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:
25th November 2026

See Distribution

Dear Councillor

Meeting of the Planning Committee of Redruth Town Council – 30th November 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 30th November 2026. Proceedings will commence at **6:00pm**.

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

Yours sincerely

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 30th November 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 26th October 2026 [Minutes attached].
5. To consider the planning applications [schedule attached].
6. Decision Notice Schedule [schedule attached].
7. Correspondence received.

    7.1 Appeal decision PA26/00059.

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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 26th October 2026

Present:	Cllr H Biscoe	Chair
	Cllr W Tremayne	Deputy Chair
	Cllr S Barnes	
	Cllr P Broad	
	Cllr M Selwood	
In attendance:	Mrs C Williams	Town Clerk
	Mrs H Bardle	RFO/Deputy Town Clerk
	Mr S Davey	Minute Taker
	There was 1 member of the public in attendance	

PART I – PUBLIC SESSION

1680.1 To receive apologies for absence

Apologies were received from Cllrs A Biscoe, Morrison and Reeve.

1680.2 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.

1680.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

The applicant for planning application PA26/05105 attended the meeting to address the concerns raised by Redruth Town Council and their decision not to support the application. He confirmed that amenity space was sufficient and there is plenty of parking for four properties; four spaces at the front and potentially five spaces at the back. Cllr H Biscoe advised the applicant to speak to the Cornwall Council Planning Officer. Cllr S Barnes advised the applicant to speak to the local Cornwall Councillor for support.

1680.4 To confirm the Minutes of the Meeting of the Planning Committee held on 28th September 2026.

RESOLVED by MAJORITY that the minutes of the Planning Committee held on 28th September 2026 be accepted as a true and accurate record of proceedings, [Proposed Cllr S Barnes; Seconded Cllr W Tremayne; Cllr M Selwood abstained].

1680.5 To confirm the Minutes of the Extraordinary Meeting of the Planning Committee held on 20th October 2026.

Unanimously RESOLVED that the minutes of the Extraordinary Planning Committee held on 20th October 2026 be accepted as a true and accurate record of proceedings, [Proposed Cllr W Tremayne; Seconded Cllr S Barnes].

1680.6 To consider the planning applications

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

1680.7 Decision Notice Schedule

The Decision Notice Schedule was noted.

1680.8 Licensing Applications

The Licensing Application Schedule was noted.

Chair

DRAFT

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE
ANNEX A

All references for PA26 unless otherwise stated.

Meeting: Monday 26th October 2026

LIST 1
Unanimously RESOLVED that all the Applications on List 1 are supported en-bloc,
[Proposed Cllr S Barnes; Seconded Cllr M Selwood].

REF NO	CC REF	SITE AND PROPOSAL	WARD	DECISION
1	06765	The Ladder 2 - 4 Clinton Road Redruth Cornwall Listed Building Consent for new side door and internal alterations to create 'youth cafe' in basement rooms.	South	Supported
2	06810	3 Manor Terrace North Street Redruth Cornwall Rear single storey in-fill extension	North	Supported
3	07008	1 Trewirgie Hill Redruth Cornwall TR15 2TB Removal of conservatory and construction of rear kitchen extension	South	Supported

DRAFT

4	07163	6 Hoskings Row Redruth Cornwall TR15 2SN First floor rear extension to existing dwelling with the inclusion of a Juliet balcony on the north-east elevation.	North	Supported
5	07159	27 Blights Row Redruth Cornwall TR15 1JL Non-material amendment in relation to decision notice PA22/00921 dated 08.04.2022 to allow mono-pitch porch roof to be raised in height above that previously approved. Change roofing materials from glass to natural slate	North	Supported

LIST 2

REF NO	CC REF	SITE AND PROPOSAL	WARD	DECISION
6	05846	UK Storage Company SW Ltd Cardrew Industrial Estate Cardrew Way Redruth TR15 1SS Advertisement consent for 11no. signs - flat aluminium composite material (ACM) panels with digitally printed graphics	Central	Unanimously RESOLVED to Support the application [Proposed Cllr H Biscoe; Seconded Cllr W Tremayne]

