



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

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

Town Mayor: Cllr M J Brown

Town Clerk: P B Bennett

See Distribution

Our Reference:

RTC/420/3/Mtg

Date:

19th May 2021

Dear Councillor

Meeting of the Planning Committee - Monday 24th May 2021

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held at Redruth Civic Centre, Alma Place on Monday 24th May 2021, commencing 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 horizontal line drawn through it.

Peter Bennett
Town Clerk

Enclosure:

1. Agenda and associated documentation

Distribution:

Cllr S Barnes
Cllr H Biscoe
Cllr Mrs A Biscoe
Cllr A Bishop
Cllr M Brown
Cllr L Collins
Cllr Mrs B Ellenbroek
Cllr W Tremayne

For Information:

All other Councillors
Cornwall Council Members
Press & Public

REDRUTH TOWN COUNCIL

PLANNING COMMITTEE MEETING - Monday 24th May 2021

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 8th March 2021
 - 7.2 Interim Meeting of the Planning Committee held on 29th March 2021
 - 7.3 Interim Meeting of the Planning Committee held on 26th April 2021
8. Town Clerk's Report
9. To receive correspondence:
 - 9.1 Decision Notice Schedule
 - 9.2 Licensed Premises Schedule
 - 9.3 Cornwall Council – PA21/00010/NDP, Plan Proposal submitted for Portreath Neighbourhood Development Plan
 - 9.4 The Planning Inspectorate – Appeal Decision, PA19/04093, Land to the rear of 43 Clinton Road, Park Road
 - 9.5 Treveth Holdings – Tolgus Scheme, Street Name Suggestion Request
 - 9.6 Cormac Ltd – Mount Ambrose and Sandy Lane Pedestrian Improvements
 - 9.7 Cornwall Council - Planning News for Local Councils and Agents, May 2021

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 24th May 2021

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA21/ unless otherwise stated)	Details	Ward	Reply
1	02779	Post Office, 61 Fore Street Listed building consent for construction of a new customer service point (CSP) for Royal Mail Redruth Delivery Office For Mr Chris Abbishaw, Royal Mail	North	Supported
2	02778	Post Office, 61 Fore Street Construction of a new customer service point (CSP) for Royal Mail Redruth Delivery Office For Mr Chris Abbishaw, Royal Mail	North	Supported
3	04287	RS Berry Autospray Bodyworks, 1 Coach Lane Erection of a replacement vehicle sprayshop (amended design) with variation of Condition 3 of decision notice PA08/00864/F dated 02.07.2008 For Mrs Kat Berry, RS Berry Autospray	North	Supported
4	04082	Land East of Plen An Merther, Radnor Road Proposed construction of dwelling For Mr & Mrs Hancock	North	Not supported on the grounds of potential harm caused by the proximity of the proposals to the World Heritage Site and heritage assets
5	02667	Pennoweth Primary School, Drump Road Expansion and remodelling of existing primary school to include a new reception, 4 x new classrooms, small hall, hygiene room, staff room and associated external works: the adapting of car parking areas to the front of the school; and the installation of the associated new cycle and scooter stores and parking areas; and the relocated refuse store For Mr Steve Eva, Crofty MAT	North	Supported

6	03308	102 Southgate Street Residential development of ten houses For Mr D Salmon, EMI Developments	South	Supported
7	11288 (PA20)	1-6 Basset Court, Basset Street Replacement of existing single glazed, timber framed sash windows with traditional style PVCu windows For Mr David Terrace	Central	Supported
8	03074	Rhonallea, 19 Trewirgie Road Amendment to 'Demolition of existing external store and construct single storey extension' (PA19/06635 approved 09.09.2019 For Mr & Mrs Bond	South	Supported
9	02642	Forge Farm, Forge, Mawla Proposed erection of fodder store For Messrs R & D P Rule	North	Supported
10	04074	4 Chapel Terrace, Redruth Highway Rear first floor extension, detached garage and porch For Mr P & Mrs S Saundry	Central	Supported
11	02728	21 East End Second amendment to 'Proposed ground floor bathroom extension for disabled access' (PA18/01107), the extension is proposed to be moved away from the boundary with the loss of a ground floor window compensated by the addition of a roof light For Miss Elisha Thorne	Central	Supported

