

## Carn Brea Parish Council

Consel Plu Carn Bre

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

Scryuynyas dhu Consel

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Minutes of the Planning Committee held at Treloweth Community Hall,  
Moorfield Road, Pool, Redruth, Cornwall, TR15 3QB  
on Thursday 30<sup>th</sup> October 2025 at 7:00 pm.

### Minutes

**Present:** Councillors R. Drew (Chairman), S. Dale (Vice Chairman), D. Cooper, M. Rainbird, T. Sutton, B. Watkins, G. White and A. Woodrow

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

**25/10/P/01 Welcome and safety procedures.**

The Chairman welcomed the meeting and explained the safety procedures.

**25/10/P/02 To receive apologies for non-attendance.**

Councillors: J Cowsill, J. Paton, P Holmes and J. Pollock.

**25/10/P/03 Members to declare disclosable pecuniary interests and non-registerable interests (including the details thereof) in respect of any items on this agenda.**

There were no declarations of interests received.

**25/10/P/04 To consider written request(s) for dispensations.**

There were no written requests for dispensations received.

**25/10/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 were 4 members of the public present.

One resident raised concerns with planning application PA25/05453.

One resident raised concerns and issues with planning application PA23/04810.

One resident raised concerns with planning application PA25/06804

*The Admin Assistant left and returned during this item.*

**25/10/P/06 To receive and approve the minutes of the Planning Committee held on 25<sup>th</sup> September 2025.**

The minutes of the Planning Committee meeting held on 25<sup>th</sup> September 2025 were circulated ahead of the meeting.

**Resolved:** that the minutes of the Planning Committee held on 25<sup>th</sup> September 2025 are approved.

**Proposed:** Cllr. G. White

**Seconded:** Cllr. M. Rainbird

**25/10/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 deal with planning application 25/058 - PA25/06804 first and 25/057 - PA25/06803 second.

For the purposes of the minutes the details are recorded in agenda order.

**25/057 PA25/06804** Illogan Highway Methodist Church, Agar Road, Illogan Highway, Redruth Listed Building Consent for the conversion of Existing Chapel to Commercial Offices.

**Resolved:** That Carn Brea Parish Council support PA25/06804.

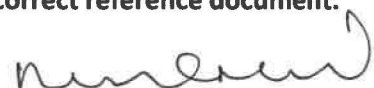
**Proposed:** Cllr. S. Dale

**Seconded:** Cllr. D. Cooper

**25/058 PA25/06803** Illogan Highway Methodist Church, Agar Road, Illogan Highway, Redruth Change of Use of Existing Chapel to Commercial Offices.

**Resolved:** That Carn Brea Parish Council object to PA25/06803 on the following grounds;

- (1) For 15 employees there is inadequate parking provision and we note that the Statement of Design & Access states this may rise to 30 employees, making this parking shortfall even more critical.
- (2) Vehicle access to the front of the site will be problematic crossing a busy pedestrian footway and egress even more so into a busy highway, opposite a road junction and adjacent to a pedestrian controlled traffic light crossing.
- (3) We note that the presence of the traffic lights immediately outside the site does not appear in any site plan but does appear in two photographs within the plan entitled Existing Site plan in the application. This is an important factor and relates to a significant road safety factor outside the site as can be seen in the photographs referred to.
- (4) There appears to be confusion in the Statement of Design & Access as at paragraph 2.0 it refers, under Planning Policy, to 'the St Austell Bay Neighbourhood Development Plan'. Elsewhere the Statement does refer to Carn Brea Parish NDP which is the correct reference document.



- (5) We point out that the Cornwall Local Plan, Policy 13 (Development Standards) requires the provision of an appropriate level of off-street parking. The Statement is largely silent on parking provision, saying only that the development will 'deliver appropriate parking provision' (para 5.6) without stating exactly the number of parking spaces to be provided for 15 to 30 employees. The application does not meet Policy 13.
- (6) Carn Brea Parish NP, Policy D2 (Design, Heritage and Local Distinctiveness) requires that development proposals within Pool should demonstrate reference to and incorporation of the guidance in the Cornwall Design Guide.
- (7) The Cornwall Design Guide at para 5.7.1 says well planned parking and vehicle storage involves delivering the right number of spaces in the right location within the development, para 5.8.1 says car parking must realistically meet demand, para 5.8.3 requires infrastructure for charging electric vehicles. The application does not meet these guidelines and so fails Policy D2 of the Carn Brea NDP.
- (8) Carn Brea NDP, Policy D4 (Reconstruction or Conversion of abandoned or neglected buildings) requires safe and convenient access arrangements to the site or must be created also that sufficient off-street parking must be provided to ensure highway safety is maintained. This application fails to meet these requirements.
- (9) No provision for trade waste or recycled waste.