DRAFT

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 30th November 2026

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No *(All PA26/ unless otherwise stated)*	Details	Ward	Reply
1	07583	29 Plain An Gwarry Redruth Cornwall TR15 1JB Application for a Lawful Development Certificate for an existing use as an offroad parking area to the southern end of the application site (including the removal of the boundary wall).	North	Supported
2	07553	Sunset Cottage Old Portreath Road Sparnon Gate Redruth TR16 4JA Demolition of existing single storey extension and proposed new 2 storey extension and garage	North	Supported
3	07796	Treveden 69 Trevingey Road Redruth Cornwall TR15 3DH Conversion of part of dwelling to Air B&B (no building works required)	South	Supported
4	07780	3 Chapel Court Chapel Street Redruth Cornwall TR15 2DY Works to Trees within a Conservation Area (TCA) T1 - Sycamore. Young, self-seeded, multi-stemmed tree growing between the boundary wall and wooden fence. Approximately 4m high, Crown Spread radius 2m. The tree is starting to crack the retaining wall and could become a major problem in the future. Propose to fell the tree and treat the stump with herbicide to prevent regrowth	North	Supported
5	06871	Penair Wheal Buller Buller Downs Redruth TR16 6ST Erection of stable, feed store and tractor shed	South	Supported

6	04837	Land To The South Of Bella Vista Sandy Lane Redruth TR15 2DW Construction of nine detached dwellings.	Central	NOT Supported

LIST 2

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
7	06824	Acorn Park Lodge 22 Park Road Redruth Cornwall TR15 2JG Change of use from care home to residential (C3) use providing 8 x 1 bed studio apartments and realignment of access	South Cllr P Broad	
8	07507	Land Adj to Treskerby Playing Field Treskerby Redruth Cornwall TR15 1RG Construction of three dwellings and associated works	Central Cllr M Selwood	
9	07305	5 Albany Gardens Redruth Cornwall TR15 2PA Change of Use from Dwellinghouse (Use Class C3) to Children's Residential Care	South Cllr S Barnes	
10	07737	Jewell House, Ace Flooring Tolgus Wartha Redruth Cornwall TR15 1DG Application for Permission in Principle for the construction of up to 9 dwellings (minimum of 8, maximum of 9)	North Cllr H Biscoe	

11	07908	Land South of Westcliffe Basset Street Redruth Cornwall TR15 2EB Proposed construction of garage with flats above	South Cllr A Mays	

Planning Committee Meeting **Monday 30th November 2026**

Decision Notice Schedule

All references for PA26 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1672.5.6	04409	Land South Of Windy Ridge Sinns Common Redruth Cornwall TR16 4BH	Erection of livestock and agricultural storage building (resubmission of permission PA24/02319)	Unanimously RESOLVED to Support the application	**APPROVED**
1676.5.8	05105	The Bike Chain 82 Mount Ambrose Redruth Cornwall	Proposed conversion and extension of existing class E buildings to 4no. residential dwellings	RESOLVED by majority decision not to support the application due to concerns regarding insufficient amenity space and inadequate parking provision	**APPROVED**
1676.5.5	06216	DP Engineering 1 Jon Davey Drive Treleigh Industrial Estate Redruth Cornwall TR16 4AX	Proposed new compound roof	Unanimously RESOLVED to Support the application	**APPROVED**
1676.5.6	06519	Chyventon House Forth Noweth Redruth Cornwall TR15 1AU	Works to Tree covered by a Tree Preservation Order (TPO) - T1 - To remove storm damaged Conifer	Unanimously RESOLVED to Support the application	**APPROVED**

1680.6.5	07159	27 Blights Row Redruth Cornwall TR15 1JL	Non material amendment in relation to decision notice PA22/00921 dated 08.04.2022 to allow mono-pitch porch roof to be raised in height above that previously approved. Change roofing materials from glass to natural slate	Unanimously RESOLVED to Support the application	**APPROVED**
1667.5.1.3	03788	Gas Cottage, The Old Gas Yard, Treruffe Hill, Redruth	Proposed development of six houses and conversion of former offices to dwelling	Unanimously RESOLVED to Support the application	**APPROVED**
1680.6.2	06810	3 Manor Terrace North Street Redruth Cornwall	Rear single storey in-fill extension	Unanimously RESOLVED to Support the application	**APPROVED**

Planning Inspectorate

Appeal Decision

Site visit made on 30 September 2026

by Samuel Watson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th October 2026

Appeal Ref: 6011753
London Inn Apartments, 34 Fore Street, Redruth TR15 2AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
- The appeal is made by Simon Johns against the decision of Cornwall Council.
- The application Ref is PA26/00059.
- The development proposed is change of use of vacant commercial unit to a 1 bed flat.