LIST 2

Ser No	Planning App No (All PA21/ unless otherwise stated)	Details	Ward	Reply
12	01776 (Cllr H Biscoe)	Land adjacent to The Ponderosa, Tolgus Mount Construction of Affordable Led Development of four dwellings For Mr & Ms Weeks & Bettison	North	
13	03184 (Cllr Mrs Ellenbroek)	Land East of Hellangove, Basset Road, Treleigh Permission in principle for up to nine self-build homes For Mr E Stevens	Central	



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Town Mayor: Cllr Ms D L Reeve

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Planning Committee held remotely and virtually
on Monday 8th March 2021

Present:	Cllr H Biscoe	Chairman
	Cllr Mrs A Biscoe	
	Cllr A Bishop	
	Cllr Mrs B Ellenbroek	
	Cllr Ms D Reeve	
	Cllr J Tregunna	
	Cllr W Tremayne	
In attendance:	Ms A Hunt	Office Administrator
	Cllr I Thomas	
	Mr S Francis	Local Resident
	Ms K Wood	Local Resident
	Ms H Ellis	Local Resident
	Ms J Billington	Local Resident
	Mr M Sanders	Local Resident
	One other local resident also attended	

PART I – PUBLIC SESSION

1399.1 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 Cllr Brown (other commitments).

1399.2 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.

1399.3 To suspend Standing Orders to allow the public to speak

1399.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Tremayne; Seconded Cllr Biscoe].

1399.4 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 that one-hour slots would be allocated per customer and the shed offered a more secure, private and hygienic environment. Due to health issues, this would be the permanent business model. Footfall and vehicles were controlled, with customers asked to come on foot if possible and two parking spaces available. Mr Francis had spoken to all his neighbours about the plans and stated that he had backing from all except for one. A trellis had been erected for

increased privacy and noise surveillance was being undertaken. Mr Francis stated that the shed itself did not require planning permission, commercial waste arrangements had been made, opening times were considerate and walk-ins would not be permitted.

Ms Wood spoke, as a neighbour of the site, in support of PA20/05518. She confirmed that the applicant had approached neighbours and advised that the shed was a high-specification building. Customer flow could be managed and there was plenty of privacy. Ms Wood confirmed that the applicant had a number of parking spaces and that there was no impact on access or egress. She stated that the applicant was using his initiative and keeping a business in Redruth.

Ms Ellis also spoke in support of PA20/05518. She advised that, as a resident of Carbis Court, she had been approached by the applicant. Ms Ellis stated that the applicant parked his own vehicle in such a way that she would not be disturbed by customers and that he was just trying to support his family.

Ms Billington spoke as a customer of Mr Francis and also offered her support for PA20/05518. She stated that Mr Francis was warm and welcoming and that she had encountered no problems with parking, with space available on the driveway of the property. The Government had been asking people to work from home, and she stated that Mr Francis was a family man with a good business.

Mr Sanders spoke in relation to Item 9.4 on the Agenda. He stated that PA20/11224 was for an exceptionally large extension which would effectively double the size of the existing house in question. In addition to his own concerns, other neighbours of the site had also submitted objections to Cornwall Council. Cllr Biscoe confirmed that, at the time of listing, these had not been available on the planning portal. Cllr Thomas advised that he had undertaken a site visit and spoken to the Planning Officer. It was believed that an amended submission would be made, however this had yet to be done.

1399.5 To reinstate Standing Orders

1399.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Biscoe; Seconded Cllr Tremayne].

1399.6 To consider the planning applications

1399.6.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1399.7 To confirm the minutes of the following meetings:

1399.7.1 *Meeting of the Planning Committee held on 8th February 2021*

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 8th February 2021 as a true and accurate record of proceedings. [Proposed Cllr Biscoe; Seconded Cllr Mrs Biscoe]. Cllrs Bishop and Tregunna abstained as they had not been present at the meeting.

