

# REDRUTH TOWN COUNCIL



# CONSEL AN DRE RESRUDH

Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2SP

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**Town Mayor: Cllr Ms D L Reeve**

**Town Clerk: P B Bennett**

See Distribution

*Our Reference:*

RTC/420/3/Mtg

*Date:*

12<sup>th</sup> August 2020

Dear Councillor

**Meeting of the Planning Committee – Monday 17<sup>th</sup> August 2020**

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held remotely and virtually on Monday 17<sup>th</sup> August 2020. Proceedings will commence promptly at 7pm.

The Agenda and associated papers are enclosed for your reference and information.

Yours sincerely

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

Cllr H Biscoe  
Cllr Mrs A Biscoe  
Cllr A Bishop  
Cllr M Brown  
Cllr Mrs B Ellenbroek  
Cllr Ms C Page  
Cllr Ms D Reeve  
Cllr J Tregunna

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING – Monday 17<sup>th</sup> August 2020**

**AGENDA**

**PART I – PUBLIC SESSION**

1. To receive apologies for absence
2. Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda
3. *To suspend Standing Orders to allow the public to speak*
4. To allow the public to put questions to the Council on any matters relating to this Agenda
5. *To reinstate Standing Orders*
6. To ratify the planning responses submitted to Cornwall Council while meetings were suspended during the Coronavirus pandemic
7. To consider the planning applications [See Planning Schedule attached]
8. To confirm minutes of the following meeting:
  - 8.1 Meeting of the Planning Committee held on 9<sup>th</sup> March 2020
  - 8.2 Interim Meeting of the Planning Committee held on 27<sup>th</sup> July 2020
9. Town Clerk's Report
10. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule
  - 9.3 Cornwall Council – Notification of Appeal: PA19/08904, Land South of Ashcroft, Buller Hill
  - 9.4 Cornwall Council – Mount Ambrose and Sandy Lane, Developer s106 Scheme consultation
  - 9.5 Cornwall Council – BT Telephone Box Consultation
  - 9.6 The Planning Inspectorate – Appeal Decision: PA19/06259, Stables, Tolgus Place
  - 9.7 Cornwall Council – Neighbourhood Planning E-Bulletin, July 2020
  - 9.8 Cornwall Council – Climate Emergency Development Plan Document Pre-Submission Report – consultation
  - 9.9 Locality – Neighbourhood Planning Newsletter, Issue 10

**Redruth Town Council Planning Responses**

**Submitted to Cornwall Council**

**While Meetings Suspended During Coronavirus Pandemic**

Application Number	Details	Decision
PA20/01001	Trelan, Trevingey Road  Proposed removal of any branches of Horse Chestnut tree that are below 2.5 metres from ground level and tidying up of dead branches  For Mr R Jacob	Supported
PA20/01238	H&A Recycling, 45 Cardrew Industrial Estate  Planning application for the continued use of the materials recycling facility, increase to the annual waste input and for the construction of external storage bays at Redruth Materials Recycling Facility  For Mr J Stewart-Irvine, Biffa Waste Services	Unable to support the application at this stage. Redruth Town Council will seek the opportunity to listen to the views of the local community
PA20/01669	14 Martinvale Parc  Proposed ground floor extension  For Mr Tonkin	Supported
PA20/01812	The Yard, Treleigh  Certificate of lawfulness for the construction of dwelling and subsequent occupancy of site for residential use  For Mr S Beeny	Supported
PA20/02195	Land at Tolgus  Proposed development of 185 dwellings and associated open space, green infrastructure, access, parking, footways, cycleways and drainage infrastructure. Reserved matters approval sought for access, appearance, layout and scale. The original application was subject to an Environmental Impact Assessment (EIA) and was accompanied by an Environmental Statement (ES). The proposed reserved matters are in broad accordance with the outline permission and as	Supported

	<p>such it has been determined through pre-application engagement that an ES is not required for this reserved matters application.</p> <p>For Treveth Holdings LLP</p>	
PA19/09291	<p>Treleigh Paddock, Treleigh</p> <p>Outline permission for the demolition of existing dwelling and construction of dwellings with garden amenity area and parking. Approval sought for matter of access.</p> <p>For Mrs T Thomas</p>	<p>Redruth Town Council does not support the application and reiterates its comments dated 26<sup>th</sup> November 2019. It also wishes to express concern that: (i) comments made by local residents in a letter to Cornwall Council do not appear on the portal; (ii) the planning notice is not and has not been properly displayed; (iii) the sewage system and foul water drainage is not adequate and (iv) suggestions have been made that Council-owned land was misappropriated.</p>
PA20/02418	<p>Barton House, Parc Erissey Industrial Estate, New Portreath Road</p> <p>Non-material amendment in respect of planning permission PA19/09921 dated 13.02.20 to remove landscaping and retain existing wall</p> <p>For c/o Agent</p>	<p>Supported</p>
PA19/10434	<p>OS Field 6100, St Day Road</p> <p>Certificate of lawfulness for the siting of storage container and widening access</p> <p>For Mr Robert Maddern</p>	<p>Redruth Town Council understands that, as an application for a certificate of lawfulness, this application will be assessed on matters of fact only and the Town Council is therefore limited in the representations it can make. In light of this, Redruth Town Council will support the application, but Members, including the Divisional Member, Cllr Ellenbroek, wish to raise concerns in relation to the proximity of the</p>

		entrance to the field to both bus stops on St Day Road, and the entrance to Highland Park. Members wish to point out that St Day Road is narrow and has a 30mph speed limit. With no clarification as to the nature of 'animals' to be kept on site and how often they would be visited, there are concerns over safety and the potential impact on traffic, particularly given that the site is in a residential area
PA20/01982	<p>Gas Cottage, 6 Falmouth Road</p> <p>Proposed construction of a new two storey dwelling on land at Gas Cottage</p> <p>For Mrs Macfarlane</p>	Not supported on the grounds of concerns over the safety of the access/egress, in particular the severely restricted visibility when emerging on to a very busy road, the impact of an increased volume of traffic on that road and the narrowness of the access
PA20/02284	<p>Redruth Health Clinic, Chapel Street</p> <p>Proposal for tree works namely – Sycamores T2, T3, T4, T5 remove deadwood – Sycamore T6 lifting of loose/dead bark – Lime T7 crown lifting – 3 x Sycamores to remove – subject to a Tree Preservation Order (TPO)</p> <p>For Madeleine Gaggia, MITIE Group plc 18 Coach Lane</p>	Supported
PA20/02252	<p>Demolition of existing single-storey rear extension and replacement with a new two-storey extension to the rear of the property</p> <p>For Anna-Marie Shewell, Duchy Luxury Homes Ltd</p>	Supported
PA20/02499	<p>58 Carknown Gardens</p> <p>Proposed living room, bedroom and bathroom extensions</p> <p>For Mr and Mrs D Hawkey</p>	Supported

PA20/02584	<p>Wayside, New Portreath Road</p> <p>First floor side extension</p> <p>For Mrs Wells</p>	Supported on the understanding that there are no overlooking issues with the neighbours of the site
PA20/02719	<p>The Count House, Wheal Buller, Buller Downs</p> <p>Replacement of existing porch with new entrance porch and erection of two-storey extension at rear</p> <p>For Mr Tim Luscombe</p>	Supported
PA20/03179	<p>Chy An Coes, Clinton Road</p> <p>The proposal is to carry out pruning works to 2 Sycamores and 1 Beech located on the boundary of the property Chy An Coes</p> <p>For Mr Peter Martin</p>	Supported
PA20/02161	<p>Wheal Rose Caravan &amp; Camping Park, Wheal Rose, Scorrier</p> <p>Discharge of planning obligation dated 18.05.90 relating to decision PA25/105/89</p> <p>For Mr L Reynolds</p>	Supported
PA20/02162	<p>Lansdowne Park, Wheal Rose, Scorrier</p> <p>Discharge of planning obligation dated 23.03.1988 relating to decision 870221H</p> <p>For Mr L Reynolds</p>	Supported
PA20/02163	<p>Lansdowne Park, Wheal Rose, Scorrier</p> <p>Discharge of planning obligation dated 16.02.1983 relating to decision 81/00174/F</p> <p>For Mr L Reynolds</p>	Supported
PA20/02825	<p>Bond Street Garage, Bond Street</p> <p>Proposed demolition of existing vehicle repair workshop premises and construction of a terrace of three dwellings. Alterations to existing vehicle and pedestrian access.</p> <p>For Mr Paul Thomas</p>	Supported

PA19/05872	<p>Land East of Plen An Merther, Radnor Road, Radnor</p> <p>Construction of a single dwelling</p> <p>For Mr Nick Hancock</p>	Not supported on the grounds of potential harm caused by the proximity of the proposals to the World Heritage Site and heritage assets
PA20/02094	<p>Chy An Fawen, West Trewirgie Road</p> <p>Proposed extensions including loft conversion attached garage</p> <p>For Mr D Fielder</p>	Supported
PA20/03467	<p>Land adj. to Tre Vab Yowann, Trevingey Road</p> <p>Construction of detached single storey dwelling and domestic garage, new internal driveway and alterations to existing vehicle access</p> <p>For Mr &amp; Mrs G Johnson</p>	Not supported on the grounds of overdevelopment, concerns over the proximity of neighbouring properties and the density of the proposed development
PA20/03408	<p>3 Redruth Foyer, Alma Place</p> <p>Listed building consent for replacement of existing timber doors with new timber doors to match</p> <p>For Mr Caius Simmons, LiveWest</p>	No comment made, given that the proposals relate to a building shared with the applicants and of which the Council acts as landlord
PA20/03173	<p>38 Trefusis Road</p> <p>Demolish existing bungalow and replace with a pair of semi-detached three bedroom houses over two storeys</p> <p>For Mr David Brown</p>	Supported
PA20/02683	<p>White Rose House, Lower North Country</p> <p>Change of use of land to extend residential garden and construction of a single storey rear extension to the main house with some external and internal alterations, construction of a double garage/hobby workshop with a one-bed annex above</p> <p>For Mr Adrian Smith</p>	Not supported on the grounds: (i) that the plans represent significant development which would double the footprint of the property and (ii) of concerns that the development would be overbearing
PA20/03753	<p>Whites Farm, North County</p> <p>Erection of a dwelling</p> <p>For Mr G Richards</p>	Supported

PA20/03797	<p>2 Parc Clies, Trevingey Road</p> <p>Side extension</p> <p>For Bond</p>	Supported
PA20/03651	<p>Gold Centre, New Portreath Road</p> <p>Development of site for the storage of operational vehicles (sui generis), including resurfacing, amendments to access and ancillary infrastructure</p> <p>For Rosart Ltd</p>	Not supported on the grounds of traffic concerns, in particular concerns over the suitability of the road for increased heavy vehicle use
PA19/04093	<p>Land Rear of 43 Clinton Road, Park Road</p> <p>Construction of six residential apartments with associated parking and landscaping</p> <p>For Mr Gareth Venning, Gareth and Ross Venning</p>	Not supported on the grounds of: (i) overdevelopment; (ii) overbearing; (iii) loss of amenity and (iv) that the Housing Needs Assessment undertaken as part of the ongoing Redruth Neighbourhood Development Plan process has identified that there is no need for additional one-bed properties
PA20/03380	<p>Land adj. to Number 6 St Andrews Mews, Clinton Road</p> <p>Erection of a dwelling</p> <p>For J &amp; B Design Ltd</p>	Not supported on the grounds of: (i) overdevelopment and (ii) concerns over the access/egress, in particular that the lane is too narrow to accommodate additional traffic. It is understood that those who have access to their garages and parking along the lane are already experiencing issues accessing their property caused by the current development
PA20/04030	<p>Carncroft, 14 Coach Lane</p> <p>Proposed side extension</p> <p>For Mr &amp; Mrs Adam Richards</p>	Supported



