



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

See Distribution

Our Reference:

RTC/420/3/Mtg

Date:

3rd March 2021

Dear Councillor

Meeting of the Planning Committee - Monday 8th March 2021

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held remotely and virtually on Monday 8th March 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', with a long horizontal stroke 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 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 8th March 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 8th February 2021
 - 7.2 Interim Meeting of the Planning Committee held on 22nd February 2021
8. Town Clerk's Report
9. To receive correspondence:
 - 9.1 Decision Notice Schedule
 - 9.2 Licensed Premises Schedule
 - 9.3 Cornwall Council – Neighbourhood Planning E-Bulletin, February 2021
 - 9.4 Mr M Sanders – PA20/11224, 19 Raymond Road

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 8th March 2021

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA21/ unless otherwise stated)	Details	Ward	Reply
1	00959	Land and Building South of Hillcrest, Church Coombe Restoration of derelict dwelling to form new one bedroom property and associated works For Mr & Mrs Martin	South	Supported
2	10353 (PA20)	Land at New Portreath Road Barn for use of storage of hay and straw and farm implements For Mr R Pedley	North	Supported
3	00966	71 Mount Ambrose Single storey extension to rear and construction of rear dormer For Mr & Mrs Rule	Central	Supported
4	00366	The Count House, Wheal Buller, Buller Downs Revised application; replacement of existing porch with new entrance porch and erection of new two-storey extension replacing a upvc conservatory at the rear of the building For Mr T Luscombe	South	Supported
5	00577	Prospect House, Sparnon Gate Extension, alterations and associated works including conversion of detached store to office/bedroom For Mr & Mrs Roskilly	North	Supported
6	00070	18 Town Farm A single storey orangery extension to the rear of property with separate doors from the extension into the existing property For Mr C Applegarth	South	Supported

7	00815	85 Albany Road New lounge dining extension and internal modification For Mr A Hill	South	Supported
8	00490	4 Penryn Street Listed building consent for the conversion of two ground floor shops/offices and two dwellings above into four residential maisonettes including a basement extension and associated works For Mr D Cox, HEMCOX architects	North	Supported
9	00489	4 & 4A Penryn Street Conversion of two ground floor shops/offices and two dwellings above into four residential maisonettes including a basement extension and associated works For Mr T Robinson, HEMCOX architects	North	Supported

LIST 2

Ser No	Planning App No <i>(All PA21/ unless otherwise stated)</i>	Details	Ward	Reply
10	05518 (PA20) Cllr Tremayne	4 Carbis Court Retention of 3x3 shed and use as a barbershop For Mr S Francis	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 8th February 2021

Present:	Cllr H Biscoe	Chairman
	Cllr Mrs A Biscoe	
	Cllr M Brown	
	Cllr Mrs B Ellenbroek	
	Cllr Ms D Reeve	
	Cllr W Tremayne	to the point mentioned
In attendance:	Ms A Hunt	Office Administrator
	Cllr I Thomas	

PART I – PUBLIC SESSION

1394.1 To confirm members can communicate with others at the meeting and 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 Bishop (other commitments) and Tregunna (unwell).

1394.2 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.

1394.3 To consider the planning applications

1394.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1394.4 To confirm the minutes of the following meetings:

1394.4.1 Meeting of the Planning Committee held on 18th January 2021

Unanimously RESOLVED to confirm the minutes of the Meeting of the Planning Committee held on 18th January 2021 as a true and accurate record of proceedings. [Proposed Cllr Tremayne; Seconded Cllr Biscoe]

1394.4.2 Interim Meeting of the Planning Committee held on 25th January 2021

Unanimously RESOLVED to confirm the minutes of the Interim Meeting of the Planning Committee held on 25th January 2021 as a true and accurate record of proceedings. [Proposed Cllr Brown; Seconded Cllr Mrs Biscoe]

1394.5 Town Clerk's Report

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

1394.6 To receive correspondence

1394.6.1 Decision Notice Schedule

Cllr Mrs Ellenbroek stated that, despite the access granted under PA20/01119 not being permitted until Highways mitigation had been put in place, it was already in use. The issue had now been escalated at Cornwall Council. The schedule was noted.