**Proposed:** Cllr. R. Drew

**Seconded:** Cllr. B. Watkins

**25/059** Land East Of Cobwebb Cottage, Deep Lane, Blue Stone, Four Lanes  
**PA25/05453** Retention of concrete pad as foundation for proposed store/workshop for maintenance of the land and retention of newly formed site entrance

**Resolved:** that Carn Brea Parish Council support PA25/05453 subject to the public rights of way remaining unobstructed and a condition imposed that the proposed store/ workshop be used solely for storage and ancillary to the management of the agricultural land.

**Proposed:** Cllr. S. Dale

**Seconded:** Cllr. M. Rainbird

*Three members of the public left the meeting.*

The meeting agreed to bring forward planning application 25/063 - PA23/04810 to be discussed at this point.

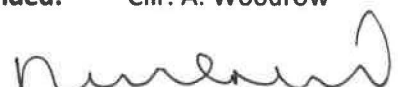
For the purposes of the minutes the details are recorded in agenda order.

**25/060** Nine Maidens Centre, Nine Maidens, Four Lanes, Redruth, TR16 6ND  
**PA25/07229** Erection of new teaching block to replace temporary classrooms.

**Resolved:** that Carn Brea Parish Council support PA25/07229.

**Proposed:** Cllr. D. Cooper

**Seconded:** Cllr. A. Woodrow



**25/061 Land North Of Sunnyside, Merritts Hill, Illogan, Cornwall**  
**PA25/06815 Retention of dwellings on Plots 1 & 2, construction of dwellings on Plots 3-7 and associated works' with variation of condition 1 of decision PA23/01580 dated 10/10/2023 without compliance with condition 1 of decision notice PA24/01043 dated 16.04.2024.**

**Resolved:** that Carn Brea Parish Council support PA25/06815.

**Proposed:** Cllr. M. Rainbird                      **Seconded:** Cllr. A. Woodrow

**25/062 Kidogo Farm, Treskillard, Redruth, Cornwall, TR16 6LB**  
**PA25/05213 Replacement self-build dwelling, replacement garage and replacement outbuilding (part retrospective)**

**Resolved:** that Carn Brea Parish Council object to PA25/05213 in support of the Cornish World Heritage Site.

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

<b>25/063</b>	<b>Land South Of Pendeen Park, Merritts Hill, Illogan, Redruth, Cornwall</b>
<b>PA23/04810</b>	<b>21 new dwellings (Pendeen Park Phase 2)</b>

**Resolved:** Carn Brea Parish Council object to PA23/04810 on the following grounds;

- (1) We draw attention to the fact that Carn Brea Parish Neighbourhood Development Plan (NDP) is now in place and carries full weight in planning decisions.**
- (2) Policy H1 (Locations and Scale for New Housing Development) in the NDP addresses development within and outside stated Development Boundaries. The site in question falls outside the Development Boundary for West Tolgus and therefore requires consideration against Policy H1 paragraph 4. This sets out that an application will only be supported if it complies with the Cornwall Local Plan Policies 3, 7, 9, or 21. The application does not comply with those policies and as such we cannot support it.**
- (3) Policy H2 refers to developments of 10 or more dwellings and requires compliance with Cornwall Local Plan Policy 6 (Housing mix). The criteria set down require a number of factors to be present in the application, which are completely absent from this application. As a consequence we are unable to support the application.**
- (4) Policy NE3 of the NDP deals with Areas of Local Landscape Value. Those areas within the parish designated as such are shown in the NDP in Map 8. The site in question is identified as an Area of Local Landscape Value. The Policy lays down criteria to be met in order to attract support. The application fails to meet those criteria and so we cannot support the application.**
- (5) We draw attention to the significant uncompleted aspects of Phase 1 of Pendeen Park, ie the service road has not been surface dressed and all drain and manhole inspection covers in the carriageway are sitting above the current road surface, all the footpaths remain unfinished and are not**

properly surfaced, the meeting point of the estate road with Merritts Hill is in the form of a sharp ridge because the estate road is unfinished. There are garden/open areas of Phase 1 which are strewn with building debris and abandoned building materials.