1399.7.2 *Interim Meeting of the Planning Committee held on 22nd February 2021*

Unanimously RESOLVED to confirm the minutes of the Interim Meeting of the Planning Committee held on 22nd February 2021 as a true and accurate record of proceedings. [Proposed Cllr Biscoe; Seconded Cllr Mrs Biscoe]. Cllr Bishop abstained as he had not been present at the meeting.

1399.8 Town Clerk's Report

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

1399.9 **To receive correspondence**

1399.9.1 *Decision Notice Schedule*

The schedule was noted.

1399.9.2 *Licensed Premises Schedule*

The schedule was noted.

1399.9.3 *Cornwall Council – Neighbourhood Planning E-Bulletin, February 2021*

Cllr Mrs Ellenbroek advised those present that the system was now subject to a backlog, with no referenda being held until early summer. The Redruth Neighbourhood Plan would be going out to public consultation at the end of March. The correspondence was noted.

1399.9.4 *Mr M Sanders – PA20/11224, 19 Raymond Road*

It was noted that the Committee could not revisit its earlier resolution in relation to the above application, but that the comments submitted to Cornwall Council had made clear support was on the proviso that no objections were received from neighbours of the property.

1399.9.4.1 Unanimously RESOLVED to formally request that Cllr Thomas, in his role as Cornwall Councillor, look into this matter [Proposed Cllr Ms Reeve; Seconded Cllr Bishop].

Chairman

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

All references for PA21/ unless otherwise stated

Meeting: 8th March 2021

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 RESOLVED by Majority that Recommendations on List 1 are supported en bloc. [Proposed Cllr Biscoe; Seconded Cllr Bishop] Cllr Mrs Ellenbroek abstained.				
1	00959	Land and Building South of Hillcrest, Church Coombe	Restoration of derelict dwelling to form new one bedroom property and associated works	Supported
2	10353 (PA20)	Land at New Portreath Road	Barn for use of storage of hay and straw and farm implements	Supported
3	00996	71 Mount Ambrose	Single storey extension to rear and construction of rear dormer	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	Supported
5	00577	Prospect House, Sparnon Gate	Extension, alterations and associated works including conversion of detached store to office/bedroom	Supported
6	00070	18 Town Farm	A single storey orangery extension to the rear of the property with separate doors from the extension into the existing property	Supported

7	00815	85 Albany Road	New lounge dining extension and internal modification	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	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	Supported
LIST 2				
10	05518 (PA20)	4 Carbis Court	Retention of 3x3 shed and use as a barbershop	Unanimously RESOLVED to support the application [Proposed Cllr Tremayne; Seconded Cllr Ms Reeve]



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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 29th March 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

1402.1 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).

1402.2 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.

1402.3 To consider the planning applications

1402.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1402.4 To receive correspondence

1402.4.1 *Cornwall Council – PA21/02976, 28 Clinton Road, Felling of Cypress tree*

The correspondence was noted.

1402.4.2 *Cornwall Council – Community Governance Review Changes, Planning Application Consultations*

The correspondence was noted.

Chairman

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

All references for PA20/ unless otherwise stated

Meeting: 29th March 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 Biscoe]				
1	02044	15 Trevingey Close	Proposed single storey extension to side	Supported
2	01383	Seton Villa, Scorrier Road	Loft conversion including the creation of an inset balcony	Supported
3	00942	Land adj to Treetops, Coach Lane	Reserved matters application for appearance, landscaping, scale and layout following outline approval of PA17/08453	Supported
5	02330	21 Trevingey Crescent	Demolition of rear conservatory and construction of single storey extension	Supported
LIST 2				
4	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 to support the application on the condition that the existing illegal and dangerous access onto St

				Day Road is blocked up. It is suggested that, due to its proximity to the roundabout, the proposed new access onto Sandy Lane be made left turn only [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Mrs Biscoe]
6	01776	Land adj to The Ponderosa, Tolgus Mount	Construction of Affordable Led Development of four dwellings	Unanimously RESOLVED to support the application [Proposed Cllr Biscoe; Seconded Cllr Brown]



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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 26th April 2021

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

In attendance: Ms A Hunt Administration & Finance Officer
Cllr I Thomas
Ms I Brumwell Laurence Associates

PART I – PUBLIC SESSION

1406.1 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 Cllrs Bishop and Tremayne (other commitments).