1394.6.2 Licensed Premises Schedule

Concerns were expressed at the lack of information available, in particular in relation to the extent of the permission which would be granted by the licence. It was agreed that in future the Clerk would request sight of the full application whenever it was made by a premises sited on Fore Street.

1394.6.2.1 RESOLVED by Majority not to support the application on the grounds of: (i) lack of information, in particular in relation to the limits of any permission which would be granted and (ii) concerns over the principle of an increase in the number of premises on Fore Street selling alcohol, given the existing issue of street drinking in the town centre [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Ms Reeve] Cllr Biscoe abstained.

1394.6.3 Cormac – B3297 Redruth to Helston Consultation

The correspondence was noted.

1394.6.4 G R Development Services Ltd – Naming of New Development

The correspondence was noted.

1394.6.5 Andrew Clare – Redruth Drump Road and Gew Terrace, Traffic Management Issues

Cllr Ellenbroek stated that, since the proposals related to her Electoral Division, she had spoken to the local resident and advised that she would put them to the CPIR Community Network to see if support would be offered. She further advised that several residents of Drump Road had expressed similar concerns.

1394.6.4 Cornwall Council – Neighbourhood Planning E-Bulletin, January 2021

The correspondence was noted.

Chairman

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

All references for PA21/ unless otherwise stated

Meeting: 8th February 2021

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr Mrs Biscoe]				
1	00538	Graceland, 1 Old Portreath Road, Sparnon Gate	Proposed first floor extension and alterations	Supported
2	00477	Land at Wheal Harmony	Reserved matters for appearance, landscaping, layout and scale of 14no. employment units (Class B1), parking and associated development, pursuant to outline planning permission PA12/10103 dated 08/03/2013 with variation of condition 1 of decision PA18/09483	Supported
3	00337	Land North of The Cottage, Harris Mill	Application for Permission in Principle for construction of a dwelling	Supported
4	11464 (PA20)	St Stephens House, Radnor Road	Proposed conversion and extension of existing domestic stone outbuilding to form a holiday letting unit and installation of a new septic tank with leach field drainage to replace existing septic tank	Supported



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 an Interim Meeting of the Redruth Town Council Planning Committee held remotely and virtually on Monday 22nd February 2021

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

In attendance: Ms A Hunt Office Administrator
Cllr I Thomas

PART I – PUBLIC SESSION

1395.1 To receive apologies for absence

The Clerk confirmed with each Member present that they could communicate with others at the meeting. Apologies were received from Cllr Bishop (other commitments).

1395.2 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.

1395.3 To consider the planning applications

1395.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1395.4 To receive correspondence

1395.4.1 *Street Trading Renewal Application – Leann Geach, Fore Street, Redruth, LI21_000328*

No concerns were raised in relation to the potential impact of the trader on social distancing arrangements. The application was noted.

1395.4.2 *Mount Ambrose Pedestrian Improvements – Reconsultation*

Cllr Mrs Ellenbroek advised those present that the reconsultation was as a result of comments received. A number of elements on which consultation had previously been undertaken had now been removed from the proposals. The correspondence was noted.

1395.4.3 *Appeal Notification – PA19/04093, Rear of 43 Clinton Road, Redruth*

Cllr Thomas stated that he had advised local residents who had previously objected to the plans of the appeal. The correspondence was noted.

1395.4.4 *Cornwall Council – Planning News For Local Councils and Agents, Winter 2021*

The correspondence was noted.

1395.5 *Licensed Premises Application LI21_000220 – Hamiltons Barbers, 24 Fore Street [further discussion following receipt of additional information. From Planning Meeting held on 8th February 2021]*

Cllr Brown stated that he was concerned to see that an on- and off-premises licence had been requested. It was agreed that no reason or need had been demonstrated to provide alcohol for consumption off-premises. Cllr Mrs Ellenbroek stated that there was already an issue with street drinking and antisocial behaviour in the town and an additional premises selling alcohol for consumption offsite would only add to the potential for problems. In addition, the premises was on a main route for pupils travelling to and from school and it was undesirable that they witness street drinking. Cllr Ms Reeve pointed out that, in light of the existing issues, a public space protection order was in place to stop the drinking of alcohol in the street and assist the Police in the prevention of public disorder.

