

**REDRUTH TOWN  
COUNCIL**



**CONSEL AN DRE  
RESRUDH**

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

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

**Town Clerk: P B Bennett**

***Our Reference:***

RTC/420/3/Mtg

***Date:***

13<sup>th</sup> January 2021

See Distribution

Dear Councillor

**Meeting of the Planning Committee - Monday 18<sup>th</sup> January 2021**

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held remotely and virtually on Monday 18<sup>th</sup> January 2021. 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', written over a horizontal line.

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 D Reeve  
Cllr J Tregunna  
Cllr W Tremayne

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**

**PLANNING COMMITTEE MEETING - Monday 18<sup>th</sup> January 2021**

**AGENDA**

**PART I PUBLIC SESSION**

1. To confirm members can communicate with others at the meeting and 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 14th December 2020
8. Town Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule
  - 9.3 Carolyn Brown & Drs Pidwell – Dangerous and Inconsiderate Parking on Albany Road
  - 9.4 Cornwall Council - Neighbourhood Planning E-Bulletin, December 2020

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

**SUBMISSIONS FOR: Monday 18<sup>th</sup> January 2021**

## LIST 1 (FOR APPROVAL EN-BLOC)

<b>Ser No</b>	<b>Planning App No (All PA20/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
1	10881	Land NW of White Acre, Harris Mill  Non material amendment to decision PA20/06671 to remove decking amenity area and changes to doors and windows of House 3  For Longstone Ltd	North	Supported
2	10605	The Buttermarket, Station Hill  The proposal involves the re-roofing of a covered market area  For Mr Ross Williams, Redruth Revival CIC	North	Supported
3	10606	The Buttermarket, Station Hill  Listed building consent for the re-roofing of a covered market area  For Mr Ross Williams, Redruth Revival CIC	North	Supported
4	10844	11 Trewirgie Road  Householder application for proposed new vehicular access  For Mr & Mrs Blewett	South	Supported
5	11160	84 Roseland Gardens  Loft conversion to include the construction of a first floor dormer extension to the rear and installation of roof windows within the front elevation  For Mr & Mrs Hartshorne	Central	Supported
6	11233	The Obelisk, Station Road  Non material amendment 1 to extend the roof in respect of decision notice PA20/00608  For Mr Chris Abbishaw, Royal Mail	North	Supported

7	10353	Land at New Portreath Road Barn for use of storage of hay and straw and farm implements For Mr Robert Mark Pedley 69 Trevingey Road	North	Supported
8	11035	Proposed extensions and alterations For Mr & Mrs Caroline Salmon Former Unit H, Bartles Industrial Estate, North Street	South	Supported
9	11276	Construction of new dwelling and amendment to the existing car parking arrangement For Mr Nick Rogers, JR Flat Roofing UK Ltd	North	Supported

## LIST 2

Ser No	Planning App No (All PA20/ unless otherwise stated)	Details	Ward	Reply
10	10805 (Cllr Brown)	Silverfields, Chapel Street Demolition of existing commercial printers workshop and construction of two dwellings For Mrs Julia Horscroft	North	



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

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 14<sup>th</sup> December 2020

Present: Cllr H Biscoe Chairman  
Cllr M Brown  
Cllr Ms D Reeve  
Cllr W Tremayne

In attendance: Ms A Hunt Office Administrator  
Cllr I Thomas  
Mr S Francis Local Resident  
Mrs H Geary Local Resident

PART I – PUBLIC SESSION

**1384.1 To receive apologies for absence**

It was confirmed with each Member present that they could communicate with others at the meeting. Apologies were received from Cllrs Mrs Biscoe, Bishop and Mrs Ellenbroek (other commitments) and from Cllr Tregunna (unwell).

**1384.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda.**

None were declared.

**1384.3 To suspend Standing Orders to allow the public to speak**

1384.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Ms Reeve; Seconded Cllr Brown].

