



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2SP
Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr Ms D L Reeve

Town Clerk: P B Bennett

See Distribution

Our Reference:
RTC/420/3/Mtg
Date:
9th September 2020

Dear Councillor

Meeting of the Planning Committee – Monday 14th September 2020

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held remotely and virtually on Monday 14th September 2020. Proceedings will commence promptly at 7pm.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'PB', with a long horizontal line extending to the right.

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 14th September 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 consider the planning applications [See Planning Schedule attached]
7. To confirm minutes of the following meeting:
 - 7.1 Meeting of the Planning Committee held on 17th August 2020
8. Town Clerk's Report
9. To receive correspondence:
 - 9.1 Decision Notice Schedule
 - 9.2 Licensed Premises Schedule
 - 9.3 Cornwall Council – PA20/07571, 85 Albany Road, TCA application for the proposed removal of two Sycamore trees
 - 9.4 Cornwall Council – Neighbourhood Planning E-Bulletin, August 2020
 - 9.5 Cornwall Council – Marine European Sites SPD Consultation

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 14th September 2020

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA20/ unless otherwise stated)	Details	Ward	Reply
1	05468	Land Adj to Carnkie Motor Centre. Seleggan Hill Full planning for the proposed construction of 20x40ft shed for storage For Mr Gary Ruddock	South	Supported
2	06300	Land South West of Lamborne Manor, Sinns Common Portal frame barn erection for horse and agricultural purposes For Mr Martin Branch	North	Supported
3	06679	Rear of 1, 3, 4, 8 and 10 Lowarth Elms, Green Lane Various works to trees For Coastline Housing Land at Cardrew Way	North	Supported
4	07101	The installation of a new 17.0m column supporting 6 no. antennas, together with ground-based equipment cabinets and ancillary development thereto For MBNL & H3G MBNL for and on behalf of Hutchison 3G Ltd	Central	Supported
5	07319	Land adjacent to the A3047, Treskerby Non-material amendment in relation to decision notice PA12/06982: Amended site layout For Andrew Wooding	Central	Supported
6	06720	Land adjacent 50 Drump Road Outline planning application to erect a dwelling and associated works For Mr and Mrs M Hunt	Central	Not supported on the grounds of lack of information

LIST 2

Ser No	Planning App No (All PA20/ unless otherwise stated)	Details	Ward	Reply
7	05274 (Cllr Ms Page)	Land East of The Firs, Forge, Mawla Proposed siting of log cabin style mobile home for temporary residential use For Mrs Alison Wood	North	
8	06421 (Cllr Ms Reeve)	Land Rear of Number 4 Trelawney Avenue, Treskerby Outline application with all matters reserved for the erection of a dwelling For Mr and Mrs M Ford 2 Alma Place	Central	
9	06204 (Cllr Brown)	Change of use from retail (A1), office (B1) and storage (B8) to retail (A1) and residential (C3) use. Including converting ground, first and second floors to 3no. studio flats, 3no. 1 bed flats, communal spaces and 1no. staff bedroom. External works to rear courtyard and Station Road side including demolition of existing glazed extension and restoration of façade with new windows to match existing windows. Opening up of entry between Station Road and rear courtyard For Mr Mike Lowe, Mustard Seed Property Limited	North	
10	06671 (Cllr Brown)	Land NW of White Acre, Harris Mill Proposed construction of 3 dwellings and associated works For Longstone Ltd	North	
11	06838 (Cllr Ms Reeve)	Whites Farm, North Country Conversion of garage/store buildings into two residential units and stationing of three residential homes For Mr G Richards	North	
12	06080 (Cllr Ms Page)	The Pryors, Sinns Common Two storey side extension to join existing garage, retention of existing garage For Mr Branch	North	



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Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr Ms D L Reeve

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Planning Committee held remotely and virtually
on Monday 17th August 2020

Present: Cllr M Brown Chairman
Cllr Mrs B Ellenbroek
Cllr Ms C Page
Cllr Ms D Reeve

In attendance: Ms A Hunt Office Administrator

PART I – PUBLIC SESSION

1364.1 To receive apologies for absence

Cllrs Biscoe, Mrs Biscoe, Bishop and Tregunna (other commitments).