1395.5.1 RESOLVED by Majority to submit a representation to Cornwall Council Licensing objecting to the grant of a licence as requested in the application form, but to indicate that were an on-premises only licence to be granted, that would be acceptable to the Town Council [Proposed Cllr Tremayne; Seconded Cllr Brown] Cllr Mrs Ellenbroek abstained; Cllr Ms Reeve voted against.

Chairman

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

All references for PA20/ unless otherwise stated

Meeting: 22nd February 2021

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr Tremayne]				
1	11224	19 Raymond Road	Alterations and extension	Supported on the proviso that no objections are received from neighbours of the property
2	11276	Former Unit H, Bartles Industrial Estate, North Street	Construction of new dwelling and amendment to the existing car parking arrangement	Not supported. Redruth Town Council notes and supports the comment made by WHS Planning Advice dated 25 th January 2021
LIST 2				
NIL				

Redruth Town Council
Town Clerk's Report – Planning Committee
Meeting Date: 8th March 2021

Ser No	Item	Action	Response
1395.5.1	Licensed premises application LI21_000220, Hamiltons Barbers, 24 Fore Street	RESOLVED by Majority to submit a representation to Cornwall Council Licensing objecting to the grant of a licence as requested in the application form, but to indicate that were an on-premises only licence to be granted, that would be acceptable to the Town Council	Notification received from Cornwall Council Licensing that applicant had agreed to remove request for off-premises sales

Planning Committee

Meeting 8th March 2021

Decision Notice Schedule

All references for PA21 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1370.6.1.6	08061 (PA20)	Land Rear of 71 Albany Road	Construction of a detached dwelling and alterations to an existing vehicle access	RESOLVED by Majority not to support the application on the grounds: (i) that the emerging Redruth Neighbourhood Development Plan does not support development in the gardens of properties and (ii) of concerns in relation to overlooking	Approved
1384.6.1.2	09802 (PA20)	Mavrommatis Motors Ltd, 152 Falmouth Road	Conversion of former commercial vehicle repair workshop to a self-contained flat and domestic garage	Unanimously RESOLVED to support the application	Approved
1388.3.1.5	11160 (PA20)	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	Unanimously RESOLVED to support the application	Approved

1376.3.1.7	10458 (PA19)	Land East of Rule Street	Application for Outline Planning Consent with all matters reserved for Residential Development (up to 18 dwellings)	Unanimously RESOLVED not to support the application on the grounds of: (i) concerns over the proposed access from Rule Street and (ii) overdevelopment. Redruth Town Council notes and supports the concerns raised by a number of local residents as expressed on the planning portal	Approved
1388.3.1.10	10805 (PA20)	Silverfields, Chapel Street	Demolition of existing commercial printers workshop and construction of two dwellings	RESOLVED by Majority not to support the application on the grounds: (i) that the plans represent overdevelopment; (ii) concerns with regard to access and parking, in particular the width of access and the ability to manoeuvre and navigate, and (iii) lack of amenity space both for the proposed new dwellings and the existing properties to the front of the site	Withdrawn

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSED PREMISES SUBMISSIONS FOR:

Monday 8th March 2021

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



Neighbourhood Planning

Update February 2021

Quick links

[Current Consultations](#)

[Government Legislation](#)

[Toolkit and guide notes](#)

[Other Information](#)

Welcome to the Neighbourhood Planning e-bulletin for February 2021

Neighbourhood planning support continues to function remotely, with all officers working from home, and we maintain a basic offer of support, responding to enquiries and putting NDPs through the statutory stages, but we hope that the government's announcement of the route out of lockdown will mean a return to normal operations later this year.

Electoral Services has decided to run all the delayed NDP referendums in early summer, after the Local Elections and Police and Crime Commissioner Elections, which will go ahead on 6 May. This is to avoid confusion, enable the document inspection which is required for NDP referendums and ensure Covid secure operations. They will be in touch with parish councils to make the arrangements after the Local Elections are completed.