**1384.4 To allow the public to put questions to the Council on any matters relating to this Agenda**

Mr Francis spoke as the applicant in relation to PA20/05518. He advised those present that the application had been delayed by the pandemic and that the shed had arrived in the meantime. Councillors were advised that the title of the application was incorrect and that planning permission was not required for the shed, but rather for the proposed change of use. Mr Francis advised that customers would be given time slots, with one per hour. Two private parking spaces were available, meaning that there would be no issues created in relation to parking, and there were no privacy issues. Mr Francis advised that he had spoken to all of the neighbours about his plans and that, for health reasons, he was unable to work anywhere else. He reassured those present that he had no intention of having a busy barbershop with lines of people queuing up.

Mrs Geary spoke against PA20/05518 and stated that the sheer size of the shed represented overdevelopment in a residential area. She suggested that the proposals would mean that the road would no longer be a quiet cul-de-sac and that the applicant had requested three parking spaces and had plans for a second chair. Mrs Geary stated that parking was already an issue and that there would be nothing to prevent the applicant developing a drop-in service in the future. Customers were already on-site seven days a week up until 11:30pm. She advised that noise was at a disruptive level, both from the chair and customers coming and going. In addition there was no commercial waste facility at the site. Mrs Geary suggested that there were plenty of available spaces for a business in the town centre. Light and privacy had been lost, particularly in the outside areas of her property, she was no longer able to leave her window open and she would need to sell the family home were permission granted.

**1384.5 To reinstate Standing Orders**

1384.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Ms Reeve; Seconded Cllr Biscoe].

**1384.6 To consider the planning applications**

1384.6.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

**1384.7 To confirm the minutes of the following meetings:**

1384.7.1 *Meeting of the Planning Committee held on 9<sup>th</sup> November 2020*

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 9<sup>th</sup> November 2020 as a true and accurate record of proceedings. [Proposed Cllr Ms Reeve; Seconded Cllr Brown] Cllr Biscoe abstained as he had not been present at the meeting.

1384.7.2 *Interim Meeting of the Planning Committee held on 30<sup>th</sup> November 2020*

RESOLVED by Majority to confirm the minutes of the Interim Meeting of the Planning Committee held on 30<sup>th</sup> November 2020 as a true and accurate record of proceedings. [Proposed Cllr Ms Reeve; Seconded Cllr Brown] Cllr Tremayne abstained as he had not been present at the meeting.

**1384.8 Town Clerk's Report**

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

**1384.9 To receive correspondence**

1384.9.1 *Decision Notice Schedule*

The schedule was noted.

1384.9.2 *Licensed Premises Schedule*

The schedule was noted

1384.9.3 *Cornwall Council – Joint A30 (Carland to Chiverton Cross) Dualling Project Cluster Meeting*

The Clerk advised that an invitation had been received to an online meeting to be held on 12<sup>th</sup> January 2021. The meeting would be an opportunity to receive an update on progress and ask questions in relation to the A30 (Carland to Chiverton Cross) dualling project and the Saints Trails. No Councillor was available to attend.

**Chairman**

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

All references for PA20/ unless otherwise stated

**Meeting: 14<sup>th</sup> December 2020**

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b> Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Biscoe; Seconded Cllr Brown]				
1	05468	Land adjacent to Carnkie Motor Centre, Seleggan Hill, Carnkie	Continued use of land for a haulage depot, storage of containers and proposed erection of staff and storage facility	Supported
2	09802	Mavrommatis Motors Ltd, 152 Falmouth Road	Conversion of former commercial vehicle repair workshop to a self-contained flat and domestic garage	Supported
3	10495	Land at Wheal Harmony	Non-material amendment to planning application PA18/09483 to amend the roofs of the employment units	Supported
4	09500	River Barns, Old Portreath Road, Bridge	Construction of ablutions block at certified location for exclusive use by members of the caravan and motorhome club	Supported
5	10214	1 South Park	Proposed single storey front extension	Supported