PA20/03969	<p>Barton House, Parc Erissey Industrial Estate, New Portreath Road</p> <p>Display of 1 x non-illuminated wordmark sign on the north elevation of the property and non- illuminated directional signs across the site</p> <p>For Amazon UK Services Ltd</p>	Supported
PA20/04005	<p>Winterfell, 4 Langarth Court</p> <p>Proposed single storey extension to the rear of the house</p> <p>For Mr M Kneebone</p>	Supported
PA20/02195	<p>Land at Tolgus</p> <p>Proposed development of 185 dwellings and associated open space, green infrastructure, access, parking, footways, cycleways and drainage infrastructure. Reserved matters approval sought for access, appearance, landscaping, layout and scale. The outline application was subject to an Environmental Impact Assessment (EIA) and was accompanied by an Environmental Statement (ES). The proposed reserved matters are in broad accordance with the outline permission and as such it has been determined through pre-application engagement that an ES is not required for this reserved matters application.</p> <p>For Treveth Holdings LLP</p>	Supported. Redruth Town Council additionally notes and supports the comments of the Principal Public Space Officer, particularly in relation to Cornish hedges and tree planting.
PA20/04305	<p>26 Chyandour</p> <p>Resubmission of previously approved PA1908393 for conversion and extension of garage to form ancillary annexe</p> <p>For Mrs Cavanagh</p>	Supported
PA20/04708	<p>11 Boscarn Road, Roseland Gardens</p> <p>The construction of a detached dormer bungalow</p> <p>For Mr &amp; Mrs A Clarke</p>	Supported
PA20/05368	<p>48 Green Lane</p> <p>Works to Lime tree</p> <p>For Pascoe</p>	Supported

PA20/04721	<p>Chy An Dour, North Country</p> <p>Application for planning permission to construct two holiday lets</p> <p>For Mr &amp; Mrs M Bullen</p>	<p>Not supported. The Council notes the proposal marks a significant increase in the imprint of the buildings already on site and that the area in which the units are proposed to be located appears to be occupied by trees. With no block plans for the current site, other than the very limited location plan, Redruth Town Council is unable to assess the impact of the proposals on any trees and so on which may already occupy the area</p>
PA20/03462	<p>Navarac, Tolgus Place</p> <p>Proposed dwelling (amended design)</p> <p>For Mr Carl Whitby</p>	<p>Supported</p>
PA20/01266	<p>17 Clinton Road</p> <p>Proposed rear extension and conversion of attic with balcony opening roof lights</p> <p>For Mr and Mrs A Treseder</p>	<p>Not supported on the basis of the plans and information provided, on the grounds of concerns that the proposed balcony window could potentially cause a significant loss of privacy to neighbours of the property</p>
PA20/04952	<p>The Cottage, 50 Treskerby</p> <p>Proposed demolition of existing cottage and erection of pair of semi-detached houses</p> <p>For Mr Sinclair</p>	<p>Not supported on a majority view. Whilst it is acknowledged that there is a precedent at 44 and 44a, these are 1.5 storeys in height, whereas the proposals are for 2.5 storeys, far larger than anything else in the area. This creates concerns that the proposals would be overbearing when compared to neighbouring properties</p>

PA20/05191	<p>Chyventon House, Forth Noweth</p> <p>Application for works to trees subject to TPOs: T1 Lime – prune by 3m. T2a and b Limes x2 – crown raise to a height of 3m. T3 Declining Lime – to fell</p> <p>For Anchor Hanover</p>	Supported
PA20/04959	<p>Penvearn, West Trewirgie Road</p> <p>Works to trees – tree No.20 – fell. Trees No.21 and 23-28 – pruning – subject to a Tree Preservation Order (TPO)</p> <p>For Mr James Regan</p>	Not supported. Redruth Town Council wishes to express concern about the amount of tree works which have already been carried out
PA20/05263	<p>Land adj to Wheal Montague Cottage, Wheal Montague, North Country</p> <p>Demolition of domestic garage, construction of a detached dwelling, installation of a septic tank with leach field drainage and formation of a new vehicle access</p> <p>For Mr and Mrs P Merton</p>	Supported
PA20/05211	<p>Land at Bartles Industrial Estate, North Street</p> <p>Construction of new dwelling and associated works</p> <p>For Mr Nick Rogers, JR Flat Roofing UK Ltd</p>	Not supported on the grounds: (i) that the land is designated as industrial and should remain so; (ii) that the proposals represent cramped accommodation with insufficient living space and (iii) that the design is out of keeping with the surrounding area
PA20/05148	<p>Land and Garage adj to 15 Coach Lane</p> <p>Outline application with all matters reserved to reconfigure boundaries and demolition of Garage of number 15 to form a new dwelling</p> <p>For Mr Richards, Branch Richards Ltd</p>	Not supported on the grounds of: (i) concerns over access; (ii) the proposed removal of a Cornish hedge; (iii) insufficient amenity space and (iv) the scale of development on what is a very small site.
PA20/05264	<p>20 Albany Road</p> <p>Proposed alteration and extension to existing garage at rear of property</p> <p>For Mrs Gillian Willgoss</p>	Supported

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

## SUBMISSIONS FOR: Monday 17<sup>th</sup> August 2020

### LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA20/ unless otherwise stated)	Details	Ward	Reply
1	05461	58 East End  Demolition of existing extension and erection of new extension on same footprint  For Lauren Hulston	Central	Supported
2	05749	Land at Wheal Harmony  Reserved matters application following Outline Approval PA12/10103 dated 8 <sup>th</sup> March 2013 (Appearance, Landscaping, Layout and Scale) without compliance with Condition 2 of Decision Notice PA18/00807 dated 22 <sup>nd</sup> March 2018  For Mr Clive Trethewey, Cathedral Builders	North	Supported
3	05857	Forge Farm, Mawla  Two semi-detached dwellings to replace existing barn  For Mr Simon Knowles	North	Supported
4	05819	Tesco, Tolgus Hill  Advertisement consent to display 1no. illuminated LCD media screen and 2no. flag pole signs  For Mr Andy Horwood, Tesco	North	Supported
5	05875	Chyventon House, Forth Noweth  Works to tree namely – Sycamore – cut back from the building by 2m subject to a Tree Preservation Order (TPO)  For Anchor Hanover	North	Supported
6	05748	Land adjacent to West of Manor House Boarding Kennels, Wheal Harmony  Construction of B1 employment unit  For Mr Clive Trethewey, Cathedral Builders Limited	North	Supported

7	06139	Sybwedhen, Trewirgie Road  Raise Copper Beech (T1) 5.2m from kerb & reduce northern aspect by 3m to gain clearance from house. Thin canopy with removal of deadwood on tree subject to Tree Preservation Order  For Macindoe	South	Supported
8	10434	OS Field 6100, St Day Road  Retrospective planning permission for existing use for the siting of storage container and widening access  For Mr Robert Maddern	Central	Supported
9	05601	5 and 6 Roaches Row  Single Storey Rear Extension to both dwellings  For Jose and Trebilcock	North	Supported

## LIST 2

Ser No	Planning App No (All <b>PA20/</b> unless otherwise stated)	Details	Ward	Reply
10	05841 (Cllr Mrs Biscoe)	11 Fore Street  Listed Building Consent for the conversion of redundant bank into 3 self contained residential units, listed building consent. See PA20/05840  For Mr A Garner	North	
11	05840 (Cllr Mrs Biscoe)	11 Fore Street  Conversion of redundant bank into 3 self contained residential units  For Mr A Garner	North	



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**Town Mayor: Cllr Ms D L Reeve**

**Town Clerk: P B Bennett**

Minutes of a Meeting of the Redruth Town Council Planning Committee held in the Council Chamber, The Chambers, Penryn Street, Redruth, on Monday 9<sup>th</sup> March 2020

Present: Cllr H Biscoe Chairman  
Cllr Mrs A Biscoe  
Cllr M Brown  
Cllr Mrs B Ellenbroek  
Cllr Ms D Reeve  
Cllr J Tregunna

In attendance: Ms A Hunt Administrator  
Cllr I Thomas

PART I – PUBLIC SESSION

**1357.1 To receive apologies for absence**

Cllrs Page (unwell) and Bishop (other commitments).

**1357.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

**1357.3 To consider the planning applications**

**1357.3.1** The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

**1357.4 To confirm the Minutes of the following meetings:**

**1357.4.1** *Meeting of the Planning Committee held on 10<sup>th</sup> February 2020:*

RESOLVED by Majority that the Minutes of the Planning Committee held on 10<sup>th</sup> February 2020 be accepted as true and accurate records of the proceedings. [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe] Cllrs Brown and Mrs Ellenbroek abstained as they had not been present at the meeting.

**1357.4.2** *Interim Meeting of the Planning Committee held on 24<sup>th</sup> February 2020:*

Unanimously RESOLVED that the Interim Minutes of the Planning Committee held on 24<sup>th</sup> February 2020 be accepted as true and accurate records of the proceedings. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Reeve]

**1357.5 To receive the Town Clerk's Report**

A report had been circulated prior to the meeting. The report was noted.

**1357.6 Correspondence**

**1357.6.1 *Decision Notice Schedule***

The schedule was noted by Members.

**1357.6.2 *Enforcement Notice Schedule***

The schedule was noted by Members. Cllr Mrs Ellenbroek suggested that the schedule no longer appear in the papers given the change in policy by Cornwall Council and the lack of information now provided to the Town Council. Any Enforcement Order would instead appear in correspondence.

**1357.6.3 *Licensed Premises Schedule***

The schedule was noted by Members.

**1357.6.4 *Cornwall Council – Street Trading Application, LI20\_001076, Leann Geach***

The correspondence was noted by Members.

**1357.6.5 *Cornwall Council – Appeal Notification, PA19/06259, Gwel An Nans, Tolgus Place***

The correspondence was noted by Members.

**1357.6.6 *Cornwall Council – Appeal Notification, PA19/02080, Gwellheans, 1 Alma Place***

The Clerk advised that the notification was included as an item of emergency correspondence, given that the deadline for representations fell before the next meeting of the Planning Committee. It was agreed to forward the statement made by Cllr Ms Reeve at the West Sub-Area Planning Committee and the statement from Devon & Cornwall Police to the Planning Inspector, as the minutes of the hearing did not set out the arguments made. The Clerk would also contact the Heritage Action Zone team to ask whether they would be prepared to submit a statement and speak to the Neighbourhood Plan Project Manager to enquire whether the Housing Needs Assessment was now finalised and whether it too could be sent to the Planning Inspector.

**Chairman**

**REDRUTH TOWN COUNCIL – PLANNING SCHEDULE****ANNEX A**

All references for PA20/ unless otherwise stated

**Meeting: 9<sup>th</sup> March 2020**

REF NO	CC REF	SITE	PROPOSAL	DECISION
<b>LIST 1</b>				
Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr Mrs Biscoe]				
<b>LIST 2</b>				
4	01119	Cornish Oven, Former John Anker Car Sales, Scorrier Filling Station	New access and parking area to rear of premises	RESOLVED by Majority not to support the application on the grounds of continued concerns over access and egress, particularly in the light of the comments made by Highways Development Management - West dated 2nd March 2020. [Proposed Cllr Ms Reeve; Seconded Cllr Brown] Cllr Biscoe abstained





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**Town Mayor: Cllr Ms D L Reeve**

**Town Clerk: P B Bennett**

**Minutes of a Meeting of the Redruth Town Council Interim Planning Committee held remotely and  
virtually on Monday 27<sup>th</sup> July 2020**

Present: Cllr H Biscoe Chairman  
Cllr M Brown  
Cllr Mrs B Ellenbroek  
Cllr Ms C Page  
Cllr Ms D Reeve  
Cllr J Tregunna

In attendance: Ms A Hunt Office Administrator

**PART I – PUBLIC SESSION**

The Clerk confirmed with each Member present that they could hear and if applicable see the proceedings.

**1362.1 To receive apologies for absence**

Cllr Mrs Biscoe and Cllr Bishop (other commitments).

**1362.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

**1362.3 To consider the planning applications**

**1362.3.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.**

**1362.4 To receive correspondence**

**1362.4.1 *Cornwall Council – Hayle Growth Area Concept Plan: Public Consultation***

The correspondence was noted.

**1362.4.2 *Cornwall Council – Launceston Southern Growth Area Concept Plan: Public Consultation***

The correspondence was noted.