At the end of March, Sarah Furley will leave the NDP team after 10 years supporting NDPs in Cornwall. For an interim period, while Covid restrictions continue and until the extent of planning reforms and their impact on neighbourhood planning powers are clear, we'll continue to provide a basic level of support to active groups. Fortunately, the NDP Officers, Melissa Burrow and Imogen Day, will be returning from Covid redeployment, and will provide support for the NDP groups going through statutory stages and Chloe Hillson will continue to provide project support. Please send all email enquiries and correspondence to the neighbourhoodplanning@cornwall.gov.uk so that the team can manage the workload from there.

Neighbourhood Planning Team



www.cornwall.gov.uk



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.

No further designation applications submitted.

Strategic Environmental Assessment Screening (SEA):

No NDPS are currently being screened

Pre-Submission Consultation:

[Padstow Regulation 14 Consultation](#) will run from 8 February to 18 April 2021.

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

Plan Proposals Statutory Consultation:

[St Sampson Parish NDP](#) consultation runs from 21 January to 1 April 2021.

[Saltash Parish NDP](#) consultation runs from 21 January to 1 April 2021

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.

68

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, St Wenn, Carlyon, Dobwalls and Trewidland

[Menheniot Parish NDP](#) consultation runs from 28 January until 8 April.

[Linkinhorne Parish NDP](#) consultation runs from 11 February until 22 April 2021

[Looe Parish NDP](#) consultation runs from 23 February to 6 May 2021

The consultations have been adapted and extended to adapt to Covid-19 restrictions.

[St Just and Pendeen NDP](#) has been submitted and is going through the legal compliance check prior to Regulation 16 consultation.

Examination:

[Calstock NDP](#) is at Examination. The Examiner is Deborah McCann.

[St Austell Bay Parish NDP](#) is at Examination. The Examiner is Liz Beth.

[Porthleven NDP](#) is at Examination. The Examiner is Deborah McCann.

Referendum:

[Budock](#), [Penryn](#), [Tywardreath and Par](#), [Camelford](#), [St Endellion](#), [Lanteglos by Fowey](#), [St Cleer](#), [St Clement](#), [Ludgvan](#), [St Enoder](#) and [Falmouth](#) Parish NDP referendums will be delayed until early summer. The post examination modified plans are published and the Ministry of Housing, Communities and Local Government has updated [planning guidance](#) to indicate that neighbourhood plans awaiting referendums can be given significant weight in decision-making.

58

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, Porthleven, Menheniot, St Sampson, Linkinhorne, Saltash, Looe, St Just and Pendeen

49

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

Made Neighbourhood Plans:

No further neighbourhood plans have been made because no referendums have been held since Public Health restrictions related to Covid 19 came into force.

Neighbourhood Planning Pages links

Please be aware that the Cornwall Council website is currently being updated and some pages will be temporarily unavailable.

[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](#)
[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](#)

Endellion, Lanteglos by Fowey, Budock, Penryn, Tywardreath and Par

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

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

Government Legislation

Consultation on draft changes to the NPPF

The Ministry of Housing, Communities and Local Government is [consulting](#) on draft revisions to the National Planning Policy Framework, implementing the recommendations of the Building Better, Building Beautiful Commission.

Deadline 27 March 2021.

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.

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

From: Martin Sanders

Sent: 24 February 2021 13:30

To: ian.thomas@cornwallcouncillors.org.uk <ian.thomas@cornwallcouncillors.org.uk>; Cllr H Biscoe <thbiscoe@redruth-tc.gov.uk>; Peter Bennett (Town Clerk) <townclerk@redruth-tc.gov.uk>

Subject: Planning application PA20/11224

Re planning application PA20/11224

Dear all,

In light of the comment made by Redruth town council planning committee in relation to planning application PA20/11224 we wanted to inform you that we have lodged an objection to this planning application. To date, there is also a further objection from a neighbour, and another has commented with concern. It has taken us some time to compile our objection due to the gravity of the situation and as we wanted to be thorough. The applicant has informed us that the application is due to be amended however as this is yet to occur we felt it best to proceed with lodging our objection prior to the end of the neighbourhood consultation phase.