1406.2 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.

1406.3 To suspend Standing Orders to allow the public to speak

1406.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Biscoe; Seconded Cllr Mrs Biscoe].

1406.4 To allow the public to put questions to the Council on any matters relating to this Agenda

Ms Brumwell spoke as the agent in relation to PA21/02961. She stated that the new access would have improved visibility splays. A full Heritage Impact Assessment had been undertaken and indicated that sensible and appropriate design would have no negative effect on the World Heritage Site. A Phase II Land Contamination Assessment would be needed prior to construction commencing, but it was felt that any land contamination and ecology issues could be mitigated against. Ms Brumwell advised that there would be no overlooking. Cllr Mrs Ellenbroek stated that she was the Cornwall Councillor in whose Division the application site lay and asked whether a traffic management study had been undertaken. She advised that a development of 140 houses had already been completed adjacent to the site and that residents were struggling to enter and exit that access. The

road onto which the proposed access opened had a 40mph speed limit, permission was being awaited for highway markings in relation to a proposed parking area on the other side of the road, and increasing levels of traffic were using it. Cllr Mrs Ellenbroek stated that she had concerns it was an accident waiting to happen. Ms Brumwell stated that no transport impact assessment had been undertaken as it was felt that the plans would not have a significant enough impact, but that if Redruth Town Council needed to see one, the agent could look to provide it.

1406.5 To reinstate Standing Orders

1406.5.1 Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Biscoe; Seconded Cllr Mrs Biscoe].

1406.6 To consider the planning applications

1406.6.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1406.7 To receive correspondence

1406.7.1 *Cornwall Council – European Sites Mitigation Supplementary Planning Document (SPD) Adoption Draft*

The correspondence was noted.

Chairman

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

All references for PA20/ unless otherwise stated

Meeting: 26th April 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	01441	Last Orders, New Portreath Road	Internal works including an addition of a stairway, removal of a bedroom to include a stairwell and the conversion of the conservatory to an open plan kitchen diner	Supported
2	02187	Foxwood Cottage, Treskerby	Proposed ground floor extension to extend the kitchen, including a separate utility and shower room	Supported
3	02648	St Euny Poultry Farm, St Euny House, Trevingey Road	Works to existing retaining wall forming part of the boundary of the churchyard which is failing due to an excessive tilt. The works will provide a continuous buttress along the fail length of wall and strengthen the wall to ensure the higher ground of the churchyard is suitably supported. The existing wall is a historic mortar masonry wall with a length of 120m	Supported
4	02649	St Euny Poultry Farm, St Euny House, Trevingey Road	Listed building consent for works to existing retaining wall forming part of the boundary of the churchyard which is failing due to an excessive tilt. The works will provide a continuous buttress along the fail length of wall and strengthen the wall to ensure the higher ground of the churchyard is suitably supported. The existing wall is a historic mortar masonry wall with a length of 120m	Supported

5	02550	61 Hawthorn Close	To erect a single storey extension	Supported
6	02803	Hillside, Rose Hill	Proposed single storey extension to rear	Supported
7	03209	6 South Albany Road	Ground and first floor extensions	Supported

LIST 2

8	02961	Aga House, Scorrier Road	Outline application with access reserved for the proposed demolition of a dwelling and outbuildings and construction of nine new dwellings with associated amenity space	RESOLVED by Majority to support the application, but to ask that the comments made by the Tree Officer on 26th April 2021 are taken into account. In addition, concerns were raised over the proposed access and increased traffic levels on an already busy 40mph stretch of road. It is requested that a transport impact assessment be undertaken in order to properly understand, and mitigate against, potential issues [Proposed Cllr Brown; Seconded Cllr Biscoe]
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Redruth Town Council
Town Clerk's Report – Planning Committee
Meeting Date: 24th May 2021

