



## Carn Brea Parish Council

Consel Plu Carn Bre

Mr. Andrew Moyle-Browning (Clerk to the Council)

Scryuynyas dhu Consel

e. clerk@carnbreaparishcouncil.gov.uk

**Minutes of the Planning Committee meeting held at Treloweth Community Hall, Moorfield Road, Pool, Redruth, Cornwall, TR15 3QB on Thursday 29<sup>th</sup> August 2024 at 7:00 pm.**

### Minutes

**Present:** Councillors R. Drew (Chairman), D. Cooper (Vice Chairman), C. Jordan, B. Watkins, S. Dale, M. Moyle, J. Pollock, P. Holmes and M. Rainbird.  
Councillor S. Breul from point mentioned

**Also Present:** Andrew Moyle-Browning (Clerk) and Anita Hopkinson (Admin Assistant).

**24/08/P/01 Welcome and Fire Procedures.**

The Chairman welcomed the meeting and explained the fire procedures.

**24/08/P/02 To receive apologies for non-attendance.**

There were no apologies received.

**24/08/P/03 Members to declare disclosable pecuniary interests and non-registerable interests (including the details thereof) in respect of any items on this agenda.**

Cllr. M. Rainbird declared an interest in 24/053, planning application PA24/04420. The meeting decided that Cllr. Rainbird should leave the room whilst the discussion and vote take place.

*Cllr. S. Breul arrived during this item.*

**24/08/P/04 To consider written request(s) for dispensations.**

There were no written requests for dispensations.

**24/08/P/05 To allow registered elector members of the Parish to speak in respect of Planning Applications on the agenda. (Maximum of 20 minutes – every speaker has a limit of 3 minutes under Council Standing Orders).**

There was one member of the public present who was the applicant for PA24/04420. They did not wish to speak on their application, but agreed to answer any questions that councillors might have.

24/08/P/06

To receive and approve the minutes of the Planning Committee held on 25th July 2024.

Minutes of the Planning Committee meeting held on 25th July 2024 were circulated ahead of the meeting.

**Resolved:** that the minutes of the Planning Committee meeting held on 25th July 2024 are approved.

**Proposed:** Cllr. D. Cooper

**Seconded:** Cllr. C. Jordan

24/08/P/07

To consider the following planning applications:

*All further plans received after the day of notice, up to the day of the meeting may be considered at the discretion of the Committee.*

*The meeting agreed to consider item 24/053 first, but for the purpose of the minutes, applications are recorded in agenda order.*

**24/045** Camborne Redruth Community Hospital, Barncoose, Redruth, TR15 3ER

**PA24/03355** Replacement and enclosure of 1 no. external steel fire escape stair and enclosure of 1 no. other existing external steel fire escape stair. New external fire doors to replace existing unrated doors to serve the means of escape. New pedestrian Pathway to connect the replacement stair to the existing perimeter footpath.

**Resolved:** that Carn Brea Parish Council support PA24/03355.

**Proposed:** Cllr. C. Jordan

**Seconded:** Cllr. D. Cooper

**24/046** Maynes Garage, Barncoose Terrace, Illogan Highway, Redruth, TR15 3EY

**PA24/04134** Proposed replacement and relocation of existing open jet wash bays with 4no. new covered jet wash bays.

**Resolved:** that Carn Brea Parish Council agree to send this application back to the Case Officer and request that the noise impact assessment needs to be revised as it does not take into account the new housing development immediately adjacent to the forecourt. This garage is located in a residential area and the Council wishes to know what hours of business this car wash will operate under. We also have a concern that the car wash capacity is being increased from two cars to four and question the necessity of this inline with the CBPC NDP Pool Vision Document Living Street Project Movement Strategy Page 20 Paragraph 1.46 & 1.47 'aiming to reduce cars and car journeys'.

**Proposed:** Cllr. R. Drew

**Seconded:** Cllr. B. Watkins



**24/047** Land Adjacent to Kevill Road, Pool, Redruth, Cornwall  
**PA24/05568** Erection of 8 dwellings

**Resolved:** that Carn Brea Parish Council support the application PA24/05568 subject to the following:

- Request that the file is noted for Section 106 contributions if further properties in excess of 10 are developed.
- We require clarification regarding foul sewage as the application says the properties will not be connected to the existing foul sewage system.
- We note there is no provision for the storage of waste or recycled waste as per the Cornwall Design Guide.
- Further we note there are no facilities for EV charging or no secure cycle parking and storage as per CLP Policy 16 and Climate Emergency DPD Policy.

**Proposed:** Cllr. M. Rainbird

**Seconded:** Cllr. D. Cooper

**24/048** The Railway Inn, 79 Agar Road, Illogan Highway, Redruth, TR15 3EF  
**PA24/05481** Expansion of the use of the existing use of public house drinking establishment with expanded food provision to add hot food takeaway.

**Resolved:** that Carn Brea Parish Council support PA24/05481, but draw the attention of the Case Officer to the application form saying there is no provision for waste, recycling waste or trade waste.