**1362.4.3 *Cornwall Council – Cornwall and West Devon Mining Landscape World Heritage Site Management Plan Draft Consultation Document***

Cllr Mrs Ellenbroek suggested that, given Redruth's location within the World Heritage Site area, the plan was well worth reading. The correspondence was noted.

1362.7.4 *Cornwall Council – Making of Public Path Order, Land at Wheal Harmony*

The correspondence was noted.

1362.7.5 *Cornwall Council – Neighbourhood Planning E-Bulletin, June 2020*

The correspondence was noted

**Chairman**

**REDRUTH TOWN COUNCIL – PLANNING SCHEDULE****ANNEX A**

All references for PA20/ unless otherwise stated

Meeting: 27<sup>th</sup> July 2020

REF NO	CC REF	SITE	PROPOSAL	DECISION
<b>LIST 1</b> NIL				
<b>LIST 2</b>				
1	05365	Caravan, 2 St Aubyn Farm, St Aubyn, Trefula	Proposed conversion and extension of existing redundant former agricultural barn to form a single dwelling. Installation of a packaged sewage treatment plant, alterations to existing vehicle access and formation of a new vehicle access	Unanimously RESOLVED to support the application
2	05384	1 Sparnon Gate Cottages, Old Portreath Road, Bridge	Retrospective planning for the change of use of part of garage to residential dwelling	Unanimously RESOLVED to support the application
3	05444	Land North of Sycamore Farm Cottages, Sparnon Gate	Amendments to previously approved dwelling (PA19/08897) and associated works	Unanimously RESOLVED to support the application

**Redruth Town Council**  
**Town Clerks Report – Planning Committee**  
**Meeting Date: 17<sup>th</sup> August 2020**

Ser No	Item	Action	Response
NIL			

**Planning Committee**

**Meeting 17<sup>th</sup> August 2020**

**Decision Notice Schedule**

**All references for PA20 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1324.6.1.7 1338.8	06423 (PA19)	1 Sparnon Gate, Old Portreath Road	Certificate of lawfulness for use as a garage and 1 bedroom living accommodation	Unanimously <b>RESOLVED</b> not to support the application given the lack of information and detail provided by the applicant	Refused
1352.6.1.3	00288	34 Trelawney Avenue	A small side extension, internal alterations and a loft conversion	<b>RESOLVED by Majority</b> not to support the application on the grounds of: (i) loss of privacy and (ii) that the extension would be overbearing and encroach upon the neighbouring property	Approved
1347.6.1.1	09746 (PA19)	Barn adj. St Aubyn Farm, St Aubyn, Trefula	Proposed conversion and extension of existing redundant former agricultural barn to form a single dwelling unit, construction of a detached double domestic garage with garden store, installation of a packaged sewage treatment plant and formation of two new vehicle accesses	Unanimously <b>RESOLVED</b> to support the application	Refused
1347.6.1.7	10449 (PA19)	Wheal Prussia Dry, Wheal Prussia, Treleigh	Replacement of existing residential caravan with new dwelling	Unanimously <b>RESOLVED</b> to support the application	Approved
1354.6.1.1	00358	Jacren Divil, Shallow Adit	Timber balcony and stairs	Unanimously <b>RESOLVED</b> to support the application	Approved

1340.6.1.1	09267 (PA19)	Grylls and Paige Solicitors, Bank House, West End	Change of use from office to single dwelling	Unanimously RESOLVED to support the application on the condition that the building remains as a single dwelling	Approved
1352.6.1.1	00138	Land North of West Haven, Sandy Lane	Retrospective application for the stationing of two containers for storing of agricultural machinery for use on allotments	Unanimously RESOLVED to support the application	Approved
1352.6.1.6	00608	Rear of Post Office, 61 Fore Street	Construction of a new customer service point single storey building	Unanimously RESOLVED to support the application	Approved
1352.6.1.7	00672	Treskerby House, Treskerby	Annex extension to Treskerby House to provide living accommodation for the owner's parents	Unanimously RESOLVED to support the application	Approved
1357.3.1.3	01052	1 Polbathic Road, Roseland Gardens	Side and rear extension with pitched roof replacing garage and conservatory	Unanimously RESOLVED to support the application	Approved
1352.6.1.5	00285	Coach House, Sunnyside, Treruffe Hill	Conversion of an existing four bedroom HMO to provide two apartments (one studio and one one-bedroom unit)	Unanimously RESOLVED to support the application	Approved
Planning decisions w/c 30/3/20	01001	Trelan, Trevingey Road	Removal of any branches of Horse Chestnut tree that are below 2.5 metres from ground level and tidying up of dead branches	Supported	Approved
Planning decisions w/c 30/3/20	01669	14 Martinvale Parc, Mount Ambrose	Proposed ground floor extension	Supported	Approved
1357.3.1.1	01499	Winterfell, 4 Langarth Court	Proposed single storey extension	Unanimously RESOLVED to support the application	Approved
1352.6.1.5	00435	Land and buildings North West of Trefula Farm, Trefula, St Day	Proposed conversion and extension of existing redundant rural building to form single dwelling unit and installation of a packaged sewage treatment plant	Unanimously RESOLVED to support the application	Approved
Planning decisions w/c 30/3/20	01812	The Yard, Treleigh	Construction of dwelling and subsequent occupancy of site for residential use	Supported	Granted

1347.6.1.14 1352.6.1.8	10658 (PA19)	Land and Buildings South of Old Portreath Road	Proposed construction of two dwellings following demolition of existing barns	RESOLVED by Majority not to support the application on the grounds that the scale and height of the proposed dwellings is overbearing and will have a negative impact on neighbouring properties and the surrounding area Unanimously RESOLVED to maintain the decision not to support the application on the grounds that the scale and height of the proposed dwellings is overbearing and will have a negative impact on neighbouring properties and the surrounding area, particularly in the light of the comments and objection made by the Environment Agency on 15th January 2020	Refused
Planning decisions w/c 27/4/20	03179	Chy An Coes, Clinton Road	The proposal is to carry out pruning works to 2 Sycamores and 1 Beech located on the boundary of the property Chy An Coes	Supported	Decided not to make a TPO
Planning decisions w/c 20/4/20	02584	Wayside, New Portreath Road	First floor side extension	Supported on the understanding that there are no overlooking issues with the neighbours of the site	Approved
1334.3.1.7	08252	Land West of Claremont Vean, Penders Lane	Construction of new single detached 3 bedroom dwelling	RESOLVED by Majority to support the application	Approved

Planning decisions w/c 13/4/20	02252	18 Coach Lane	Demolition of existing single-storey rear extension and replacement with a new two-storey extension to rear of the property	Supported	Approved
Planning decisions w/c 13/4/20	02284	Redruth Health Clinic, Chapel Street	Proposal for tree works namely - Sycamores T2, T3, T4, T5 remove deadwood - Sycamore T6 lifting of loose/dead bark - Lime T7 Crown Lifting - 3 x Sycamores G1 to remove - subject to a Tree Preservation Order (TPO)	Supported	Approved
Planning decisions w/c 27/4/20	02163	Lansdowne Park, Wheal Rose, Scorrier	Discharge of planning obligation dated 16.02.1983 relating to decision 81/00174/F	Supported	S52/S106 and discharge of condition apps
Planning decisions w/c 13/4/20	02499	58 Carknown Gardens	Proposed living room, bedroom and bathroom extensions	Supported	Approved
1357.3.1.2	01482	11 Trewirgie Road	Formation of first floor rear extension	Unanimously RESOLVED to support the application	Approved
Planning decisions w/c 6/4/20	02418	Barton House, Parc Erissey Industrial Estate, New Portreath Road	Non-material amendment in respect of planning permission PA19/09921 dated 13.02.20 to remove landscaping and retain existing wall	Supported	Approved
Planning decisions w/c 30/3/20	01238	H & A Recycling, 45 Cardrew Industrial Estate	Planning application for the continued use of the materials recycling facility, increase to the annual waste input and for the construction of external storage bays at Redruth Materials Recycling Facility	Unable to support the application at this stage. Redruth Town Council will seek the opportunity to listen to the views of the local community	Approved
Planning decisions w/c 27/4/20	02719	The Count House, Wheal Buller, Buller Downs	Replacement of existing porch with new entrance porch and erection of new extension	Supported	Withdrawn
Planning decisions w/c 11/5/20	03408	3 Redruth Foyer, Alma Place	Listed building consent for replacement of existing timber doors with new timber doors to match	No Comment Made	Approved



1332.6.1.5	07706 (PA19)	The Fir Trees, Wheal Peevor, Sinns Common	Siting of a twin unit/park home in garden for residential use	Unanimously <b>RESOLVED</b> to Recommend for Approval	Approved
Planning decisions w/c 27/4/20	02825	Bond Street Garage, Bond Street	Proposed demolition of existing vehicle repair workshop premises and construction of a terrace of three dwellings. Alterations to existing vehicle and pedestrian access	Supported	Approved
Planning decisions w/c 8/6/20	04005	Winterfell, 4 Langarth Court	Proposed single storey extension to the rear of the house	Supported	Approved
1325.3.1.1	04281 (PA19)	Hillcrest, 2 Trefusis Road	Demolition of garage and erection of ancillary supported living unit for use in connection to Hillcrest	<b>RESOLVED</b> by Majority to Recommend for Approval	Approved
Planning decisions w/c 25/5/20	03753	Land at Whites Farm, North Country	Erection of a dwelling	Supported	Approved
Planning decisions w/c 1/6/20	03797	2 Parc Clies, Trevingey Road	Side extension	Supported	Approved
Planning decisions w/c 25/5/20	03173	38 Trefusis Road	Demolish existing bungalow and replace with a pair of semi-detached 3 bedroom houses over two storeys	Supported	Approved
Planning decisions 8/6/20	04030	Carncroft, 14 Coach Lane	Proposed side extension	Supported	Approved
Planning decisions w/c 13/7/20	05368	48 Green Lane	Works to Lime tree	Supported	Decided not to make a TPO (TCA apps)
Planning decisions w/c 11/5/20	03467	Land adj to Tre Vab Yowann, Trevingey Road	Construction of a detached single storey dwelling and domestic garage, new internal driveway and alterations to existing vehicle access	<b>Not supported on the grounds of overdevelopment, concerns over proximity of the neighbouring properties and of the density of the proposed development</b>	Approved

Planning decisions w/c 4/5/20	02094	Chy An Fawen, West Trewirgie Road	Proposed extensions including loft conversion attached garage	Supported	Approved
Planning decisions 22/6/20	04305	26 Chyandour	Re-submission of previously approved PA19/08393 for conversion and extension of garage to form ancillary annexe	Supported	Approved
Planning decisions w/c 20/7/20	04959	Penvearn, West Trewirgie Road	Works to trees – tree no.20 – fell – trees no.21 and 23-28 – pruning – subject to a Tree Preservation Order (TPO)	Unable to support the application. Redruth Town Council wishes to express concern about the amount of tree works which have already been carried out.	Approved
Planning decisions w/c 20/7/20	05263	Land adj Wheal Montague Cottage, Wheal Montague, North Country	Demolition of domestic garage, construction of a detached dwelling, installation of a septic tank with leach field drainage and formation of a new vehicle access	Supported	Approved

TPO / TCA Apps - an application for works to trees within a Conservation Area. The Officers have decided not to place a Tree Preservation Order on the tree and therefore the works can be carried out.