Ser No	Item	Action	Response
NIL			

Planning Committee

Meeting 24th May 2021

Decision Notice Schedule

All references for PA21 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1376.3.1.6	08838 (PA20)	Church Farm, Radnor Road	Proposed partial demolition, conversion and extension of existing redundant outbuildings to form a dwelling and installation of a domestic sewage treatment plant	Unanimously RESOLVED to support the application	Approved
1394.3.1.4	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	Unanimously RESOLVED to support the application	Approved
1332.6.1.6	08280 (PA19)	The Old Fire Station, 8 Falmouth Road	Development of site into three dwellings	RESOLVED by Majority to Recommend for Refusal on the grounds of: (i) concerns over the safety of the access / egress; (ii) overdevelopment and (iii) limited amenity space	Approved

1332.6.1.7	08281 (PA19)	The Old Fire Station, 8 Falmouth Road	Listed building consent for development of site into three dwellings	RESOLVED by Majority to Recommend for Refusal on the grounds of: (i) concerns over the safety of the access / egress; (ii) overdevelopment and (iii) limited amenity space	Approved
1373.3.1.5	07938 (PA20)	Land to the North of Drump Road	The proposals are for the development of 52 no. homes of varying sizes/types. 9no. dwellings are housed with an apartment block. 100% of which will be secured as affordable homes, delivered on a 50/50 split between shared ownership and affordable rent. Creation of access roads, car parking areas and landscaped public open space. With variation of Condition 2 in relation to PA19/04444	Unanimously RESOLVED to support the application on the condition that the number of adapted housing units remains as initially proposed. This is of particular importance given that the Housing Needs Assessment obtained on behalf of the Redruth Neighbourhood Development Plan indicates a need for 334 units of extra care type housing.	Approved
1391.3.1.3	00086	Poachers Moon, Gilly Hill	Proposed replacement side extension and general alterations	Unanimously RESOLVED to support the application	Approved

1384.6.1.6	09867 (PA20)	Land adj to St Margarets, North Country	New dwelling	Unanimously RESOLVED to support the application, but to ask that, in the 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	Approved
1391.3.1.4	00094	37 Clinton Road	Proposed formation of pitched roof dormer window, installation of a fixed light within existing front gable and installation of a velux roof window to enable conversion of existing loft space for additional habitable accommodation	Unanimously RESOLVED to support the application	Approved
1394.3.1.1	00538	Graceland, 1 Old Portreath Road, Sparron Gate	Proposed first floor extension and alterations	Unanimously RESOLVED to support the application	Approved
1379.3.1.5	07683 (PA20)	Manor Meadows, Sinns Common	Alterations and additions to existing dwelling, demolition of existing garage and conversion of existing outbuildings to two holiday units	Unanimously RESOLVED to support the application	Approved
1388.3.1.4	10844 (PA20)	11 Trewirgie Road	Householder application for proposed new vehicular access	Unanimously RESOLVED to support the application	Refused

1394.3.1.2	00477	Land at Wheal Harmony	Reserved matters for appearance, landscaping, layout and scale of 14 no. 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	Unanimously RESOLVED to support the application	Approved
1399.6.1.5	00577	Prospect House, Sparnon Gate	Extension, alterations and associated works including conversion of detached store to office/bedroom	RESOLVED by Majority to support the application	Approved
1399.6.1.7	00815	85 Albany Road	New lounge dining extension and internal modification	RESOLVED by Majority to support the application	Approved
1402.3.1.1	02044	15 Trevingey Close	Proposed single storey extension to side	Unanimously RESOLVED to support the application	Approved
1402.4.1	02976	28 Clinton Road	Felling of Cypress tree	No comment required – to be decided under delegated authority	Decided not to make a TPO
1399.6.1.6	00070	18 Town Farm	A single storey orangery extension to the rear of property with separate doors from extension into the existing property	RESOLVED by Majority to support the application	Approved
1399.6.1.4	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	RESOLVED by Majority to support the application	Approved
1399.6.1.3	00966	71 Mount Ambrose	Single storey extension to rear and construction of rear dormer	RESOLVED by Majority to support the application	Approved