We have included below a copy of our objection here for your information. we have also attached a photo to further illustrate the issues outlined, but would welcome a site visit so the considerable scale of the proposed extension and its significant detrimental impact upon our residential amenity, light and outlook (among other things) can be fully appreciated.

Kind regards,
Martin Sanders and Leanne Opie

=====

We wish to object to the planning application PA20-22114. We have a number of concerns about the application and feel the proposed extension would have a significant adverse impact on our living environment and also that of other neighbours. The proposed two-storey extension is significantly larger than the existing extension both in terms of its full two-storey height and especially, its depth of 8+ meters from the original house. The western elevation which would be immediately adjacent to our property is of particular concern to us. This would clearly be a very substantial wall, which given its location and scale would have a significant adverse impact upon our residential amenity and occupancy/living environment. Our outlook, privacy and light would all be impacted upon. We believe the overall scale of the proposed extension would dominate the existing building, that it would be overbearing to the property itself and also neighbouring properties. We also feel that due to the scale and design, the proposed extension would be out of context and not in keeping with the local and immediate area.

Drawings/boundary:

Prior to listing our other points in more detail, we feel it important to point out that the drawings submitted do not accurately reflect no.19, or the relationship between no.19 and no.17, nor no.19 and no.21. While not depicted in the drawings, no.21 is a single storey dwelling. The actual arrangement of no.19 and its current extension in relation to our property no.17 is not accurately depicted in the drawings. The 'elevations-existing drawing' (1185.05) and 'elevations-proposed drawing' (1185.09), specifically the 'south elevation', incorrectly show a chimney on the western side of the roof of no.19. This chimney is in fact predominantly on the roof of our property, no.17 and is our chimney. The 'elevations-existing drawing' does not take account of the fact that the existing extension was built astride our boundary. If the proposed extension were also built astride the boundary it would further encroach onto our property/rear wall, and interfere with our roof line. This is therefore not practicable and we have not given any consent for this to occur.

Photos can be supplied however, we would respectfully request a site visit so this issue and the other issues raised later can be inspected.

Location:

While the Cornwall Council 'Domestic alterations and extensions guide' states "two storey rear extensions are more likely to cut out neighbours light than a single-storey one and should not normally be built on the boundary", the proposed two storey extension would be situated directly upon our eastern boundary, immediately adjacent to our property (house and garden) and at a right angle to/overlooking our main living accommodation (kitchen/diner/living room and master bedroom/office space).

Scale:

The existing extension features a mansard/flat roof construction with the entire structure being lower in height than the eaves of the original house. However the height of the proposed extension is considerably greater. With the proposed extension, the benefit of the mansard/flat roof construction to our own access to light is lost, and the proposed walls matching the height of the original eaves with a further pitched roof on top, means it is considerably higher. Compared to the existing extension, this additional height/size would block more light from our habitable rooms/private outdoor space. The Cornwall Council 'Domestic alterations and extensions guide' states that "a two metre high wall located within close proximity of a living room window will be physically overbearing on the outlook from the room and would harm the living environment of that property". The proposed western elevation here is perpendicular to our habitable rooms, and being in the region of 5 metres tall plus pitched roof, would therefore have an even greater impact.

The Cornwall Council 'Draft Design Guide' states that "Extensions should not dominate the existing building in shape or size. In general terms extensions should be smaller than the original house and should be narrower in width, shorter in depth and lower in height than the existing property to keep a coordinated overall look". The depth of the proposed western elevation is in excess of 8 meters from the original/main house. This is more than double the length of the existing extension, and in total appears equal to the entire depth of the original house, increasing the foot print by approximately 80%.

Overshadowing/loss of light:

We are concerned that the location of the proposed extension directly on the boundary combined with its height and depth would significantly overshadow our property and negatively impact the daylight/sunlight available to our habitable rooms (kitchen/diner/living room and master bedroom/office space) and only private garden space. The proposed extension would block light generally but due to its location to the east of our property, would particularly block morning through to midday light. The scale/location of the proposed extension would also overshadow and negatively impact the outlook of other neighbouring properties habitable rooms and their gardens.