CAADs and LUs - Certificate of Appropriate Alternative Development and Lawful Use applications

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**LICENSED PREMISES SUBMISSIONS FOR:**

**Monday 17<sup>th</sup> August 2020**

<b>Ser No</b>	<b>License No</b> <i>(All L119/ unless otherwise stated)</i>	<b>Details</b>
NIL		



Redruth Town Council  
Clerk To Redruth Town Council  
The Chambers  
Penryn Street  
Redruth  
TR15 2SP

Your ref:  
My ref: PA19/08904  
Date: 22 July 2020

Dear Sir/Madam

**Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009**

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	<b>APP/D0840/W/20/3248651</b>
Cornwall Council ref:	<b>PA19/08904</b>
Appeal start date:	<b>8 July 2020</b>
Proposal:	<b>Application for Permission in Principle for a new single storey detached dwelling</b>
Location:	<b>Land South Of Ashcroft Buller Hill Buller Downs Cornwall TR16 6SS</b>
Appellant:	<b>Mr Andy Page</b>
Cornwall Council decision:	<b>REFUSED</b>

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

**If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.**

**If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Jasmine Rogers, Room 3P Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by 19 August 2020. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reasons for refusing permission for this development are as follows:

- 1 The application site is located within the countryside, clearly divorced from any settlement. The proposal, through the introduction of the new dwelling, would result in harm by virtue of its poor accessibility to necessary daily services and facilities which would perpetuate over reliance on the private vehicle and unsustainable traffic movements. Given the lack of any adequate justification, the application is not sustainable development and the proposal fails to meet the criteria set out in Policy 3, 7 and 21 of the Cornwall Local Plan Strategic Policies 2010-2030, and does not meet the criteria of the PIP Amended Order 2017.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully

**Sandra Oram**

**Senior Development Support Officer**  
**Planning and Sustainable Development Service**  
Tel: 01209 614090  
Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)



**Your ref:**

**My ref:**

EDG1732

**Date:**

3<sup>rd</sup> August 2020

Dear Sir/Madam

### **Mount Ambrose and Sandy Lane – Developer S106 scheme**

Following concerns regarding the lack of pedestrian facilities and the speed of traffic along both Mount Ambrose and Sandy Lane, Cormac Solutions Ltd on behalf of Cornwall Council is inviting comments on proposals to implement the following to support road safety, in particular that of pedestrian trips from new residential developments:

- A series of pedestrian refuges along Mount Ambrose and associated No Waiting at Anytime restrictions.
- Right-turn facilities at the Highway Lane and Knights Way junctions.
- No Waiting at Anytime restrictions at the junction mouths for Highway Lane and Knights Way to aid pedestrian and driver visibility.
- Dropped kerbs to aid pedestrian movement across the Knights Way junction mouth.
- Central hatching along sections of Mount Ambrose and Sandy Lane
- A pedestrian refuge and short section of footway at Sandy Lane to help crossing movements to and from the bus stop. In addition, associated No Waiting at Anytime restrictions.
- A pedestrian refuge at the St Day roundabout and a short length of footway within the verge from Trefula.

The physical measures will help pedestrian crossing movements and the road markings will visually reduce the width of the carriageway and help to reduce driven speeds. There are also aspirations to provide moveable Vehicle Activated Signs in the future to remind motorists to moderate their speed; potentially this will be viable within the next financial year.

The attached plans provide details of the proposed locations of the features and additional information.



**CORMAC Solutions**  
**A Cornwall Council Company**  
Registered in England No. 07737430.  
Registered Office CORMAC Solutions Ltd, Higher  
Trenant, Wadebridge, Cornwall PL27 6TW



**Engineering Design Group**  
Western Group Centre  
Radnor Road,  
Scorrier, Redruth,  
Cornwall, TR16 5EH.  
**Tel: 01872 327281**  
**traffic@cormacltd.co.uk**

It should be noted that there is currently a limited budget for the scheme and therefore, depending on the consultation feedback, some elements may not be progressed but may be taken forward in the future.

If you have any comments to make on the proposals I would be grateful to receive them no later than:

**4<sup>th</sup> September 2020**

To respond to this consultation, you can either:

1. Use Cornwall Council's Consultation finder, an on-line facility for viewing and responding to traffic consultations. This can be accessed by visiting [www.cornwall.gov.uk/TrafficConsult](http://www.cornwall.gov.uk/TrafficConsult). Once registered you will be able to submit responses to this and other current traffic consultations.
2. E-mail the Engineering Design Group on [traffic@cormac ltd.co.uk](mailto:traffic@cormac ltd.co.uk), quoting scheme name and scheme reference and indicating your support or objection to the proposals.
3. Respond in writing using the attached Consultation Response Form, indicating your support or objection to the proposals and return it to the address shown at the foot of the form.

If you wish to discuss any aspect of this scheme, please do not hesitate to contact me.

Yours faithfully



Helen Galligan  
**Engineering Design Group**

Tel: [REDACTED]

Email: [REDACTED]

**The County of Cornwall (Redruth) (Mount Ambrose) (Restrictions on Waiting)  
(Amendment) Order 2020**

NOTICE IS HEREBY GIVEN that Cornwall Council proposes to make the above Order to regulate traffic in Redruth. The effect will be to introduce restrictions on waiting as specified below.

The Order and relevant documents may be inspected by appointment only at Cormac Reception, Radnor Road, Scorrier, Redruth, TR16 5EH. To make an appointment or obtain further information please telephone 01872 322639 during normal office hours. Alternatively, please email [traffic@cormacltd.co.uk](mailto:traffic@cormacltd.co.uk) for further information. Please quote reference **EDG1732** on all correspondence.

Any comments of support, objections or other representations, specifying the grounds on which they are made, must be sent in writing to the Scorrier address no later than the **4<sup>th</sup> September 2020**. Alternatively, you can respond on-line by visiting [www.cornwall.gov.uk/TrafficConsult](http://www.cornwall.gov.uk/TrafficConsult). Once registered, you will be able to submit responses to this and other current traffic consultations. Please quote reference **EDG1732** on all correspondence.

We value your privacy. To find out more information about how we use your data, please visit [www.corservltd.co.uk/privacy-and-cookie-policy](http://www.corservltd.co.uk/privacy-and-cookie-policy).

**No waiting at any time**

**Highway Lane** at junction with Mount Ambrose; **Knights Way** at junction with Mount Ambrose; **Mount Ambrose** in vicinity of junctions with Highway Lane, Higher Mount Ambrose Lane and Knights Way, plus between Nos 15-19 and between Nos 45-51; **Sandy Lane** between St Petroc and Bella Vista.

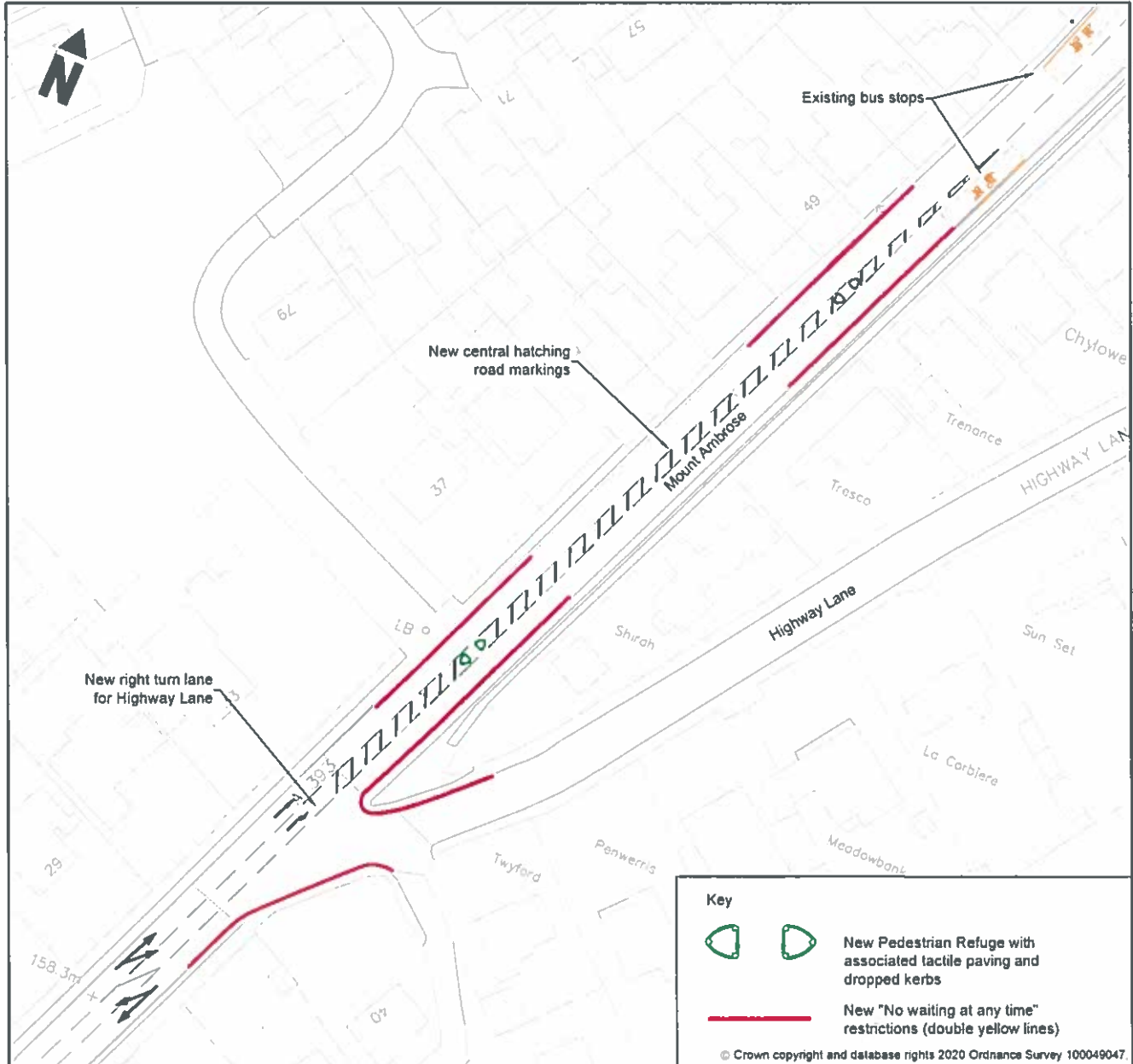


# PROPOSAL

CORMAC Consultancy,  
on behalf of Cornwall Council is inviting comment on the following proposal  
**Mount Ambrose & Sandy Lane, Redruth**  
**Pedestrian Improvements, Sheet 1 of 4**



Date	Originator	Document ref.
22/07/20	DS	EDG1732_SN01



Your comments or objections, specifying the grounds on which they are made, should be addressed to:  
**Engineering Design Group, CORMAC Consultancy,**  
**Radnor Road, Scorrier, Redruth, TR16 5EH.**

To arrive no later than: **04/09/2020**  
Please quote reference **EDG1732**

Respond on-line using the Consultation Finder service at:  
**[www.cornwall.gov.uk/TrafficConsult](http://www.cornwall.gov.uk/TrafficConsult)**

Copies of the draft proposal and plans are available for inspection by appointment at:

**CORMAC Reception, Radnor Road, Scorrier, TR16 5EH**

Please contact us using the details below to arrange an appointment.

For further information telephone **01872 322639**  
and quote reference **EDG1732**  
or email: **[traffic@cormacltd.co.uk](mailto:traffic@cormacltd.co.uk)**

#### Privacy Notice

CORMAC Solutions Ltd requests personal information when you respond to this consultation for the purposes of collating feedback and/or responding to any comments received. This information is destroyed within 12 weeks of the scheme's completion, although you may request this earlier by contacting us. If you choose not to provide an address or other personal information, or withdraw these before the scheme's completion, we regret that we may be unable to consider your response in regards to a particular aspect of the scheme. In line with the GDPR you can find further details on how CORMAC may use any information you supply, how we maintain the security of your data and your rights in regard to the information we hold about you on our web-site <https://www.corservltd.co.uk/privacy-and-cookie-policy/>

Please note that it may also be necessary to include any information you provide in publicly available documents or to disclose it to third parties under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Please contact the below if you have any concerns or queries regarding the processing of your information.

