

**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

**Minutes of a Meeting of the Planning Committee held at Redruth
Civic Centre, Alma Place, Redruth on Monday 24th August 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 C Williams	Town Clerk
Mrs H Bardle	Responsible Finance Officer/Deputy Town Clerk
Cllr K Cunningham	
Cllr B Ellenbroek	

There were 2 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.

1674.1 To receive apologies for absence

Apologies were received from Cllrs Tremayne and Reeve.

A large, stylized handwritten signature in black ink, likely belonging to the Town Clerk or a member of the committee.

1674.2 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.

1674.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

1674.3.1 Mr D. Mitchell spoke to the Cllrs regarding application PA26/06428, asking for their Support which was given historically. He also gave clarification over details about the property when asked by Cllrs.

1674.3.2 Ms Cunningham stated her objection to application PA26/04731, that there was no need for another supermarket in town that would take away from the town centre. She continued with her concern over the traffic congestion and the various impacts on the environment to the immediate area.

1674.3.3 Ms Ellenbroek also stated her objection to application PA26/04731, with shared concerns over the traffic impact. She added the concern that the proposed use for the supermarket infringes on the proposed housing development plan, and that the commercial addition to the town was not at the benefit of its residents. She also stated that there needed to be proper public consultation in order to make an informed decision.

1674.4 To confirm the Minutes of the Meeting of the Planning Committee held on 27th July 2026 (minutes attached)

1674.4.1 Unanimously RESOLVED to confirm the Minutes of the Planning Committee held on 29th June 2026.

1674.5 To consider the planning applications

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



1674.6 Decision Notice Schedule

The Decision Notice Schedule was noted.

1674.7 Appeals

The Appeal Schedule was noted.

1674.8 Correspondence received.

1674.8.1 Land at Wheal Prussia – email from Cornwall Council attached

The email was noted and discussed in accordance with Annex A.

1674.8.2 Email regarding proposals for new Lidl store

The email was noted and discussed in accordance with Annex A.

Chair

A handwritten signature in black ink, consisting of a stylized, cursive 'S' shape with a horizontal line crossing through it.

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA26/ unless otherwise stated.

Meeting: Monday 24th August 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	05014	Tall Trees, Lower North Country, Redruth	Installation of conservatory to the west elevation of property	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)	Supported
3	04864	11 Fords Row, Redruth, TR15 1JS	Rear extension to dwelling	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	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	Supported
6	04755	23 Fore Street, Redruth, TR15 2BD	Conversion of the site into a Banking Hub with associated works	Supported
7	04757	23 Fore Street, Redruth, 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	Supported
8	05493	Land North West of 3 Beechtree Close, Beechtree Close, Wheal Rose, Scorrier	Construction of two residential dwellings	Supported

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

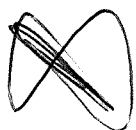
ANNEX A

All references for PA26/ unless otherwise stated.

Meeting: Monday 24th August 2026

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
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.	RESOLVED by Majority to Support the application [Proposed Cllr H Biscoe; Seconded by Cllr Barnes] Cllr Broad abstained
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,	RESOLVED by Majority to Support the application [Proposed Cllr H Biscoe; Seconded by Cllr Barnes] Cllr Broad abstained



			including upper floor terrace, alterations to rear windows and doors and communal garden area	
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	Unanimously RESOLVED to Support the application on the condition the property provide extensive surveys (grounds, full physical mining etc), and that the Planning Authority approve these conditions being met. [Proposed Cllr H Biscoe; Seconded Cllr Selwood]
12	05470	Land South of Kelandy, Wheal Prussia, Treleigh	Application for Permission in Principle for the construction of up to 1 dwelling (minimum of 1, maximum of 1)	Unanimously RESOLVED not to Support the application as it is outside the development area [Proposed Cllr Barnes; Seconded Cllr A Biscoe]
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	RESOLVED by Majority to defer decision, to invite Lidl to hold consultation for public discussion and to notify Cornwall Council of the land's original intended use, and

				outline details of a traffic assessment [Proposed by Cllr A Biscoe; Seconded by Cllr Broad] Cllr Mays was against, all else in favour
14	04996	42A Clinton Road, Redruth, TR15 2QE	Change of use from a guest house (Use Class C1) to children's home (Use Class C2) incl demolition of existing garage	RESOLVED by Majority to Support the application on the condition they provide a traffic impact assessment and provide more clarification over security and layout within the building [Proposed Cllr Selwood; Seconded Cllr Barnes] Cllr Barnes was against, all else in favour.