**LIST 2**

6	09867	Land adj to St Margarets, North Country	New dwelling	Unanimously RESOLVED to support the application, but to ask that, in light of the Climate Emergency declared by Cornwall Council and the emerging Climate Emergency DPD, environmentally-friendly measures are considered by the applicant and, in particular, that a sustainable energy source is used [Proposed Cllr Ms Reeve; Seconded Cllr Tremayne].
7	05518	4 Carbis Court	Retention of 3 x 3 shed and use as a barbershop	RESOLVED by Majority: (i) not to support the application on the grounds that it, in its current form, is not valid and (ii) to recommend that the applicant seek advice from Cornwall Council as the Planning Authority and then resubmit the application [Proposed Cllr Tremayne; Seconded Cllr Brown] Cllr Biscoe abstained.



**Redruth Town Council**  
**Town Clerk's Report – Planning Committee**  
**Meeting Date: 18<sup>th</sup> January 2021**

Ser No	Item	Action	Response
NIL			

Planning Committee

Meeting 18<sup>th</sup> January 2021

Decision Notice Schedule

All references for PA20 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1376.3.1.4	06137	Unit 2A, 39 Cardrew Industrial Estate	Change of use of garage to garage and MOT Centre (sui generis)	Unanimously RESOLVED to support the application	Approved
1373.3.1.6	08353	69 Montague Avenue	Demolition of existing detached garage and construction of single storey annexe	<b>Unanimously RESOLVED not to support the application on the grounds that the proposals represent overdevelopment of the site.</b>	Approved
1376.3.1.2	08691	The Beeches, 8 West Park	Extension to dwelling to create a self-contained annexe for family members	Unanimously RESOLVED to support the application	Approved
1366.6.1.12	06080	The Pryors, Sinns Common	Two storey side extension to join existing garage, retention of existing garage	<b>Unanimously RESOLVED not to support the application on the grounds of potential harm caused by the proximity of the proposals to the World Heritage Site and heritage assets</b>	Approved

1379.3.1.4	09690	Land adj to 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 alterations to vehicle access to use existing field access track serving Montague Meadows	Unanimously RESOLVED to support the application	Approved
1384.6.1.5	10214	1 South Park	Proposed small single storey front extension	Unanimously RESOLVED to support the application	Approved
1357.3.1.4	01119	Cornish Oven, Former John Anker Car Sales, Scorrier Filling Station	New access and parking area to rear of premises	<b>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</b>	Approved
	10881	Land NW of White Acre, Harris Mill	Non-material amendment to decision PA20/06671 changes to doors and windows of House 3		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 18<sup>th</sup> January 2021**

<b>Ser No</b>	<b>License No</b> <i>(All LI20/ unless otherwise stated)</i>	<b>Details</b>
NIL		

**From:** Carolyn Brown [REDACTED]  
**Sent:** Monday, December 28, 2020 12:02:28 PM  
**To:** W Tremayne <[wtremayne@redruth-tc.gov.uk](mailto:wtremayne@redruth-tc.gov.uk)>  
**Subject:** Albany road Redruth

Dear Town Councillor,

I am writing to express my concerns regarding dangerous and inconsiderate parking along Albany Road, Redruth.

These concerns consist of the following:

1. Double parking - cars parking in the road alongside other parked cars. This makes the road like a slalom course and emergency vehicles would not be able to pass safely.
2. Dangerous parking on the corner of Albany Road and Albany Lane. This makes it difficult for drivers exiting the lane to do so safely as they cannot see passing traffic and are forced to drive on the opposite side of the road in order to exit the lane. There is already a bollard to prevent parking on the pavement at this position, but perhaps double yellow lines would be a better and safer option?

I look forward to hearing from you in the new year.

**From:** [REDACTED]  
**Sent:** Thursday, December 24, 2020 5:09:14 PM  
**To:** W Tremayne <[wtremayne@redruth-tc.gov.uk](mailto:wtremayne@redruth-tc.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** Dangerous and inconsiderate parking

Dear Town Councillor,

I am writing to express my concerns regarding dangerous and inconsiderate parking along Albany Road, Redruth.

