



Mr. Andrew Moyle-Browning (Clerk to the Council)
 Scryuynyas dhy Consel
 e. clerk@carnbrea-parish-council.gov.uk

Minutes of the Planning Committee held at Treloweth Community Hall, Moorfield Road, Pool, Redruth, Cornwall, TR15 3QB on Thursday 26th March 2026 at 7:00 pm.

Present: Councillors R. Drew (Chairman), S. Dale (Vice Chairman), D. Cooper, J. Cowsill, P. Holmes, J. Paton, J. Pollock, M. Rainbird, B. Watkins, G. White and A. Woodrow.

Also Present: Andrew Moyle-Browning (Clerk), Sarah-Jane Noakes (Assistant Clerk) and Cllr. N. Barden.

26/03/P/01 Welcome and safety procedures.

The Chairman of the meeting welcomed the meeting and explained the safety procedures.

26/03/P/02 To receive apologies for non-attendance.

Cllr. Tim Sutton

26/03/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 interest received.

26/03/P/04 To consider written request(s) for dispensations.

There were no written requests for dispensation for consideration.

26/03/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).

Twelve members of the public were in attendance. Four local residents spoke against application PA26/01234 and the applicant addressed the meeting regarding PA26/01234.

Concerns Raised by Residents

- Traffic concerns, including speed, access/egress, fumes, noise, increase in traffic, vehicle lights into properties and reduced road width.
- Impact of trees on neighbouring property foundations and boundary walls.
- Health and safety concerns, including pedestrian safety, emergency vehicle access and potential antisocial behaviour.
- Environmental issues and concerns.
- Absence of rounding off opportunity, road levelling concerns and lack of mining survey.
- Loss of privacy, overlooking, sewage capacity concerns and flooding risk.

Applicant Response Summary

- Confirmed compliance with biodiversity requirements.

- Highlighted alignment with policies relating to affordable housing.
- Confirmed capacity availability from South West Water and National Grid.
- Clarified that a 6 metre road is not required and that the proposal only marginally narrows the existing road.
- Stated that visibility splays are sufficient.
- Confirmed that revised hedging and planting plans had been submitted.

(Cllr. Holmes briefly left and rejoined the meeting during this item).

26/03/P/06 To receive and approve the minutes of the Planning Committee held on 26th February 2026.

Minutes of the Planning Committee meeting held on 26th February 2026 were circulated ahead of the meeting.

Resolved: That the minutes of the Planning Committee held on the 26th February 2026 are approved.

Proposed: Cllr. D. Cooper **Seconded:** Cllr. J. Cowsill

26/03/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 committee agreed to bring forward 26/011 but for the purpose of the minutes applications are recorded in agenda item order.

26/010 2 Church Road, Four Lanes, Redruth, Cornwall
PA26/01083 Install single storey rear extension.

Resolved: That Carn Brea Parish Council supports PA26/01083.

Proposed: Cllr. B. Watkins **Seconded:** Cllr. J. Cowsill

- 26/011 Land Off Loscombe Road, Four Lanes, Redruth, Cornwall, TR16 6AQ
 PA26/01234 Outline planning permission with some matters reserved
 (appearance, landscaping, layout and scale) for construction of up to
 24 dwellings.

(Cllr. B. Watkins briefly left and rejoined the meeting during this item).

Resolved: Carn Brea Parish Council do not support this application.

- The Carn Brea NDP Policy H1, Locations and Scale for New Housing Development, creates a Development Boundary for the village of Four Lanes. Within that boundary there is a presumption in favour of development, whilst proposed sites outside the Development Boundary will not be supported unless there is compliance with quoted policies within the Cornwall Local Plan (CLP) and the Climate Emergency DPD.
- The proposed site for this Planning Application is outside the Four Lanes Development Boundary. Therefore, reference to the policies in the CLP is required. Policy 3 Role and Function of Places is under review following proposed changes to the National Planning Policy Framework. For the sake of completeness, Carn Brea Parish Council do not accept the application represents 'infill' or 'rounding off'.
- Policy 7 CLP refers to Housing in the countryside. Carn Brea Parish Council believe the proposed application represents development into the open countryside. Policy 7 refers to approval only where there are 'special circumstances', as set out in the policy. Carn Brea Parish Council are not satisfied these special circumstances are present.
- Policy 9 refers to Rural Exception Sites and requires such a development to be affordable led. The current application, even in its outline form is not affordable led.
- Policy 21 relates to Best use of land and existing buildings. The policy terms set out under Policy 21 are not met by the current application.
- The Climate Emergency DPD Policy AL1 addresses Regenerative and Low Impact Development. The current application does not qualify.
- In terms of the proposed access to the proposed site, it is heavily constrained by the current layout of the frontages of the adjacent properties. The ability to create appropriate visibility splays does not exist, making access and egress difficult and potentially dangerous. We also note that the proposed access road directly abuts the gable ends of the neighbouring properties leaving insufficient width for vehicles to pass safely other than small cars. The access proposed is not safe and is not deliverable by the applicant.
- Finally, we are aware of the decision to Refuse Planning Permission under PA22/02681 on 17th June 2022, in relation to an application to build a single dwelling at this location, which led to an Appeal against that Refusal, and that the Appeal was Dismissed by a Planning Inspector on 11th August 2023.
- Carn Brea Parish Council would draw attention to the decision of the Planning Inspector and the Grounds on which they arrived at their decision.

Proposed: Cllr. J. Paton

Seconded: Cllr. B. Watkins

(All members of the public left the meeting).