1384.6.1.7 1399.6.1.10	05518 (PA20)	4 Carbis Court	Retention of 3 x 3 shed and use as a Barber's shop	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 Unanimously RESOLVED to support the application	Approved
1402.3.1.2	01383	Seton Villa, Scorrier Road	Loft conversion including the creation of an inset balcony	Unanimously RESOLVED to support the application	Approved
1402.3.1.5	02330	21 Trevingey Crescent	Demolition of rear conservatory and construction of single storey extension	Unanimously RESOLVED to support the application	Approved
1406.6.1.5	02550	61 Hawthorn Close	To erect a single storey extension	Unanimously RESOLVED to support the application	Approved

1402.3.1.4	10434 (PA19)	OS Field 6100, St Day Road	Retrospective planning permission for existing use for the siting of storage container and creation of an access	Unanimously RESOLVED to support the application on the condition that the existing illegal and dangerous access onto St Day Road is blocked up. It is suggested that, due to its proximity to the roundabout, the proposed new access onto Sandy Lane be made left turn only	Approved
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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 application

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSED PREMISES SUBMISSIONS FOR:

Monday 24th May 2021

Ser No	License No <i>(All LI20/ unless otherwise stated)</i>	Details
14	LI21_001457	Beer Ambulance, 85 Gweal Pawl Grant - Online sale of alcohol For Matthew Kneebone



By email

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

Your ref:

My ref:

Date:

PA21/00010/NDP

13 May 2021

Dear Sir / Madam

Application

Number PA21/00010/NDP

Proposal Plan Proposal submitted for Portreath Neighbourhood Development Plan.

Location Portreath Cornwall

Applicant Portreath Parish Council

The Neighbourhood Planning Proposal outlined above has been submitted to Cornwall Council's Local Plans Team and is available for you to view and submit comments on through the online [Planning Register](#).

You can retrieve the plan proposal by entering the application number quoted above and then clicking "Search". Details can then be found by clicking the "Documents" tab.

If possible we would prefer that comments are submitted online by registering then selecting the "submit comments" icon and completing the online form. This will immediately update our database and ensure that your comments are made available to the public.

If your response is likely to be longer than the equivalent of one side of A4 paper, please also submit a short executive summary of your comments. If you do not wish to submit comments online, any views you may have on the application should be emailed to the Local Plans Team at togetherforfamilies@cornwall.gov.uk quoting reference number PA21/00010/NDP before 22 July 2021.

In accordance with Regulation 19 set out in the Neighbourhood Planning (General) Regulations 2012, if you would like to be updated on the outcome of the referendum, please indicate this in your comments.

Yours faithfully

Chloe Hillson
Apprentice
Strategic Planning Team
Planning and Sustainable Development Service
Economic Growth and Development
Cornwall Council
Tel:
Email: chloe.hillson@cornwall.gov.uk

Cornwall Council
Planning and Sustainable Development Service
Pydar House, Pydar Street, Truro, TR1 1XU
Tel: 0300 1234 151 www.cornwall.gov.uk



Appeal Decision

Site visit made on 9 March 2021

by Paul Griffiths BSc(Hons) BArch IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 7th May 2021

Appeal Ref: APP/D0840/W/20/3264908

Land to the Rear of 43 Clinton Road, Park Road Redruth TR15 2JD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Gareth Venning of Gareth and Ross Venning against the decision of Cornwall Council.
 - The application Ref.PA19/04093, dated 10 May 2019, was refused by notice dated 16 November 2020.
 - The development proposed is the construction of six residential apartments with associated parking and landscaping.
-

Preliminary Matter

1. The Council's decision notice uses a different site address from that set out on the originating planning application form. I have adopted the Council's version of the address in the header above for the sake of clarity.