Data Protection Officer: Mr Richard Zmuda - CORMSERV Ltd, Higher Trenant, Wadebridge, Cornwall, PL27 6TW

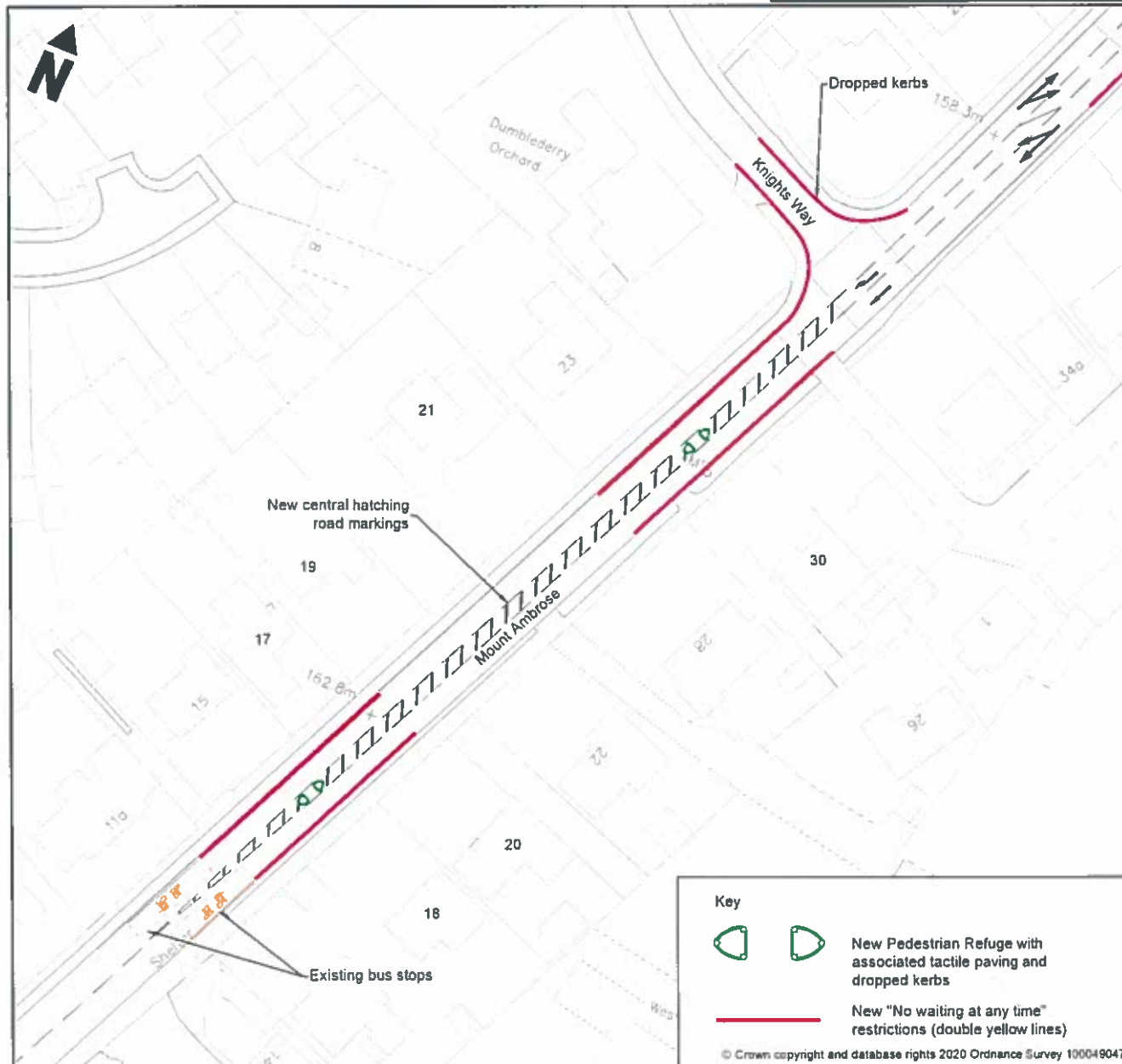
# PROPOSAL

CORMAC Consultancy,  
on behalf of Cornwall Council is inviting comment on the following proposal

## Mount Ambrose & Sandy Lane, Redruth Pedestrian Improvements, Sheet 2 of 4



Date	Originator	Document ref.
22/07/20	DS	EDG1732_SN02



Your comments or objections, specifying the grounds on which they are made, should be addressed to:  
**Engineering Design Group, CORMAC Consultancy,  
Radnor Road, Scorrier, Redruth, TR16 5EH.**

To arrive no later than: **04/09/2020**  
Please quote reference **EDG1732**

Respond on-line using the Consultation Finder service at:  
**[www.cornwall.gov.uk/TrafficConsult](http://www.cornwall.gov.uk/TrafficConsult)**

Copies of the draft proposal and plans are available for inspection by appointment at:

**CORMAC Reception, Radnor Road, Scorrier, TR16 5EH**

Please contact us using the details below to arrange an appointment.

For further information telephone **01872 322639**  
and quote reference **EDG1732**  
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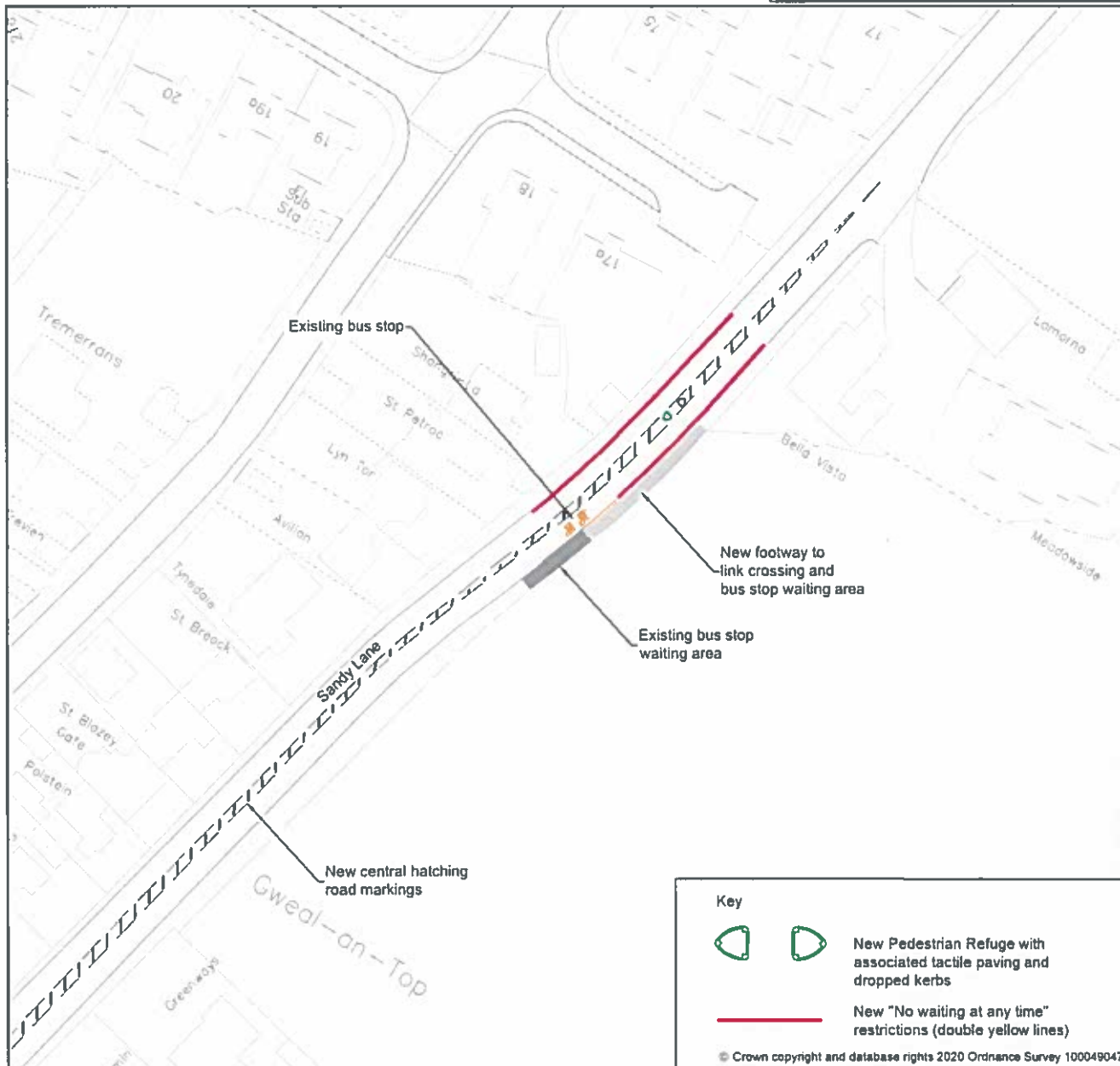
# PROPOSAL

CORMAC Consultancy,  
on behalf of Cornwall Council is inviting comment on the following proposal

## Mount Ambrose & Sandy Lane, Redruth Pedestrian Improvements, Sheet 3 of 4



Date	Originator	Document ref.
22/07/20	DS	EDG1732_SN03



Your comments or objections, specifying the grounds on which they are made, should be addressed to:  
**Engineering Design Group, CORMAC Consultancy,  
Radnor Road, Scorrier, Redruth, TR16 5EH.**

To arrive no later than: **04/09/2020**  
Please quote reference **EDG1732**

Respond on-line using the Consultation Finder service at:  
**[www.cornwall.gov.uk/TrafficConsult](http://www.cornwall.gov.uk/TrafficConsult)**

Copies of the draft proposal and plans are available for inspection by appointment at:

**CORMAC Reception, Radnor Road, Scorrier, TR16 5EH**

Please contact us using the details below to arrange an appointment.

For further information telephone **01872 322639**  
and quote reference **EDG1732**  
or email: **[traffic@cormacltd.co.uk](mailto:traffic@cormacltd.co.uk)**

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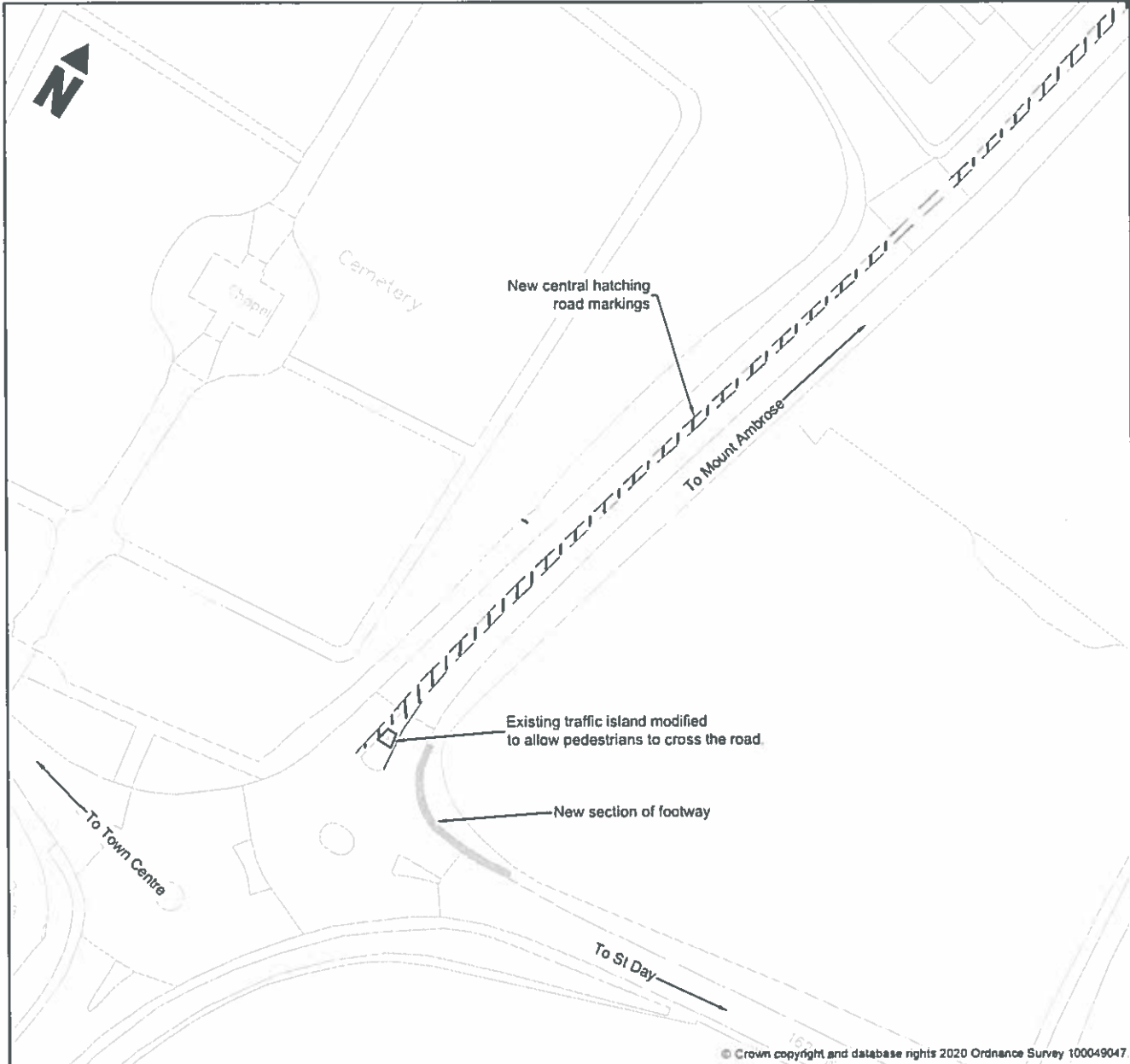
Data Protection Officer: Mr Richard Zmuda - ©ORSERV Ltd, Higher Trenant, Wadebridge, Cornwall, PL27 6TW

