thomas

Chair

In attendance: Ms C Caldwell
Mrs H Bardle
Mrs H Mabbott
Mr D Knuckey
Mr M Pascoe
Ms J Harley
1 other member of the public was also present

Town Clerk
Responsible Finance Officer
Administrator
Local Resident
Director of Penventon Hotel
Coastline Housing

PART I – PUBLIC SESSION

1626.1 To receive apologies for absence

Apologies were received from Cllr W Tremayne

1626.2 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.

1626.3 Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda

Mr Knuckey on behalf of residents from Trefula Farm gave a verbal and written report regarding objections to Planning Application PA25/01607. Objections were around detrimental impact on agricultural land in risk to people and livestock with increased traffic, access and drainage. Cllr H Biscoe thanked Mr Knuckey saying that he will look at the indepth (written) report and consider the aspects then.

Mr M Pascoe, Director of Penventon Hotel spoke about the non-material amendment to PA2209789 (not on the agenda) which was a change of title going from 'non affordable' to 'affordable' for 32 open market dwellings. Ms Jo Harley from Coastline Housing explained the paradox of submitting a 106 for grant funding but not qualifying as the resubmission for residential dwellings was needed for a normal lease. This will be on the agenda next month and they will submit a deed of variation later as full Planning Permission has been obtained. Cllr H Biscoe thanked Mr Pascoe and Ms Harley and said he will let Cllr Tarrant know. Three members of the public then left the meeting, one remained.

1626.4 To consider the planning applications

1626.4.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes. Unanimously RESOLVED to accept. [Proposed Cllr Biscoe; Seconded Cllr Broad].

1626.5 To confirm the Minutes of the Meeting of the Planning Committee held on 9th June 2025.

The minutes of the last Planning Committee of 7th June meeting was approved at the Full Council meeting on 30th June 2025 and initialled by the Chair at this meeting.

It was noted that application PA25/03640 has been withdrawn by the applicant and therefore was not discussed at today's meeting.

1626.6 To receive correspondence:

1626.6.1 *Decision Notice Schedule*

The schedule was noted.

1626.6.2 *Clerk's Report*

The correspondence was noted.

1626.6.3 *Licensing Submissions*

None.

1626.6.4 *Requests for Pre-application advice*

The request was noted.

1626.6.5 *Cornwall Council Policy Document – Street Trading For information and comments*

The Town Clerk reminded Councillors to email her with any comments they have regarding this Policy document.

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA25/ unless otherwise stated.

Meeting: Monday 7th July 2025

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED the Applications on List 1 are supported en bloc. [Proposed Cllr Biscoe; Seconded Cllr Broad]				
1	03838	Green Lane Dental Practice 28 Green Lane Redruth Cornwall TR15 1JU Listed building consent for proposed installation of signage associated with business)	North	Supported
2	03848	12 Clijah Close, Redruth TR15 2NS Advertisement consent for proposed non illuminated fascia sign	North	Supported
3	03869	Land Adj To Number 1 Basset Road Treleigh Cornwall TR16 4BE Outline planning permission with all reserved matters for two dwellings	Central	Supported

4	04098	<p>Cornwall Partnership NHS Trust Offices Trengweath Clinic Penryn Street Redruth Cornwall</p> <p>Nonmaterial amendment in relation to Decision Notice PA22/06830 dated 24/10/23 - Change of materials on the main elevations and minor change to storey heights to allow for service zone within the ceiling voids</p>	South	Supported
5	03972	<p>38 Rose Row Redruth Cornwall TR15 1LB</p> <p>Construction of two-storey rear extension</p>	North	Supported
6	04381	<p>The Buttermarket Station Hill Redruth Cornwall TR15 2PP</p> <p>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</p>	North	Supported
7	04442	<p>15 Lowarthow Marghas Redruth Cornwall TR15 2DZ</p> <p>Extension to dwelling</p>	Central	Supported
8	04506	<p>Land Adjoining Villa Venetta Churchtown Redruth TR15 3BT</p> <p>Proposed retention of existing building</p>	South	Supported
9	04533	<p>Trethew Farm Wheal Buller Buller Downs Redruth</p> <p>Construction of a first-floor extension to existing dwelling</p>	South	Supported

10	04143	<p>Cornwall Council Land Of Drump Road Redruth TR15 1LZ</p> <p>Non material amendment in relation to Decision Notice PA20/07938 dated 08/03/21 - This application seeks to amend the tenure of the development from a 50/50 split between shared ownership and affordable rent to a mix of affordable rent and social rent (41 affordable rent houses and 11 social rent flats).</p>	North	Supported
11	04720	<p>Roddas The Creamery Wheal Rose Scorrier</p> <p>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).</p>	North	Supported