Decision

2. The appeal is dismissed.

Main Issue

3. This is whether the proposal would preserve or enhance the character or appearance of the Redruth Conservation Area (CA) and, linked to that, its impact on the Camborne and Redruth Mining District section of the Cornwall and West Devon Landscape World Heritage Site (WHS).

Reasons

4. There are essentially two elements to the proposal. The first involves the erection of a two-storey building containing two apartments on the Park Road frontage. In principle, I see no great difficulty with such an intervention; the building would fill what is a rather incongruous gap in the street-scene, providing a transition between the elevated No.4 Park Road, and Nos.2a and 2b which are contained in a building set lower, reflecting the slope of Park Road. Further, the approach to the frontage treatment, adopting some of the motifs of No.4 adjacent, such as the bay window, would be an appropriate response.
5. However, unlike No.4 adjacent, the frontage would not contain the main entrance. Moreover, unlike neighbouring buildings which have front gardens, the area between the frontage of the building and the boundary with the pavement would be taken up with parking spaces, leaving little room for any significant landscaping.

6. The second element of the proposals is a larger building containing four apartments to the rear of the frontage building proposed, on land currently used, it seems, for car parking. I noted during my site visit that the land to the rear of the Clinton, Park and Albany Road frontages is home to a variety of buildings and a 'service lane'.
7. On that basis, there is no overriding reason why the open space where the rear building is proposed needs to remain in that state. However, the building proposed for it is significant in scale, and much larger than the buildings that are generally found along the 'service lane'. Moreover, it would be much more complex in its form and design than what generally prevails, with two-storey gables, and dormer windows.
8. Bringing all those points together, there are significant shortcomings in terms of the arrangement and design of the frontage building, and the scale and detailed resolution of the rear building. As a result of all that, the proposal would appear as an incongruous insertion that would fail to preserve or enhance the character or the appearance of the CA.
9. It seems that the appeal site and the surrounding land formed part of the Wheal Sparnon mine complex before it was developed in the early 19th Century. It is therefore an important remnant that contributes positively to the Outstanding Universal Value (OUV) of the WHS. For the same reasons that the scheme would cause harm to the character and appearance of the CA, it would have a similarly deleterious impact on the OUV of the WHS.
10. In the light of those findings, the proposal fails to accord with Policy 12 of the Cornwall Local Plan (CLP) that seeks to ensure development is respectful of its context. Further, there is CLP Policy 24 to consider. This only permits harmful impacts to designated heritage assets where justified by public benefits. This mirrors the approach of the National Planning Policy Framework (NPPF).
11. Bearing in mind the scale of the CA, and the WHS, the localised harm that would be caused by the proposal would be, in the parlance of the NPPF, less than substantial. In such a scenario, NPPF paragraph 196 tells us that any such harm should be weighed against the public benefits of the proposal. The scheme would bring forward additions to the stock of smaller housing units in the locality. That would represent a public benefit, as would the attendant economic activity in the build phase and beyond.
12. Against that, the Council can demonstrate a 6.5 years supply of deliverable housing sites, and a housing delivery test result of 133%. With those points in mind, the identified public benefit is nowhere near sufficient to outweigh the harm that would be caused. That is especially so when the workings of s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 dictate that considerable importance and weight must be attached to preserving or enhancing the character or appearance of conservation areas. The proposal fails to accord with CLP Policy 24 and the NPPF, therefore.
13. For all those reasons, I conclude that the appeal should be dismissed.

Paul Griffiths

INSPECTOR

From: [REDACTED]
Sent: 30 April 2021 9:01
To: Peter Bennett (Town Clerk) <townclerk@redruth-tc.gov.uk>
Subject: Tolgus Scheme, Redruth - Street Name Suggestion Request

I hope you are well?

I need to get some street names sorted for the Tolgus scheme and wanted to speak to the Town Council and tap into their local knowledge in the hope that our street names have some really good relevance to the local community and geography. We have several road / streets that need naming.

See attached for a general masterplan with the road / streets numbered and the schedule below.

It may not follow that a street is named in line with the number I have assigned it, this is just to help identify them more easily

Street Number	Suggested Names
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

Quite a few road names to look for but I hope Redruth Council would be keen to engage?