**Proposed:** Cllr. P. Holmes

**Seconded:** Cllr. M. Rainbird

Cllr. Moyle requested that his name be recorded as voting against the resolution.

**24/049** Western United Mines Ltd, South Crofty Mine, Dudnace Lane, Pool, TR15 3QT

**PA24/05628** Prior approval under Part 17 Class B of the Town and Country Planning (GPD0) 2015 for Existing North Winder Building to be replaced with a new building replicating the dimensions of the winder house that was previously in place (from 1986 - 2005). The current building was constructed to weatherproof the winder. The building will contain, existing winder (refurbished in situ), control kiosk, and various control systems (electrical drives, hydraulics, motors and gearboxes). Winder enclosure will be constructed of steel frame (columns fixed to existing concrete foundations), metal cladded (twin skin insulated) and a large roller door to ensure future proof maintenance. 25t Gantry crane will be enclosed within the building to enable construction and refurbishment of the existing winder.

**Resolved:** that Carn Brea Parish Council support PA24/05628.

**Proposed:** Cllr. D. Cooper

**Seconded:** Cllr. M. Moyle





**Resolved:** that Carn Brea Parish Council does not support this application but does support the principle of the redevelopment of the site, we would ask that the consideration be given to the management of waste and recycling as per Cornwall Design Guide Appendix 2. Also the Council have a concern about vehicle access and egress to and from the site.

**Proposed:** Cllr. S. Dale                      **Seconded:** Cllr. B. Watkins

24/051	School House, Nine Maidens, Four Lanes, Redruth, Cornwall, TR16 6ND
PA24/06023	The installation of Cedral cladding board to the existing south-facing hipped gable end of the school house and part cladding of the east elevation.

**Resolved:** that Carn Brea Parish Council makes no comment on this application PA24/06023 as it is in Wendron Parish.

**Proposed:** Cllr. R. Drew                      **Seconded:** Cllr. J. Pollock

**24/052** 7 Shoptside, Carn Brea Village, Redruth, Cornwall, TR15 3BW  
**PA24/06091** First floor rear extension over existing ground floor extension, addition of a bay window replacing rear porch and new decking area.

**Resolved:** that Carn Brea Parish Council support PA24/06091.

**Proposed:** Cllr. M. Moyle                      **Seconded:** Cllr. B. Watkins

<b>24/053</b>	<b>Land North Of Dove Cottage, Tregajorran, Carn Brea, Redruth, TR15 3YZ</b>
<b>PA24/04420</b>	<b>Proposal to erect a steel portal framed agricultural building</b>

*Cllr. M. Rainbird left the room at this point and was absent whilst the discussion and vote took place.*

**Resolved:** that Carn Brea Parish Council supports PA24/04420.

**Proposed:** Cllr. B. Watkins                      **Seconded:** Cllr. C. Jordan

*The applicant left the meeting after their application had been heard.*

*Cllr. M. Rainbird returned to the meeting when discussions and vote had finished.*

Respectfully,

**Resolved:** that Carn Brea Parish Council supports PA24/03741 but object to the use of external cladding as contrary to CLP Policy 12, Cornwall Design Guide 11.4.2 and CBPC NDP Policy D2.

**Proposed:** Cllr. P. Holmes                      **Seconded:** Cllr. S. Breuhl

**24/08/P/08 To receive a verbal report regarding the status of the Carn Brea Neighbourhood Development Plan following the Public Referendum.**

Clr. Drew read his report on the NDP, he expressed his appreciation to the working party and consultants involved. He informed the Council that there is a copy of NDP on Teams and that the final version has gone to print.

**Resolved:** that Carn Brea Parish Council formally note the Carn Brea Parish Council Neighbourhood Development Plan has passed Public Referendum and therefore has full weight.

**Proposed:** Cllr. R. Drew                      **Seconded:** Cllr. M. Moyle

**24/08/P/09      To consider correspondence received.**

A 5 day Local Protocol letter from the Case Officer for PA24/03812, an application to build two dwellings in place of a fire-damaged bungalow in Loscombe Lane, received on the day of the meeting, was tabled and discussed.

**Resolved:** that Carn Brea Parish Council can not accept this as a 5 day local protocol as the changes outlined in the Case Office's letter to us amount to a substantial change to the submitted plans. We believe that this matter should be resubmitted as a fresh planning application when we will receive the revised plans and elevations and consider our response.

**Proposed:** Cllr. S. Dale                      **Seconded:** Cllr. P. Holmes

**Resolved:** that CBPC in the event that our response to the Case Office is refused we choose option 3.

**Proposed:** Cllr. S. Dale                      **Seconded:** Cllr. D. Cooper

**24/08/P/10 To receive a report on planning application decisions.**

A report on planning application decisions was circulated ahead of the meeting.

**Resolved:** that the August Planning report is noted.

**Proposed:** Cllr. R. Drew                      **Seconded:** Cllr. C. Jordan

**Meeting closed at 8.56pm**

Richard