- (6) That we request an Economic Viability Assessment relating to potential affordable housing in respect of this application.

**Proposed:** Cllr. R. Drew

**Seconded:** Cllr. D. Cooper

*One Member of the public left the meeting.*

**25/064** Land North Of Brea Inn, Higher Brea, Camborne, TR14 9DA  
**PA22/10600** Construction of Affordable Lead Development of 6 Dwellings

**Resolved:** Carn Brea Parish Council object to PA22/10600 on the following grounds;

- (1) We support the view expressed by the World Heritage Site Planning Office which itself objects to the Application on the grounds of harm to the Outstanding Universal Value of the World Heritage Site.
- (2) We draw attention to the fact that the Carn Brea Neighbourhood Development Plan (NDP) is now in place and as such carries full weight when Planning Applications are considered.
- (3) Policy H1 in the NDP addresses development within and outside stated Development Boundaries. The site in question is outside any Development Boundary and therefore falls under paragraph 4 of Policy H1, which requires any such development to comply with the Cornwall Local Plan Policies 3, 7, 9, or 21. The application does not comply with Policy 3.3 (Role and Function of Places) or Policy 7 (Housing in the countryside), or Policy 9 (Rural Exception Sites) or Policy 21 (Best use of land and existing buildings) and as such we cannot support it.
- (4) Policy H3 in the NDP relates to Rural Exception Sites for Affordable Housing and sets a number of conditions to be satisfied to attract support under the NDP. The application fails to satisfy those conditions and therefore we cannot support it.
- (5) Policy D1 in the NDP deals specifically with the World Heritage Site. The site in question is within the WHS. The policy requires compliance with the WHS Management Plan. The comments from the WHS Planning Office indicate that compliance is absent. We cannot support an application which fails to respect the WHS.
- (6) We again highlight the road layout immediately outside the site, which has a poor accident record, no footpath and extremely poor street lighting.
- (7) The design lead parking and vehicle storage and accommodating vehicles fail to comply with section 5.7 and 5.8 of the Cornwall Design Guide.
- (8) This application for 6 dwellings should be aggregated with the 6 dwellings approved under PA21/08881 for section 106 purposes.
- (9) No provision made for storage and collection for recyclable waste Cornwall Design Guide appendix 2 section 2.1.

**Proposed:** Cllr. M. Rainbird

**Seconded:** Cllr. B. Watkins



**25/065** Poundland, 2 Camborne Retail Park, Trevenson Road, Pool, Cornwall  
**PA25/07574** Homebargins extension into Unit 2 (existing Poundland) – Removal of entrance/exit lobby from shop front and replaced with new glazed section. Erection of 1 No. Illuminated fascia sign and vinyl graphics to shop front glazing.

**Resolved:** that Carn Brea Parish Council support PA25/07574.

**Proposed:** Cllr. D. Cooper

**Seconded:** Cllr. M. Rainbird

**25/066** Land Adjacent to Kevill Road, Kevill Road, Pool, Redruth, Cornwall  
**PA25/07243** Resubmission of PA24/05568 erection of 8 houses with revised road access.

**Resolved:** that Carn Brea Parish Council support PA25/07243.

**Proposed:** Cllr. G. White

**Seconded:** Cllr. M. Rainbird

**25/10/P/08** To consider correspondence received.  
 There was no correspondence received for consideration.

**25/10/P/09** To receive a report on planning application decisions.  
 A report on planning application decisions made since the last committee meeting had been circulated prior to the meeting and was duly noted.

**Resolved:** that the Planning Committee note the report on planning application decisions.

**Proposed:** Cllr. D. Cooper

**Seconded:** Cllr. S. Dale

**Meeting closed at 8.59pm**

Signed:  \_\_\_\_\_

Dated: \_\_\_\_\_