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:

- Whether the proposal would provide a suitable standard of living conditions for future occupiers; and,
- The effect of the loss of a commercial unit, with particular regard to its location within the primary shopping area.

Reasons

Living Conditions

3. The appeal site comprises a ground floor unit within a larger converted building. The rest of the building is within residential use while the appeal unit is within a commercial use. At the time of my visit the existing layout did not align with that shown on the submitted plans. It is currently arranged to provide a hallway from the front door providing access to a room at the front, and one behind. There is then a shower room which is accessed via the back room. There is only one window that serves the unit and this is to the front of the building looking out onto the back of the pavement along Fore Street.

4. I am mindful of the appellant's suggestion that a bedroom may only be used for sleeping and so a window is not necessary in order to achieve a suitable standard of living conditions. However, this room would also likely be used for daytime activities where natural light or outlook would be beneficial, such as getting ready or putting on make-up. Moreover, given the arrangement of the rooms, occupiers would be required to walk through the bedroom to reach the ensuite, and the bedroom would be appreciated in this way too. Further, given the changes in work habits, there is a potential that future occupiers may make use of the room during the day as a home office.

5. The proposed bedroom does not have any windows, and so occupiers would not be provided with any natural light or outlook. As above, it is likely that occupiers would make use of the room during both the day and night and would expect a degree of light and outlook. Instead, the room would provide a dark and oppressive space which would be unpleasant for future occupiers. Whilst I recognise artificial lighting exists, this would not make a suitable substitute for natural lighting to, and an outlook from, the room.

6. The other proposed habitable room would be the kitchen/lounge at the front of the property. This would likely be the room where future occupiers would spend most of their time and carry out their daily activities. It is served by a large sash window with internal timber shutters. The window sits against the back of the pavement near a telephone kiosk that is currently used as a bookshop. Given its size and positioning within the room the window has the potential to provide a good level of light to, and outlook from, the kitchen/lounge. However, given its positioning externally, it is also likely to allow for views into the property, significantly reducing the privacy of future occupiers unless the shutters were used. Should the shutters be pulled to, any benefit from outlook and natural light to this room would be lost. It is likely that future occupiers would typically keep the shutters across the windows and, as such, this room would also be dark and oppressive, albeit to a lesser degree than the bedroom.

7. While there would also be no outlook from, or light to, the WC and ensuite, I am satisfied that the enjoyment of these rooms would not be so affected as to be detrimental to the living conditions of future occupiers.

8. I also recognise that it is unlikely that suitable natural ventilation would be possible given the arrangement of the proposed flat and the singular window serving it. However, the appellant has suggested mechanical ventilation would be installed to serve this unit. I note that this was accepted elsewhere within the property and I am content that, subject to substantive details, mechanical ventilation could be appropriate.

9. In all, the two habitable rooms would not provide adequate access to daylight or outlook and, cumulatively, they would result in a wholly unacceptable standard of accommodation for future occupiers. The proposal therefore conflicts with Policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010-2030 (the LPSP) and Policy P3 of the Framework. These collectively, and amongst other matters, require proposals to be of a high quality that provide healthy living conditions with adequate access to natural light, outlook and privacy. The proposal also conflicts with the guidance set out within the Cornwall Design Guide 2021 which similarly seeks to improve quality of life with particular regard to windows providing natural light, privacy and outlook.

Loss of Commercial Unit

10. The appeal site is located both within the primary shopping area and primary retail frontage of Redruth. Fore Street is a primarily commercial road that begins in earnest a short distance uphill from the appeal site and travels for some distance downhill. My visit was undertaken on a weekday during normal working hours when, I find it most likely that, commercial units would be open. While there were operating shops around the appeal site, there were a notable number that appeared to be permanently closed. Moving downhill the number of open units,

along with the vibrancy and vitality of the shopping area, increased. A number of the open units within the area were charity shops, and I recognise that these are typically seen to not make a significant contribution to the vitality of an area.