# PROPOSAL

CORMAC Consultancy,  
on behalf of Cornwall Council is inviting comment on the following proposal  
**Mount Ambrose & Sandy Lane, Redruth**  
**Pedestrian Improvements, Sheet 4 of 4**



Date	Originator	Document ref.
22/07/20	DS	EDG1732_SN04



Your comments or objections, specifying the grounds on which they are made, should be addressed to:  
**Engineering Design Group, CORMAC Consultancy,**  
**Radnor Road, Scorrier, Redruth, TR16 5EH.**

To arrive no later than **04/09/2020**  
Please quote reference **EDG1732**

Respond on-line using the Consultation Finder service at:  
**[www.cornwall.gov.uk/TrafficConsult](http://www.cornwall.gov.uk/TrafficConsult)**

Copies of the draft proposal and plans are available for inspection by appointment at:

**CORMAC Reception, Radnor Road, Scorrier, TR16 5EH**

Please contact us using the details below to arrange an appointment.

For further information telephone **01872 322639**  
and quote reference **EDG1732**  
or email: **[traffic@cormactld.co.uk](mailto:traffic@cormactld.co.uk)**

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Data Protection Officer: Mr Richard Zmuda - CORSEV Ltd, Higher Trenant, Wadebridge, Cornwall, PL27 6TV

## Admin

---

**From:** Peter Bennett (Town Clerk)  
**Sent:** 03 August 2020 14:32  
**To:** Admin  
**Subject:** FW: BT Phonebox consultation

**Categories:** Planning

---

**From:** Charlotte Caldwell  
**Sent:** 03 August 2020 13:13  
**To:** Peter Bennett (Town Clerk) <[townclerk@redruth-tc.gov.uk](mailto:townclerk@redruth-tc.gov.uk)>; Cllr Deborah Reeve <[dreeve@redruth-tc.gov.uk](mailto:dreeve@redruth-tc.gov.uk)>; Ian Thomas CC <[ian.thomas@cornwallcouncillors.org.uk](mailto:ian.thomas@cornwallcouncillors.org.uk)>; Barbara Ellenbroek CC <[barbara.ellenbroek@cornwallcouncillors.org.uk](mailto:barbara.ellenbroek@cornwallcouncillors.org.uk)>; Stephen Barnes CC <[stephen.barnes@cornwallcouncillors.org.uk](mailto:stephen.barnes@cornwallcouncillors.org.uk)>  
**Subject:** BT Phonebox consultation

Information Classification: CONTROLLED

10	01209216465	PCO PCO1 PLAIN-AN-GWARRY REDRUTH	TR15 1DU
----	-------------	----------------------------------	----------

Dear All

BT are undertaking a consultation and the above phonebox is earmarked for removal. The tel number and location is listed above.

Do you have any objection(s) to this and if so can you let me know by the end of August please and the reasons why!

Many thanks in advance,  
Charlotte

*Charlotte Caldwell*  
Community Link Officer for Camborne, Pool, Illogan, Redruth & the Mining Villages  
(Carharrack, Chacewater, Gwennap, Lanner, Portreath, St Day, Stithians)  
Localism  
Communities Service  
Neighbourhoods Directorate  
Cornwall Council  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

 @CPIR\_CN

 CambornePoolIlloganRedruthCN

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at [enquiries@cornwall.gov.uk](mailto:enquiries@cornwall.gov.uk). Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility





## Appeal Decision

Site visit made on 24 June 2020

**by Matthew Jones BA(Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 31 July 2020

---

**Appeal Ref: APP/D0840/W/20/3245623**

**Stables, Tolgus Place, Redruth TR15 1BB**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr Daren Cocking against the decision of Cornwall Council.
  - The application Ref PA19/06259, dated 17 July 2019, was refused by notice dated 2 December 2019.
  - The development proposed is described as '*outline planning consent for the construction of dwelling with some matters reserved, except the point of access*'.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The planning application was submitted in outline with all matters aside from access reserved. I assessed the appeal as such, having regard to drawing Refs 18388-PL-00-01 C and 18388-PL-00-04 A on an indicative basis.

### Main Issue

3. The main issue is the suitability of the site for a dwelling, having regard to local and national policy for the location of housing.

### Reasons

4. The site is a tree and vegetation bound field with, at its south east extent, structures currently being remodelled to establish a cattery, associated areas of hardstanding, and a temporary mobile home<sup>1</sup>. It is at the edge of Redruth, the main urban form of which is on the other side of the A3074, which bounds the site to the east. Access is via a stone and timber gateway from the south, off a spur road which connects the A3074 to the B3300, which runs to the west. As the B3300 travels south it passes under the A3074, providing vehicular and pedestrian access to a nearby supermarket within Redruth. A Public Right of Way (the PROW) runs along the north site boundary, with fields beyond.
5. Policy 3 of the Cornwall Local Plan Strategic Policies 2010–2030 (adopted 2016) (CLP) establishes a hierarchy of locations for development in Cornwall. In the first instance, development is directed to seventeen named locations, where it is to be distributed through either Neighbourhood Development Plans (NDP) or the Cornwall Site Allocations Development Plan Document (adopted 2019) (CSA). The site is within one such location, named 'Camborne with Pool, Illogan and Redruth' (the CPIR). The site is not within the area of a made NDP.

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<sup>1</sup> Granted planning permission under Ref PA16/00744

6. Policy 1 of the CSA states that windfall housing within the named locations will be delivered either through existing sites with planning permission, infill schemes or small scale 'rounding off' schemes that do not physically extend development into the open countryside. Support is also offered to proposals which reuse Previously Developed Land (PDL) within or adjoining settlements.
7. Although the appeal site is close to the urban form of Redruth, the A3074 and its substantial boundary vegetation intervene to visually and physically separate the site from the town. Whilst there is housing along the adjacent section of the B3300, these dwellings are similarly detached from Redruth by the A3047. They appear set in a somewhat loose and straggled manner, and it is the dense roadside greenery which predominates the scene. Given such, the site is not within or adjoining the settlement in my view. The scheme would not, therefore, constitute infill nor the rounding off of Redruth, resulting instead in the physical extension of development into the open countryside.
8. It flows from this that the scheme falls for consideration under Policy 7 of the CLP, which seeks to avoid new homes in the countryside unless there are special circumstances. There is no evidence before me that any of the circumstances within Policy 7 would apply in this case. Policy 21 of the CLP amongst other things, encourages sustainably located proposals that use PDL that is not of high environmental or historic value, or proposals which increase building density where appropriate, taking into account the character of the area and access to services and facilities to ensure an efficient use of land.
9. The National Planning Policy Framework (the Framework) defines PDL as land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. To my mind, the area of the site which is PDL is confined to the nascent cattery business and the associated access and hardstanding. The majority of the site, including the area in which the dwelling would likely be located, is outside of this curtilage. Moreover, the cattery would be retained. It follows that the scheme would not reuse PDL.
10. The site has good access to services and facilities. However, in landscape terms it is dominated by its boundary vegetation and, as with the adjacent B3300, rurality is the overriding character trait. I observed that views into the site are possible from the western end of the PROW, from where the cattery reads as a utilitarian structure typical of such a setting. A dwelling here, with the placement suggested, would be a domestic intervention detrimental to this character. Whilst the harm would be modest, there would nonetheless be conflict with Policy 21.
11. I have been directed to the allocated site CPIR-UE1, some 175m to the west. This allocation is significantly different to the appeal proposal as it is a strategic urban extension. It is not a windfall site and its allocation would have been robustly scrutinised as part of the plan making process. In practical terms, it is clearly separated from the appeal site, and I understand that its closest, eastern side, is required by the CSA to be delivered as open space. As such, although also on the west side of the A3074, I do not consider that site CPIR-UE1 would visually influence the appeal site to any notable degree.
12. Of the planning permissions which have been brought to my attention by the appellant, two predate the adoption of the CSA and were therefore made in a materially different and less certain policy context. In addition, both related to

the reuse of PDL. The more recent scheme in Hayle was found to be within that settlement<sup>2</sup>. These matters have therefore had little influence on my reasoning.

13. Consequently, I conclude that the site would not be suitable for a dwelling, having regard to local and national policy for the location of housing. The proposal would conflict with the relevant aims of Policies 1, 2, 3 7, 12, 21 and 23 of the CLP, Policy 1 of the CSA and the Framework.

### **Other Matters**

14. I have had regard to the personal circumstances of the appellant, and the opportunity that the appeal proposal would provide for his family to live together. However, this would principally be a private benefit, and it has not been demonstrated that this could not be achieved by existing housing elsewhere. As such, this matter has not been determinative in my decision.

### **Planning Balance**

15. The government is seeking to significantly boost the supply of housing and the scheme would provide a family dwelling in an accessible location. However, given that only a single dwelling would be provided, the scheme's benefits attract modest weight. Conversely, the scheme would conflict with development plan policy for the location of housing and would undermine the Council's plan-led approach, contrary to paragraph 15 of the Framework. This matter weighs heavily in the balance, outweighing the benefits of the scheme.
16. I therefore find that the proposal would conflict with the development plan when read as a whole and that there are no other considerations, including the Framework, that outweigh this conflict.

### **Conclusion**

17. For the reasons set out above, and taking all other matters raised into account, I conclude that the appeal should be dismissed.

*Matthew Jones*

INSPECTOR

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<sup>2</sup> Appeal Ref APP/D0840/W/19/3236307





# Neighbourhood Planning

**Update July 2020**

## **Quick links**

[Current Consultations](#)

[Government Legislation](#)

[Toolkit and guide notes](#)

[Other Information](#)

## Welcome to the Neighbourhood Planning e-bulletin for June 2020

As the current national situation continues, we are still responding to enquiries and working closely with parishes whose neighbourhood plans are going through the statutory stages. This month, two more parishes have started pre-submission consultation, four plans are now at Regulation 16 consultation, and two plans are at Examination.

The government has made several recent changes to the planning system, to ensure that the system can continue to operate effectively and support the recovery from Covid -19. This bulletin has information about increased funding and support for neighbourhood plans and provides key information and links on other changes.

**Neighbourhood Planning Team**



## Basic Grant allowance increase

Due to the impacts of coronavirus, The Ministry of Housing, Communities and Local Government (MHCLG), has increased the Basic Grant allowance from £9,000 to £10,000 for all eligible groups to the programme. This additional allowance will be available from 26th May 2020 until the end of the programme in March 2022, to support groups to continue neighbourhood planning during the coronavirus situation.

Many groups are incurring additional costs to progress with their neighbourhood plans at this time to adapt how they consult the local communities. For example, the need for new virtual platforms to hold meetings or increased printing and postage costs to consult with the local community.

Accessing the increased Basic Grant allowance will not be subject to any additional criteria and you will not need to justify why additional funding is needed as part of your application. The grant cannot be used to fund any retrospective costs for work already carried out.

However, as part of the application, you will need to provide some information on the types and value of additional costs you have incurred, if you have incurred them. This is for MHCLG and Locality to understand the impact of coronavirus on neighbourhood planning.

You will find more information about the increased basic grant allowance on the Locality Neighbourhood Planning website [here](#).