1364.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda

None were declared.

1364.3 To ratify the planning responses submitted to Cornwall Council while meetings were suspended during the Coronavirus pandemic

A schedule had been circulated prior to the meeting.

1364.3.1 Unanimously RESOLVED to ratify the planning responses submitted to Cornwall Council while meetings were suspended during the Coronavirus pandemic [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Ellenbroek].

1364.4 To consider the planning applications

1364.4.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1364.5 To confirm the Minutes of the following meetings:

1364.5.1 *Meeting of the Planning Committee held on 9th March 2020:*

RESOLVED by Majority that the Minutes of the Planning Committee held on 9th March 2020 be accepted as true and accurate records of the proceedings. [Proposed Cllr Ms Reeve; Seconded Cllr Brown] Cllr Ms Page abstained as she had not been present at the meeting.

1364.5.2 *Interim Meeting of the Planning Committee held on 27th July 2020:*

Unanimously RESOLVED that the Interim Minutes of the Planning Committee held on 27th July 2020 be accepted as true and accurate records of the proceedings. [Proposed Cllr Ms Reeve; Seconded Cllr Ms Page]

1364.6 **To receive the Town Clerk's Report**

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

1364.7 **Correspondence**

1364.7.1 *Decision Notice Schedule*

The schedule was noted by Members. Gratitude was expressed in relation to the Planning Officer for PA20/01238 for his efforts in the establishment of a Local Liaison Group.

1364.7.2 *Licensed Premises Schedule*

A schedule had been circulated prior to the meeting. The Clerk further advised Councillors of application LI20_002835, details of which had been received after papers had been circulated and the deadline for representations for which fell prior to the next meeting of the Planning Committee. The schedule and additional application were noted by Members.

1364.7.3 *Cornwall Council – Notification of Appeal: PA19/08904, Land South of Ashcroft, Buller Hill*

The correspondence was noted by Members.

1364.7.4 *Cornwall Council – Mount Ambrose and Sandy Lane, Developer s106 Scheme consultation*

Cllr Mrs Ellenbroek advised that the proposals were an attempt to deal with a number of issues, including problems for pedestrians attempting to cross Mount Ambrose and speeding. The correspondence was noted by Members and support expressed for the proposals.

1364.7.5 *Cornwall Council – BT Telephone Box Consultation*

The correspondence was noted by Members.

1364.7.6 *The Planning Inspectorate – Appeal Decision: PA19/06259, Stables, Tolgus Place*

The correspondence was noted by Members.

1364.7.7 *Cornwall Council – Neighbourhood Planning E-Bulletin, July 2020*

The correspondence was noted by Members.

1364.7.8 *Cornwall Council – Climate Emergency Development Plan Document Pre-Submission Report - consultation*

Councillors were advised that the CPIR Climate Change Group would discuss the document at its upcoming meeting. Cllr Mrs Ellenbroek asked that a report come back to the Town Council from the Group. It was noted that the deadline for consultation responses was 25th September 2020. The correspondence was noted by Members.

1364.7.9 *Locality – Neighbourhood Planning Newsletter, Issue 10*

The correspondence was noted by Members.

Chairman

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

All references for PA20/ unless otherwise stated

Meeting: 17th August 2020

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc, with the exception of serial number 8. [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Ellenbroek]				
LIST 2				
8	10434 (PA19)	OS Field 6100, St Day Road	Retrospective planning permission for existing use for the siting of storage container and widening access	Unanimously RESOLVED not to support the application on the grounds of concerns over the proximity of the entrance to the field both to two bus stops on St Day Road, and the entrance to Highland Park. 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. [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Ellenbroek]