11. The appeal building is still legible as having been a coaching inn. However, at the time of my visit its external appearance was of a building that had, in its entirety, been converted to residential use. In particular, and irrespective of the grand porch, the appeal unit's frontage and window already reads as being part of this residential use. I am mindful that the Council also found no clear shop frontage at the appeal site.

12. I note that a beautician's had previously operated from the appeal site but that this business has ceased trading. I note that the Council find that this would have been an inappropriate business for this unit and that instead, a small office or workspace could be successful. I have not been provided with any substantive details as to why the beautician's failed or whether there is any interest, at the site or in the surrounding area, for offices and work spaces.

13. However, it is clear from the evidence before me, and my observations on site, that there is a significant supply of retail units that is not matched by a demand for them. This includes empty units that were of a comparable size to the appeal site. It is also likely that those units would have also been of a higher quality, for retail or office uses, than the appeal site given their overtly commercial frontages and the lack of natural light and outlook serving the appeal site.

14. I am mindful that the Council's policies do not specifically require marketing details to be provided. In particular LPSP Policy 5 sets out that the loss of a business space can be supported where it is necessary to meet a community need. In this case both parties accept that the Council cannot demonstrate a five-year housing land supply and so a new dwelling would contribute to this need. Therefore, I am satisfied that, in this instance, such details would not be necessary and that, from the evidence before me, the proposal would at least maintain the area's viability.

15. I note the Council's work and intentions in seeking to improve the commercial vitality of the area. However, the appeal unit is a small and retiring feature hemmed in by more prominent features and, as noted above it does not read as a commercial unit. This retiring appearance is exacerbated by the sash window that does not provide the open intervisibility that is typically expected of commercial units. Even if the unit were to be used for retail or office purposes, it would not present an active frontage to the street scene. Consequently, I find that this proposal would not prejudice or otherwise compromise the Council's work in the area or its vitality.

16. The proposed loss of the commercial unit would not unacceptably affect the vitality or viability of Redruth, its primary retail frontage or primary shopping area. The proposal therefore complies with Policy T1 of the Redruth Neighbourhood Plan 2020-2030, LPSP Policies 1, 2, 4 and 5 and Policies TC1, TC2 and TC3 of the Climate Emergency Development Plan Document (the CEDPD). These collectively, and amongst other matters, require proposals within commercial centres to protect the vitality and viability of the settlement as a sustainable and vibrant place to live, work, entertain and socialise. This is sought by providing a range of uses, including a proportional amount of residential development.

Other Matters

17. While the Council has referred to CEDPD Policy C1, this policy is not particularly relevant to the matters upon which this appeal turns. It has not, therefore, been determinative in my considerations.

Planning Balance and Conclusion

18. The appeal site sits within a settlement and so Policy S4 of the Framework applies. Policy S4 sets out that proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the policies of the Framework.

19. In this case, the proposal would result in one new dwelling towards the Council's under supply of housing, contributing towards meeting an evidenced unmet need. It would also make better use of a vacant and underutilised retail unit. Additional social and economic benefits would arise from the development works and future occupiers. The framework sets out that the benefits of this proposal should be afforded substantial weight.

20. In contrast, the proposal would not provide healthy living conditions for future occupiers, including as a result of the poor access to natural light, and would provide poor liveability for future occupiers. In this way the proposal would conflict with Framework Policies P3, L2(1)(d) and, DP3(2)(a) and (b). Framework Policy DP3 sets out that proposals should be refused if, without clear justification, they conflict with the principles of paragraph 2. I have found conflict with Policy DP3(2)(a) and (b), and no suitable justification has been provided. Consequently, while I attribute substantial weight to the benefits of the scheme, in this case the adverse effects substantially outweigh the identified benefits when considered against the policies of the Framework. Therefore, the balance set out under Paragraph S3 does not indicate that the proposal should be allowed.

21. Insofar as they are relevant to the appeal before me, the development plan policies are not materially inconsistent with the Framework and, as such, I afford them full weight.

22. Both the development plan and the Framework indicate that the appeal should be dismissed. There are no material considerations that indicate the decision should be made other than in accordance with the development plan. Therefore, for the reasons given, I conclude that the appeal is dismissed.

Samuel Watson

INSPECTOR