## Increased Support Package to be Launched

The Government has committed to providing communities in urban areas and

**137**

**Town and Parish Councils  
submitted Designation  
Applications**

**125**

**Designated Areas**

This includes 5 cluster  
Neighbourhood Plans where two or  
more parishes are working together.

**58**

**Pre-Submission Consultations held**

St Eval, Quethiock, Roseland Peninsula,  
St Ives, Truro and Kenwyn, St Cleer,  
Bude-Stratton, St Minver Parishes,  
Rame Peninsula, Roche, Mevagissey,  
Gwinear-Gwithian, Feock, Withiel,  
North Hill, South Hill, St Erth, Liskeard,  
Falmouth, Lanlivery, Lanreath, St  
Mewan, Crantock, Hayle, Landrake and  
St Erney, Newquay, Lanner,  
Wadebridge with Egloshayle and St  
Breock, Illogan, Lostwithiel, Luxulyan,  
Polperro and Lansallos, St Agnes,  
Landulph, St Stephens by Launceston,  
Gwennap, Crowan, Chacewater, St  
Erme, Fowey, St Enoder, Looe,  
Ludgvan, Lezant, St Clement, St  
Endellion, Camelford, Saltash,  
Lanteglos by Fowey, Calstock, Deviock,  
Porthleven, Budock, Penryn, St  
Sampson, Menheniot, Tywardreath  
and Par, Linkinhorne

deprived areas (places that are amongst the 20% most deprived areas in England, in accordance with the Index of Multiple Deprivation) with direct additional support for neighbourhood planning. The additional support, to be launched on 10 August 2020, will increase the grant available to neighbourhood planning groups in urban and deprived areas from £10,000 to £18,000 and give them access to a range of technical planning support packages, which only a limited range of groups currently qualify for.

## Designations

From the 1st October 2016, local authorities no longer need to publish designation applications and consult people who live, work or carry out business in the area as long as the application is in conformity with the parish boundary as set out in the Neighbourhood Planning Regulations 2012/16 5A (3).

Cornwall Council will continue to consult statutory organisations when designation applications are submitted. A report will be collated providing initial information and guidance from these organisations to support town or parish councils during the early stages of developing their Neighbourhood Plan.

There have been no further designations submitted.

## Strategic Environmental Assessment Screening (SEA):

Breage NDP is currently being screened for SEA

St Wenn NDP is currently being screened for SEA.

## 49

### Plan Proposals Submitted

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Bude-Stratton, Roche, Rame Peninsula, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Mevagissey, St Erth, Withiel, Liskeard, St Mewan, Crantock, Hayle, Lanlivery, Landrake with St Erney, Newquay, Lanner, Polperro and Lansallos, Illogan, Lostwithiel, St Agnes, Chacewater, Luxulyan, Landulph, Crowan, St Stephen by Launceston, Fowey, Gwennap, St Erme, St Enoder, Lezant, Ludgvan, Falmouth, St Clement, Camelford, St Cleer, St Endellion, Lanteglos by Fowey, Budock, Penryn, Calstock, Tywardreath and Par.

## 42

### Examinations held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Roche, Bude-Stratton, Rame Peninsula, Gwinear – Gwithian, North Hill, Lanreath, South Hill, Feock, Withiel, St Mewan, Mevagissey, Crantock, Hayle, St Erth, Liskeard, Landrake with St Erney, Lanlivery, Polperro and Lansallos, Lanner, Lostwithiel Illogan, Newquay, Landulph, St Agnes, Luxulyan, Crowan, Chacewater, St Erme, St Stephen by Launceston Rural, Gwennap, Fowey, St Enoder, Lezant, Ludgvan, St Clement, Falmouth, Camelford, St Cleer.

St Just and Pendeen NDP is currently being screened for SEA

## Pre-Submission Consultation:

Linkinhorne NDP consultation has been extended until 31 August 2020 due to the continuing Covid-19 crisis.

St Austell Bay NDP consultation will run from 29th June to 9th August. The consultation has been adapted to overcome Covid-19 restrictions and meet Public Health England advice.

Perranuthnoe NDP consultation will run from 6<sup>th</sup> July until 8<sup>th</sup> September 2020. The consultation has been adapted to overcome Covid-19 restrictions and meet Public Health England advice.

Mylor NDP consultation will run from 13<sup>th</sup> July until 11 September. The consultation has been adapted to overcome Covid-19 restrictions and meet Public Health England advice.

## Plan Proposals Statutory Consultation:

Budock Parish NDP statutory consultation will run between 11 June and 3 September for 12 weeks due to the current Covid-19 crisis.

### 38

#### Referendums held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro & Kenwyn, St Minver Parishes, Roche, Bude-stratton, Rame Peninsula, Gwinear-Gwithian, Lanreath, North Hill, South Hill, Feock, Withiel, St Mewan, Mevagissey, Crantock, Hayle, St Erth, Liskeard, Landrake with St Erney, Lanlivery, Polperro & Lansallos, Lanner, Landulph, Luxulyan, St Agnes, Crowan, St Erme, Chacewater, St Stephen by Launceston, Lezant, Gwennap, Fowey

### 38

#### Made Plans

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, Bude – Stratton, Rame Peninsula, Roche, St Minver Parishes, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Withiel, St Mewan, Crantock, Hayle, St Erth, Mevagissey, Liskeard, Landrake with St Erney, Lanlivery, Polperro & Lansallos, Lostwithiel, Lanner, Newquay, Illogan, Landulph, Luxulyan, St Agnes, Crowan, St Erme, Chacewater, St Stephen by Launceston Rural, Fowey, Lezant, Gwennap

Penryn NDP statutory consultation will run between 18 June and 10 September for 12 weeks due to the current Covid-19 crisis.

**For more information or if you would like to contact us please email the Neighbourhood Planning Team.**

Calstock NDP statutory consultation will run between 9<sup>th</sup> July – 1 October for 12 weeks due to the current Covid-19 crisis.

Tywardreath and Par Parish NDP statutory consultation will run between 6<sup>th</sup> August and 15<sup>th</sup> October for 10 weeks due to the current Covid-19 crisis.

## Examination:

St Endellion NDP examination is complete and the examination report and modified NDP will be published shortly.

Lanteglos by Fowey is currently at examination. The independent examiner appointed is Deborah McCann.

Camelford NDP examination is complete and we will be publishing the examination report and modified plan shortly.

## Referendum:

St Cleer, St Clement, Ludgvan, St Enoder and Falmouth NDP referendums will be held after 6 May 2021 or when the Covid-19 circumstances change as set out by Central Government. The post examination modified plans are published and the Ministry of Housing, Communities and Local Government have updated planning guidance to indicate that neighbourhood plans awaiting referendums can be given significant weight in decision-making

## Neighbourhood Planning Toolkit links

[Neighbourhood Planning in Cornwall](#)

[Neighbourhood Development Plan Proposals](#)

[Neighbourhood Planning Examinations and Referendums](#)

## Neighbourhood Planning Guide Notes and Template

### Made Neighbourhood Plans:

No further neighbourhood plans have been made

### Toolkit and Guidance Notes

We have a number of guidance notes and templates available on the toolkit. The following guidance has been updated:

Neighbourhood Planning and Heritage – new

Pre-submission Consultation updated June

Developing a vision and objectives – updated April 2020

Sustainability Check guidance and report template

Climate Change

Environment – Understanding the environmental baseline and plan context

Do we need to review our Neighbourhood Development Plan

How to get the most out of your Neighbourhood Plan – appendix 1 added

Funding and Support updated June

Development Boundary guidance (new)

What can Neighbourhood Plans do – Topics Analysis

Templates

Neighbourhood Development Plan Template – updated November

### Useful web links

Neighbourhood Planning (Locality) website

My Community website

The Neighbourhood Planning Bill

Cornwall Local Plan

Neighbourhood Planning Roadmap Guide

Neighbourhood Planning Regulations

National Planning Policy Framework

Cornwall Community Network Areas

### Government Legislation

#### The Business and Planning Act 2020

The Business and Planning Bill received Royal Assent on 22 July 2020. It introduces a series of urgent, mostly temporary measures intended to help businesses, particularly in the hard-hit hospitality and construction sectors, to get back to work safely and quickly. The measures include extending planning permissions and fast track processes for outdoor seating, varying construction site hours, changes to appeals procedures.

New regulations introduce Use Class reform, simplifying the Use Classes Order to make it easier for high street uses to change use without the need for a planning application. There are measures to prevent the loss of cultural facilities and to support holiday parks, caravan sites and campsites to extend their season. New permitted development rights are being introduced to extend buildings upwards to create new homes and living space and to allow demolition of redundant commercial buildings to be rebuilt as residential. There are more flexible measures to allow temporary uses.

The government has issued Planning Guidance to Support the Business and Planning Bill

The Ministry of Housing, Communities and Local Government have published some important changes on Neighbourhood Planning. The current planning guidance has been updated and provides advice on the implications for conducting publicity and examinations.

Regulations linked to the Coronavirus Act 2020 mean that no elections or referendums can take place until 6 May 2021. This includes neighbourhood planning referendums. These provisions will be kept under review and may be amended or revoked in response to changing circumstances. Neighbourhood plans awaiting referendums can be given significant weight in decision-making.

Grants and technical support will continue to be available to support communities during the next financial year, and Locality's advice service continues to operate as normal.

## Other Information

### New CIL Fund for low carbon projects opens

Cornwall Council is launching a new scheme to support low carbon investments, making a further £500,000 of CIL collected available to not-for-profit organisations and constituted community groups, including local councils, who can all bid for funds to pay for infrastructure projects which encourage greener and healthier lifestyles. This pot of money is separate to the 15-25% of CIL funding which local councils automatically receive.

The new CIL Fund which will be launched on July 1 will hand out grants of £20,000 to £100,000 through a competitive application process. Applicants will need to show how there is local need and community support for their project as well as how it will

enable lower carbon living as part of the Council's ambitions for Cornwall to become carbon neutral by 2030.

This could include projects such as new pedestrian and cycle paths to improve links around and to town centres, improvements or creation of green spaces using infrastructure, or the adaptation of community buildings to enable multi-use functions such as improved access to health facilities and physical activities.

Infrastructure projects that will help communities recover from the impact of COVID-19 will also be welcomed.

The application form and guidance will be available at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil) from 1 July and the deadline for applications is 19 October 2020. If you have any queries please contact [cil@cornwall.gov.uk](mailto:cil@cornwall.gov.uk)

### Adapting your neighbourhood planning Consultation

There are a number of parishes who are undertaking or are due to progress to the Pre-submission consultation stage with their plan. You do not need to postpone the consultation or put the development of the plan on hold due to the current Covid-19 crisis. This relates to any consultation being carried out throughout the neighbourhood planning process. You can adapt the way you work and how you carry out the consultation and still follow Central Government's advice. Localities have set out information on their [website](#) about how neighbourhood planning can continue during the Covid-19 crisis.

If you continue to carry out any consultation on your plan, this will need to be agreed at a parish level. You will need to update your Consultation and Engagement Strategy if you adapt the way you consult the community and include the information in the Consultation Statement submitted with the plan at Regulation 15. An example is the Mylor NDP Steering Group, who have put together a document setting out how they will adapt their Regulation 14 consultation. The document can be viewed [here](#).

The main difficulty will be the need to demonstrate whether the community, which as defined by the NDP Regulations, includes those who 'live, work or carry out business in the neighbourhood area' will be aware of the consultation and have had sufficient opportunity to view and comment on the NDP. It is therefore even more important to consider how to reach people in their own homes and how to contact businesses and their employees, to publicise the consultation and ensure they are given sufficient time to respond.

This will be checked by us at the legal compliance and by an independent examiner at examination stage once the plan has been formally submitted to Cornwall Council. If



you have any queries or would like some advice you can contact the Neighbourhood Planning Team by email at [neighbourhoodplanning@cornwall.gov.uk](mailto:neighbourhoodplanning@cornwall.gov.uk).