The Cornwall Council 'Draft Design Guide' states that "extensions should not impact on neighbouring properties. An extension behind a line drawn at an angle of 45 degrees from the centre line of your neighbour's nearest ground floor window is less likely to affect them". Looking at the 45-degree rule, the western elevation of the proposed extension would significantly break past the on plan 45-degree splay line and also the 45-degree splay line on elevation when viewed from the windows of our habitable rooms at the rear of our property, demonstrating that the proposed extension is too large and will cause loss of light.

Outlook/visual amenity:

The proposed extension would cause harm to the enjoyment of our rear amenity space.

The proposed extension would mean that the outlook from the rear of our property (including habitable space and private outdoor space) would be dominated by the proposed western elevation. Its size would be visually imposing and overbearing, creating a sense of enclosure within our property. For us, this means that the outlook from our habitable downstairs space will be dominated by a two-storey wall which, at the window, reaches behind and in front of us by approximately four meters, and which is immediately to our left. We also have Velux windows in our ground floor living space, meaning the outlook from those will be dominated and overshadowed by the western elevation above. From our habitable first floor space, the outlook will be dominated by the entire two-storey, 8+ meter deep wall, again situated immediately to our left.

Energy efficiency

Loss of light into our habitable spaces would mean increased reliance upon artificial light, and also any related reduction in solar gain would increase reliance upon artificial heat. The Cornwall Council 'Draft Design Guide' places emphasis upon developments helping to reduce our carbon footprint, including by way of heating and lighting. We, therefore, feel these knock-on implications should be a factor when considering the application.

Environment:

Also in line with the 'Draft Design Guide', externally we are concerned that overshadowing could lead to dampness and therefore mould or algae growth on the walls and single-storey roof at the rear of our property and the proposed extension itself, particularly where this meets our building.

While section 7 of the planning application form requests information around any trees on the property or on adjoining properties the application does not acknowledge that there are any in situ. However, within our own property, there is an established Cornish palm tree, 4/5 meters in height, immediately adjacent to the boundary between no.17 and no.19. This tree would be affected by the proposed construction along the boundary, both in terms of the roots of the tree and the tree branches as the proposed extension would be built alongside it.

Privacy:

The plans feature a window in the west elevation which is both in very close proximity to, and at a right angle to, our master bedroom window. While the window is said to be obscured it is unclear as to whether this will be an opening window. Due to the proximity/angle of this window in relation to our master bedroom window, and its location directly above our own single-storey extension and associated roof/Velux windows into our kitchen/diner/living space and also bathroom, we feel this would pose a significant issue to our privacy in our internal space. Our only private outdoor space would be affected. Access to/through our property would be required in order to undertake any maintenance to the western elevation. Due to the scale of the proposed development, this is far from ideal.

Light and noise nuisance:

We would also be concerned about the potential for light nuisance in hours of darkness when the area inside the proposed window in the western elevation is lit, as due to the right angle and proximity of the proposed window to our windows, this may create glare/shine into our bedroom and living areas. Currently, the only lights at the rear of our property are in line with our own, facing away from our property rather than at it, and are therefore of no issue. Further to this, there is also the potential for noise nuisance from the same area.

Proportions:

The Cornwall Council 'Domestic alterations and extensions guide' states that "extensions that detract from or conflict with the proportions of the original building are unlikely to be approved", and that "windows should line up with and follow the detail and proportions of those on the original house, particularly on elevations to be viewed by the public". As mentioned previously the proposed extension is of a similar footprint to the original/main house. In addition, the windows on the proposed first floor of the south elevation appear significantly larger than the existing, and they would all be visible to the public from the adjacent Victoria Park.

Building materials:

The proposed use of cedar or larch weatherboard while attractive in the right setting would also be out of context to the character of the property, area and immediate neighbourhood.

Drainage:

A comment has been made regarding access to drains and sewers crossing the site remaining accessible. We feel this should form part of the objection to the planning application as it appears the proposed extension would be built over the drains in question.

NB: We have recently been assured by the applicant that the application for a two-storey extension is due to be amended to an application for a conservatory. Once this amendment is live we will make separate comments as appropriate.