10	05841	11 Fore Street	Listed Building Consent for the conversion of redundant bank into 3 self contained residential units	<p>Unanimously RESOLVED not to support the application on the grounds of loss of retail space in a core retail area. Redruth Town Council also wishes to express strong concern at the entirely erroneous statement in the Heritage Assessment that "because of the Redruth Town Council policy that commercial premises have to be advertised to let for 9 months before a change of use can be considered, this resulted in amending the original application to 3 flats on the first floor only". Redruth Town Council has no such policy. The Town Council only agreed to disagree with the decision of Cornwall Council in relation to the original application (PA17/10084) following assurances that the ground floor would remain as commercial (A2) use. Minutes of the Cornwall Council Planning Committee of 9/4/2018 indicate that similar assurances were made at that meeting. [Proposed Cllr Ms Reeve; Seconded Cllr Ms Page]</p>
11	05840	11 Fore Street	Conversion of redundant bank into 3 self contained residential units	<p>Unanimously RESOLVED not to support the application on the grounds of loss of retail space in a core retail area. Redruth Town Council also wishes to express strong concern at the entirely</p>

				<p>erroneous statement in the Heritage Assessment that "because of the Redruth Town Council policy that commercial premises have to be advertised to let for 9 months before a change of use can be considered, this resulted in amending the original application to 3 flats on the first floor only". Redruth Town Council has no such policy. The Town Council only agreed to disagree with the decision of Cornwall Council in relation to the original application (PA17/10084) following assurances that the ground floor would remain as commercial (A2) use. Minutes of the Cornwall Council Planning Committee of 9/4/2018 indicate that similar assurances were made at that meeting [Proposed Cllr Ms Reeve; Seconded Cllr Ms Page]</p>
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Redruth Town Council
Town Clerks Report – Planning Committee
Meeting Date: 14th September 2020

Ser No	Item	Action	Response
NIL			

Planning Committee

Meeting 14th September 2020

Decision Notice Schedule

All references for PA20 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1364.3.1	05191	Chyventon House, Forth Noweth	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	Supported	Approved
1364.4.1	05461	58 East End	Demolition of existing extension and erection of a new extension on same footprint	Supported	Approved
1364.3.1	05211	Land at Bartles Industrial Estate, North Street	Construction of new dwelling and associated works	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	Refused
1364.3.1	05264	20 Albany Road	Proposed alteration and extension to existing garage at rear of property	Supported	Approved
1362.3.1.1	05365	Barn Adj. 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	Approved
1362.3.1.2	05384	1 Sparnon Gate Cottages, Old Portreath Road	Retrospective planning for the change of use of part of garage to residential dwelling	Unanimously RESOLVED to support the application	Refused

1362.3.1.3	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	Approved
1364.4.1.5	05875	Chyventon House, Forth Noweth	Works to tree namely – Sycamore – cut back from the building by 2m subject to a Tree Preservation Order (TPO)	Unanimously RESOLVED to support the application	Approved
1364.4.1.9	05601	5 & 6 Roaches Row	Single storey rear extension to both dwellings	Unanimously RESOLVED to support the application	Approved
1364.4.1.7	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	Unanimously RESOLVED to support the application	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 14th September 2020

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



By email

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

Your ref:
My ref: PA20/07571
Date: 8 September 2020

Dear Mr Bennett

Application PA20/07571
Proposal TCA application for the proposed removal of two Sycamore trees.
Location 85 Albany Road Redruth Cornwall TR15 2HZ
Applicant Mr And Mrs. A. Hill

The above-mentioned application has been received by the Area 2 Team of Cornwall Council's Planning and Sustainable Development Service and is available for you to view online at <http://planning.cornwall.gov.uk/online-applications>.

As this application is for works to trees in a Conservation Area, it will be decided under delegated authority. There is no need for you to submit any comments to the local planning authority as this communication is merely to notify you that an application has been received.

If you have any questions or concerns please contact me on [REDACTED]

Yours sincerely

[REDACTED]

Development Officer
Planning and Sustainable Development Service

[REDACTED]



Neighbourhood Planning

Update August 2020

Quick links

[Current Consultations](#)

[Government Legislation](#)

[Toolkit and guide notes](#)

[Other Information](#)

Welcome to the Neighbourhood Planning e-bulletin for August 2020

As the current national situation continues, the NDP officers are still redeployed to other teams for essential frontline work. We are managing to keep a basic support offer going, responding to enquiries and putting neighbourhood plans through the statutory stages, but if you contact us you may find a delay before we respond and we are not offering meetings or surgeries at present.