**Some of the information on this bulletin is taken from Locality.**

## Admin

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**From:** Climate Change Planning Policy <climatechange.dpd@cornwall.gov.uk>  
**Sent:** 10 August 2020 08:48  
**To:** Climate Change Planning Policy  
**Subject:** Consultation - Climate Emergency Development Plan Document Pre-submission Report

**Categories:** Planning

By email



### Climate Emergency Development Plan Document Pre-Submission Report - Consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Dear Consultee,

Cornwall Council is publishing the above document for a 6-week consultation period between 10<sup>th</sup> August and 5pm on 25<sup>th</sup> September. The DPD contains draft policies to help ensure that planning decisions fully consider and respond to climate change.

This Pre-Submission stage consultation is intended to set out the draft policies in the Climate Emergency Development Plan Document (DPD) and invite comments on the content.

We want to engage in order to understand what you think about the proposed policies, before we produce the final version of the Climate Emergency DPD. However, this will not be the only opportunity for you to have your say; we will be consulting again on the content of the DPD prior to its submission to the Secretary of State, as well as engaging with key stakeholders throughout the process.

Aspects covered by the Climate Emergency DPD include:

- Renewable energy
- Natural climate solutions
- Town Centres
- Mine water energy and deep geothermal
- Energy and Sustainable Construction
- Coastal Change and flood management
- One Planet Development/Alternative living
- Transport
- Agriculture and Rural Sustainability

Once adopted, the Climate Emergency DPD will sit alongside the Cornwall Local Plan: Strategic Policies and other DPDs and will be used for decision making on all development proposals.

Copies of the document can be downloaded from: [www.cornwall.gov.uk/climatechangedpd](http://www.cornwall.gov.uk/climatechangedpd)

#### **How to view the documents and comment**

Due to the unprecedented situation caused by Covid-19, we may not be able to hold public meetings in person, we are monitoring the situation as restrictions ease. If you are unable to review the document in any other way, we may be able to provide a paper copy.

Use our dedicated email address: [climateemergencydpd@cornwall.gov.uk](mailto:climateemergencydpd@cornwall.gov.uk) , call 0300 1234 151 , or write to us at  
Climate Emergency DPD,  
Cornwall Council – Planning,  
PO Box 676,  
Threemilestone  
Truro TR1 9EQ

with any questions that you might have, or to request a paper copy of the document.

Representations should be made using the provided representation form available online at [www.cornwall.gov.uk/climatechangedpd](http://www.cornwall.gov.uk/climatechangedpd)

Completed Representation Forms should be submitted via email to:

[Climateemergencydpd@cornwall.gov.uk](mailto:Climateemergencydpd@cornwall.gov.uk)

Or by post to:  
Climate Emergency DPD,  
Cornwall Council – Planning  
PO Box 676  
Threemilestone  
Truro TR1 9EQ

Should you wish your name to be removed from our list of consultees please notify the Climate Emergency DPD Team via the contact details above.

If you have any other queries regarding the consultation, please contact a member of the Climate Emergency DPD Team by emailing [climateemergencydpd@cornwall.gov.uk](mailto:climateemergencydpd@cornwall.gov.uk) or by phoning 0300 1234 151

Yours faithfully,

**Climate Emergency DPD Team**

**Konsel Kernow / Cornwall Council | Planning & Sustainable Development**  
[climatechange.dpd@cornwall.gov.uk](mailto:climatechange.dpd@cornwall.gov.uk)  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk) | 'Onen hag oll'

To keep up to date with changes in the Planning & Sustainable Development Service, please check [What's new in Planning](#)

Find out about our Climate Change DPD at: <https://www.cornwall.gov.uk/climatechangedpd>

Please let us know if you need any particular assistance from us, such as facilities to help with mobility, vision or hearing, or information in a different format.

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at [enquiries@cornwall.gov.uk](mailto:enquiries@cornwall.gov.uk). Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.

No images? [Click here](#)

# Neighbourhood Planning



## Neighbourhood Planning Newsletter - August 2020

Dear Abigail,

Welcome to the tenth edition of Locality's quarterly neighbourhood planning newsletter.

In this edition, we have original features from Amy Tyler Jones (South Downs National Park), Katie Lea (Place Studio) and Geoff Botting from Woodcote Parish Council. We also have an article on examinations by our own Francis Shaw. Plus, we have our usual features – top tips (on diversity), question of the quarter (on local connections policies) and the legal corner.

You can also **win £50 John Lewis vouchers** in our question competition and our new photo competition.

**COVID-19 Guidance**

The government's Planning Practice Guidance has been updated in light of the COVID-19 lockdown. Paragraph 107 covers **Referendums, Decision-making, Examinations and Public consultation**.

To read more on what plan-making activity is currently possible click the button below.

#### Paragraph 107



## Grant and Technical Support eligibility update

The Ministry of Housing, Communities and Local Government (MHCLG) is providing further support to the neighbourhood planning support programme.

From 10 August 2020, the Additional Grant and Technical Support criteria will be extended to support designated neighbourhood forums, and groups based in deprived areas (where 30% or more of the neighbourhood area or population is in the 20% most deprived areas in England in accordance with the Index of Multiple Deprivation).

These groups will now become amongst those who are eligible to apply for up to £8,000 of Additional Grant and access the programme's technical support packages.

The programme will also be delivering a new technical support facilitation package, specifically tailored to support groups in these areas with the challenges they face.

For more information on how to access please visit our website and read the guidance notes.

**Read the Guidance Notes**



# Neighbourhood Planning Features



## Securing good design through the Cam Neighbourhood Plan

Katie Lea from Place Studio in Bristol writes about working with the Cam neighbourhood group on design policies.

[Read about Design in Cam](#)



## Neighbourhood planning in protected landscapes

Amy Tyler Jones from the South Downs National Park Authority provides an overview on neighbourhood planning in a protected landscape.

**Read about NPing in the South Downs**



**Ask the...Champion**

Geoff Botting is a neighbourhood planning champion and Woodcote Parish Councillor. He answers our questions on remaking the made Woodcote plan.

**Read Geoff's answers here**



**How to pave the way for a smooth examination**



Francis Shaw, Neighbourhood Planning Manager at Locality, runs through some tips for ensuring a smooth examination.


[Read more on examinations here](#)



## **Question of the quarter: What is a Local Connection Policy?**

A common objective for neighbourhood planners is that there should be adequate provision of housing which is accessible to local people. To further this aim, some neighbourhood plans have included local connection policies. In the link below we cover what a local connection policy is and some points to be aware of.

[Read more about local connections policies here](#)



## **Top Tips – why is diversity important when producing a neighbourhood plan?**

In order for a neighbourhood forum to be designated, a forum of at least 21 people from the local area is required. A neighbourhood forum should be as representative of the neighbourhood area as possible.

Though such a requirement is not set for town and parish led neighbourhood plans, it is still important to consider who lives and works within the neighbourhood area and how you will engage different groups. Membership for your plan-making group and engagement within the community should be as inclusive as possible.

If people feel left out, or are overlooked, this may impact the success of a neighbourhood plan. Ultimately, it may also mean that more people decide to vote 'No' at referendum.

## **Ensuring diversity from the outset**

The approach you use to identify different groups of people within a neighbourhood area can differ greatly. A common comparison is between urban neighbourhood areas with diverse populations vs. rural areas with relatively homogeneous populations. However, do not assume that differences will not need to be considered in less diverse places. Different religious denominations, political affiliations and residential and business interests may all be important considerations. Thinking about how people with disabilities get around their area will also be important.

In more diverse areas, some cultural groups may have specific organisations such as the Irish club or West Indian club. As well as this, certain groups may be more likely to adhere to a specific religion. Therefore, it is sensible to approach the local mosque or gurdwara, for example.

Another example of the diversity of experience is that women may use space differently to men. For instance, women may be more likely to avoid spaces that feel too enclosed or too remote. Think underpasses without natural surveillance or long, uninterrupted alleyways.

[Check out this BBC video on planning from a female perspective in Barcelona.](#)

Young people also often use space differently or travel along different routes to their older relatives. Insight into where feels safe can be valuable and young people may be more aware of which roads feel dangerous, or which parks feel unsafe to cross alone. In addition, parents of young children can be keenly aware of poorly paved areas or streets in which buggies are hard to navigate.

## How different lived experience can be considered when evidence gathering and policy writing

The current [Black Lives Matter movement](#) has highlighted, among other things, the importance of lived experience when formulating policy. Planning policy is no different and policy informed by the lived experience of all who live or work in a neighbourhood area can bolster the objective of creating successful spaces for all who use them.

Collecting data on cultural background, gender, age and disability will enable you to look for different kinds of responses to questionnaires or design-based work. Be careful that you abide by [GDPR rules](#) when collecting data on people.

For guidance on how to establish a neighbourhood forum and on community engagement techniques, Locality has specific toolkits. We also have a newly updated Design toolkit which you may find useful when thinking about good design for all. These can be found in the links below:

- [How to establish a neighbourhood planning forum](#)
- [How to consult with your community](#)
- [Achieving well-designed places through neighbourhood planning](#)



## Competitions

### Question Competition

#### Who is the new Chief Planner (replacing Steve Quartermain)?

The first person to tell us the correct answer wins a £50 John Lewis voucher!

Email your answer to [neighbourhoodplanning@locality.org.uk](mailto:neighbourhoodplanning@locality.org.uk) with the title

'Question Competition'. Please also let us know your name and the neighbourhood area where you live.

### **Previous edition's question competition winner and answer...**

The winner of our last question competition was David Broadley from Buckinghamshire Council, congratulations!

Previous question: 'Which county is home to the first neighbourhood plan to have come into force in England?'  
Answer: Cumbria.

### **Photo Competition**

We are also asking for photos of your neighbourhood area: something that represents why you love where you live and why making a neighbourhood plan is so important. Please adhere to current government guidance on distancing, and make sure that if there are people in your photos they are happy to be the subject.

Email your photo to [neighbourhoodplanning@locality.org.uk](mailto:neighbourhoodplanning@locality.org.uk) and title your email 'Photo Competition'. Please include your name and the neighbourhood area where you live. The winning photo will be featured as our header photo in the next edition and the winning photographer will win a £50 John Lewis voucher.

Note: we will only contact competition winners. Winners will be listed in the next edition.



## **Resources and toolkits**

### **Housing Needs Assessment Toolkit**

In light of the new National Planning Policy Framework (NPPF) we have updated our Housing Needs Assessment toolkit. This also provides updated information on how to plan for affordable housing (including affordable housing for sale).

**Read the HNA toolkit**

## **How to consider the environment in Neighbourhood plans**

This toolkit was produced in collaboration with statutory consultees and sets out how to consider the natural and historic environment when making a neighbourhood plan.

**Read the environment toolkit**

## **Interested in bringing forward affordable housing?**

Don't forget, we offer additional support to groups who are actively seeking to bring forward affordable housing for sale through neighbourhood planning. You can find out more about the support we offer by clicking the button below.

**Find out more about bringing forward  
affordable housing**



## **Case Law: COVID-19 guidance for neighbourhood plans**

Secretary of State for Housing, Robert Jenrick, has allowed an appeal for a planning application in Wheatley initially refused by South Oxfordshire Council. The proposal is for redevelopment of an Oxford Brookes university campus into 500 homes. Mr Jenrick allowed the appeal in part through using new neighbourhood planning guidance produced in light of the COVID-19 lockdown.

The new guidance from government enables [significant weight](#) to be given to neighbourhood plans that have passed examination and been agreed upon by the Local Planning Authority (LPA), but have been unable to advance to referendum due to the lockdown.

The emerging Wheatley neighbourhood plan is one such plan that has passed examination (in February), but due to lockdown rules has been unable to advance to referendum.

The Wheatley plan supports the scheme and this support was used as part of the rationale for concluding that the proposal should be allowed.



## Consultation on planning reform now open

The Government has released a white paper, [Planning for the Future](#), which is now out for public consultation. The Government states that this paper sets out proposed planning reforms to streamline and modernise the planning process. The consultation closes 29 October 2020.



## Neighbourhood Planning Champions

Neighbourhood Planning Champions are people across England who have a wealth of knowledge and experience in making their communities better through neighbourhood planning and neighbourhood development orders.

If you want to get in touch with a neighbourhood planning champion, or even find out how to become a champion, click the button below.

**Find out more about Champions**

Best wishes,

**John Wilkinson**





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