



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 28th August 2025 at 7:00 pm.**

Minutes

Present: Councillors R. Drew (Chairman), D. Cooper, P. Holmes J. Pollock, M. Rainbird, B. Watkins and A. Woodrow.

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

25/08/P/01 Welcome and safety procedures.

The Chairman welcomed the meeting and explained the safety procedures.

25/08/P/02 To receive apologies for non-attendance.

Councillors S. Dale and E. Glanville.

25/08/P/03 Members to declare disclosable pecuniary interests and non-registerable interests (including the details thereof) in respect of any items on this agenda.

There were no declarations of interests received.

25/08/P/04 To consider written request(s) for dispensations.

There were no written requests for dispensations received.

25/08/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 were 6 members of the public.

One resident expressed objections to planning application PA25/01421, citing concerns over the proposed height, loss of privacy for neighbouring properties, incompatibility with surrounding single-storey dwellings, removal of an essential tree line and potential risk of subsidence due to nearby mine shaft. The resident indicated they would be supportive of a single-storey development.

The applicant for planning application PA25/05882 addressed the meeting to outline amendments made in response to the Council's previous comments. The applicant explained that the revised proposal aims to be in keeping with the surrounding area and incorporates energy-efficient measures.

25/08/P/06 To receive and approve the minutes of the Planning Committee held on 31st July 2025.

The minutes of the Planning Committee meeting held on 31st July 2025 were circulated ahead of the meeting.

Resolved: that the minutes of the Planning Committee meeting held on 31st July 2025 are approved.

Proposed: Cllr. P. Holmes

Seconded: Cllr. D. Cooper

25/08/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.

25/050 Land Adjacent To, Lazy Acre, North Pool Road, Illogan, TR15 3J
PA25/01421 Erection of detached building comprising ground floor garage with annexe above.

Resolved:
 that Carn Brea Parish Council unanimously do not support this application on the following grounds:

- The design and character of the proposed building is not in keeping with the local vernacular, ie. all the surrounding properties are bungalows and the proposed building is two stories, Contrary to the Cornwall Local Plan, Policy 12, Design.
- The design and character of the proposed building will result in overlooking and unreasonable loss of privacy to the neighbouring property, Contrary to the Cornwall Local Plan, Policy 12, Design.
- The design of the proposed building is not informed by and consistent with the scale and character of the surrounding area, and does not reflect the scale and roof line of adjacent buildings. This is contrary to the Carn Brea Neighbourhood Development Plan, Policy D.3, Design, Development Standards and Regeneration.
- We note that the internal design characteristics of the first floor living accommodation are such that it could be a completely separate dwelling and therefore potentially not an annexe or subservient to the main dwelling.
- We note that the original Planning Permission for Four Jays, the main dwelling, granted by Kerrier District Council in 2004, required Four Jays to be single storey to match the surrounding properties and that trees be planted, and maintained, for screening purposes around the property.
- If built as proposed and the tree belt removed the development will be seen from residents in Illogan Parish to the north with loss of amenity to them.

Proposed: Cllr. R. Drew

Seconded: Cllr. B. Watkins

25/051 Kidogo Farm, Treskillard, Redruth, Cornwall, TR16 6LB
PA25/05213 Replacement self build dwelling, garage extension and replacement outbuilding.

Resolved: that Carn Brea Parish Council supports PA25/05213.

Proposed: Cllr. P. Holmes **Seconded:** Cllr. B. Watkins

Cllr. P. Holmes and Cllr. J. Pollock left the meeting.

25/052 Starlings, Four Lanes, Redruth, Cornwall, TR16 6QW
PA25/05623 Rear first floor extension.

Resolved: that Carn Brea Parish Council supports PA25/05623.

Proposed: Cllr. D. Cooper **Seconded:** Cllr. M. Rainbird

25/053 The Railway Inn, 79 Agar Road, Illogan Highway, Redruth, TR15 3EF
PA25/05701 Change of use of existing use of public house drinking establishment with expanded food provision to add hot food takeaway to Restaurant with hot food takeaway.

Resolved: that Carn Brea Parish Council supports PA25/05701.

Proposed: Cllr. R. Drew **Seconded:** Cllr. A. Woodrow

Cllr. P. Holmes and Cllr. J. Pollock returned to the meeting.

25/054 16 Millgrist Meadow, Lower Broad Lane, Illogan, TR15 3HJ
PA25/05882 Reserved Matters Application for 2no dwelling (details following Outline Consent PA22/08565 dated 17/01/2023).

Resolved: that Carn Brea Parish Council unanimously supports PA25/05882.

Proposed: Cllr. B. Watkins **Seconded:** Cllr. D. Cooper

25/08/P/08 To consider correspondence received.

There was no correspondence received for consideration.

25/08/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. P. Holmes

Seconded: Cllr. J. Pollock

Meeting closed at 8:06pm

Signed: _____

Dated: _____