It's a time of change for the Planning System too. The government has made several recent changes to ensure that the system can continue to operate effectively and support the recovery from Covid -19. This Bulletin has information and links to briefing notes on the Planning and Business Act 2020, changes to permitted development rights, and the Government White Paper, Planning for the Future, which introduces consultations on both short term interim modifications and longer term radical change to the Planning system.

Some Local Councils may have listened in on 18 August to the live presentation by Hayley Jewels, Head of Development Management, and you can view the [Presentation Slides](#) and the [Q&As](#) from the event.



These changes bring an element of uncertainty to plan making, for all of us. It is too early to know what the final system will look like following the consultation and the passage of a Bill through parliament. It is clear that neighbourhood plans are retained in the new system; their future role is not entirely clear but may be more focussed on design and local distinctiveness. We expect further detail in the Autumn and will publish guidance as soon as we have more certainty. The current system will remain in place until changes are made and we will continue to support groups developing plans under the current regulations.

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 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.

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

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Town and Parish Councils submitted Designation Applications

125

Designated Areas

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

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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, St Austell Bay, Mylor, Mawnan.

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

Mawnan NDP consultation will run from 25 August to 30 October. 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.

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

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

Tywardreath and Par Parish NDP statutory consultation will run between 6th August and 15th 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 examination is complete and the examination report and modified NDP will be published shortly.

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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.

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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 Endellion, Lanteglos by Fowey.

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

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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

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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

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

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 2020 to include advice on adapting to Covid-19

[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

Government White Paper – Planning for the Future

The Government has published a white paper called 'Planning for the Future,' a consultation paper on changes to the planning system. It is aimed at streamlining and modernising the planning process with a new focus on design and sustainability to ensure that more land is available for development where it is needed. The consultation closes on 29th October 2020.

The Government have also published a further document on short-term measures which includes changes to the standard method for assessing local housing. The consultation for this document closes on the 1st October 2020.

It is too early to know what the final version of these reforms will look like, but the Planning Policy Team has produced a [briefing note](#) which summarises the key elements and we would encourage parish councils to respond to the consultation.

Business and Planning Act

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. The Planning Policy Team have produced a [Briefing Note](#).

Reform to the Use Class Order

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 Planning Policy Team have produced a [Briefing Note](#).

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 from 1 July and the deadline for applications is 19 October 2020. If you have any queries please contact 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.

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



Your ref:

Date: 14 August 2020

Dear Consultee,

Cornwall Council is publishing the following document for a six week consultation period between 14 August and 5pm 21 September 2020

Draft Marine and Estuarine European Sites Supplementary Planning Document

The SPD is linked to Policy 22 of the Cornwall Local Plan. Plans and policies must not harm the special features of a European site. Habitats Regulations Assessment of the Local Plan concluded that there could be harm to some European Sites in Cornwall due to increased recreation as there will be more people living in Cornwall and so numbers of people using the sites are likely to go up. The SPD sets out a strategic approach to the provision of mitigation and monitoring for increased recreational impacts on designated sites, with a programme of measures and a scale of contributions from development. This makes it easier for developers to make sure that their proposals will not harm a European Site and means that we can use the contributions to help protect the sites.

Copies of the document can be downloaded from <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/european-sites-mitigation-spd/> from Friday 14 August 2020 using the details below.

Representations should be made using the provided representation form available online at <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/european-sites-mitigation-spd/>

Completed Representation Forms should be emailed to:

localplan@cornwall.gov.uk

Or by post to:
Local Plans Team
Cornwall Council – Planning
PO Box 676

Cornwall Council, PO Box 676, Threemilestone
Truro, Cornwall TR1 9EQ

Tel: 0300 1234 151 www.cornwall.gov.uk

Threemilestone
Truro TR1 9EQ

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

If you have any other queries regarding the consultation please contact a member of the Local Plans Team by phoning 0300 1234 151 or by emailing localplan@cornwall.gov.uk.

Yours faithfully,


Senior Development Officer (Local Plans)
Planning & Sustainable Development

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