



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 Extraordinary Planning Committee held at Treleweth Community Hall,
Moorfield Road, Pool, Redruth, Cornwall, TR15 3QB
on Monday 12th January 2026 at 7:00 pm.

Minutes

Present: Councillors R. Drew (Chairman), D. Cooper, G. White, P Holmes, J. Pollock, and A. Woodrow

26/1/EXP/01 **Welcome and safety procedures.**

The Chairman welcomed the meeting and explained the safety procedures.

25/1/EXP/02 **To receive apologies for non-attendance.**

Councillors S. Dale, T. Sutton, J. Cowsill, B. Watkins and M. Rainbird.

26/1/EXP/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 interests declared.

26/1/EXP/04 **To consider written request(s) for dispensations.**

There were no written requests for dispensations received.

26/1/EXP/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 no members of the public present.

Numbered

26/1/EXP/06

To consider the following planning applications:

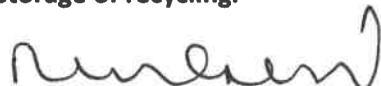
All further plans received after the day of notice, up to the day of the meeting may be considered at the discretion of the Committee.

26/001 Illogan Highway Methodist Church Agar Road Illogan Highway
Redruth Cornwall TR15 3EJ

PA25/06803 Conversion of Existing Chapel to Commercial Offices and Associated Works.

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) 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.
- (5) 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.
- (6) 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.
- (7) 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.
- (8) There is no provision shown for storage of trade waste.
- (9) There is no provision shown for storage of recycling.



(10) The revised Location Plans show a seating and recreation area to the rear of the Sunday School building, further reducing the available space for vehicle parking.

(11) There is an absence any clear and convincing evidence demonstrated in the application that the loss of the use of the site as a community facility, recognised within Policy CF2 of the Carn Brea Neighbourhood Plan 2024-2030 as being of significant importance to the local community would be justified by any of the circumstances set out in Policy 4.4 of the Cornwall Local Plan Strategic Policies 2010-2030. We are of the view that the development would result in the unjustified loss of a valued community facility.

Proposed: Cllr. A. Woodrow **Seconded:** Cllr. P. Holmes

26/002 Illogan Highway Methodist Church Agar Road Illogan Highway
Redruth Cornwall TR15 3EJ

PA25/06804 Listed Building Consent for the Works Associated with the Conversion of Existing Chapel to Commercial Offices.

Resolved: that Carn Brea Parish Council object to PA25/06804 on the following grounds;

(1) There is an absence any clear and convincing evidence demonstrated in the application that the loss of the use of the site as a community facility, recognised within Policy CF2 of the Carn Brea Neighbourhood Plan 2024-2030 as being of significant importance to the local community would be justified by any of the circumstances set out in Policy 4.4 of the Cornwall Local Plan Strategic Policies 2010-2030. We are of the view that the development would result in the unjustified loss of a valued community facility.

Proposed: Cllr. R. Drew **Seconded:** Cllr. P. Holmes

Meeting closed at 7.31pm

Signed: 

Dated: 29th January 2026