These concerns consist of the following:

1. Double parking - cars parking in the road alongside other parked cars. This makes the road like a slalom course and emergency vehicles would not be able to pass safely.
2. Dangerous parking on the corner of Albany Road and Albany Lane. This makes it difficult for drivers exiting the lane to do so safely as they cannot see passing traffic and are forced to drive on the opposite side of the road in order to exit the lane. There is already a bollard to prevent parking on the pavement at this position, but perhaps double yellow lines would be a better and safer option?

I look forward to hearing from you in the new year.

Best wishes,  
Dr Anna Pidwell and Dr Andrew Pidwell.



# Neighbourhood Planning

## Update December 2020

### Quick links

[Current Consultations](#)

[Government Legislation](#)

[Toolkit and guide notes](#)

[Other Information](#)

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

This month three Examination reports have been received and two further plans have been submitted and are starting Regulation 16 consultation. Three further parishes are holding presubmission consultation.

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.

We hope that we'll see a return to normal life sometime in 2021! Until then, best wishes to everyone for Christmas.

**Neighbourhood Planning Team**



## 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 designation applications submitted.

## Strategic Environmental Assessment Screening (SEA):

Redruth NDP is being screening for SEA.

Stoke Climsland NDP is being screened for SEA

## Pre-Submission Consultation:

Portreath NDP consultation will run from 12 October to 31 December 2020.

St Wenn NDP consultation will run from 9 November until 11 January 2021

Carlyon Parish NDP consultation will run from 8 December – 12 February

# 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.

# 65

**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, Perranuthnoe, St Just-in-Penwith, Portreath.



These consultations have been adapted to overcome Covid-19 restrictions and meet Public Health England advice.

## Plan Proposals Statutory Consultation:

Porthleven Parish NDP consultation runs from 10 December – 18 February 2021

St Austell Bay Parish NDP consultation runs from 26 November until 28 January

## Examination:

Budock Parish NDP examination is complete. We will be publishing the examination report and modified plan shortly.

Penryn NDP examination is complete. We will be publishing the examination report and modified plan shortly.

Calstock NDP is at Examination. The Examiner is Deborah McCann.

Tywardreath and Par Parish NDP examination is complete. We will be publishing the examination report and modified plan shortly.

## Referendum:

Camelford, St Endellion, Lanteglos by Fowey, St Cleer, St Clement, Ludgvan, St Enoder and Falmouth NDP referendums will be delayed until 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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### 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.

## 45

### 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.

The neighbourhood plans that are currently at Examination are likely to be ready to go to referendum in May 2021 too, provided there are no unexpected delays.

## Made Neighbourhood Plans:

No further neighbourhood plans have been made due to the regulations linked to the Coronavirus Act 2020, which mean that no elections or referendums can take place until 6 May 2021. These provisions will be kept under review and may be amended or revoked in response to changing circumstances.

## Neighbourhood Planning Toolkit links

[Neighbourhood Planning in Cornwall](#)  
[Neighbourhood Development Plan Proposals](#)  
[Neighbourhood Planning Examinations and Referendums](#)  
[Neighbourhood Planning Guide Notes and Template](#)

## Toolkit and Guidance Notes

We have a number of [guidance notes](#) and templates available on the toolkit.

## Useful web links

[Neighbourhood Planning \(Locality\) website](#)

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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

## 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

[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](#)

**For more information or if you would like to contact us please email the [Neighbourhood Planning Team](#).**

## 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.

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. You can view Cornwall Council’s response to the consultation on the planning White Paper: planning for the Future here: [Consultation Response](#)

We expect an initial Government response to this consultation in Spring 2021 and will publicise this in the E bulletin and update our toolkit guidance as necessary.

## Other Information

### 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 check 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 in this bulletin is taken from Locality.**