Happy to chat through on the phone if needed.

Kind Regards

[REDACTED] | Senior Project Manager

Treveth Holdings LLP

[REDACTED]

www.treveth.co.uk

TREVETH



All at Treveth are mindful of the personal pressures that a third lockdown places on us all. If we can be of any assistance do please talk to us. We are also conscious of the importance of being considerate to each other, managing expectations and taking proper breaks. We will seek to avoid setting or accepting meeting appointments between 1.00 and 2.00 each day. Thank you.

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

[illegible]

Mount Ambrose and Sandy Lane – Pedestrian Improvements



To

Planning



28/04/2021

Information Classification: CONTROLLED

Good Afternoon,

Further to our recent re-consultation on the above proposals, and after considering the responses received, I am writing to advise you of the outcome. It has been resolved by Cornwall Council that the scheme shall proceed as follows:

- On Mount Ambrose, implement the pedestrian refuge, pair of symmetrical buildouts and associated "No Waiting at Anytime" restrictions as advertised.
- 35m of proposed "No Waiting at Anytime" restrictions in the vicinity of 23 Mount Ambrose will not be implemented at this time, both sides of the road. Elsewhere the proposed restrictions in the vicinity of Knights Way/Highway Lane are to proceed
- Implement the short section of footway at the Sandy Lane bus stop
- Implement the pedestrian refuge at the St Day roundabout, and a short length of footway within the verge from Trefula.
- Implement a vehicle activated 30mph sign on Mount Ambrose, at a location less than 10m from the proposed location.
- Add an additional 30mph vehicle activated sign on Sandy Lane facing northbound traffic.
- Investigate improved 30mph signage and/or roundels at the 30mph gateway on Sandy Lane.

Construction will start on site in late 2021, and further information will be provided closer to this time. Thank you again for your participation in the consultation.

Yours faithfully,

 Senior Technician (Engineering Design)

Engineering Design Group | Cormac Solutions



www.cormacltd.co.uk

Murdoch Building, Western Group Centre, Radnor Road, Scorrier, TR16 5EH

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Planning news for local councils and agents

Welcome to the Spring 2021 edition of the Local Councils and Agents newsletter

As a Local Planning Authority, challenging times continue. Covid impact and recovery measures have an effect as well as changes to planning legislation. The increased interest in living and working in Cornwall also means we are busier than ever. We are still working hard to keep the planning service operating effectively. We continue to work remotely. Key changes in our working practices and more information can be found on:

- the [Covid-19 impact on planning processes](#) webpage
- the [What's new in Planning?](#) webpage

Content

Please use the index to take you straight to that item:

[Affordable Housing cascade process](#)

[Appeals update](#)

[Building Safety: Planning gateway one](#) – new safety requirements from August

[Class Q Guidance Note](#) (April 2021)

[Consultee Access](#) and benefits of the public access system

[Construction and demolition waste guide](#)

[Cornwall Council's new website launched](#)

[Cornwall Design Review Panel 2021](#)

[Developer Contributions](#)

[Enforcement Team update](#)

[European Sites Mitigation SPD update](#)

[Local Council Induction Training](#)

[Local Council Planning Conferences](#)

[Neighbourhood Planning latest news](#)

[Never miss Planning News again](#)

[Planning Agents Forum events](#)

[Planning Committees](#)

[Privacy notice for planning applications](#) – update re contact details

[River Camel SAC](#) – Temporary pause on planning applications

S73 Applications to lift holiday restrictions

Temporary pop up camping sites

Useful info and helpful links to webpages

Validation Team update – submit it right first time

River Camel Special Area of Conservation – temporary pause on planning applications

Cornwall Council has recently received a letter from Natural England about the levels of phosphates entering the River Camel and impacts on water quality and wildlife habitats. Phosphates result from wastewater from built development that is discharged through Wastewater Treatment Plants. Phosphates also result from agricultural practices and resulting water run-off.

Natural England have advised that, in light of the unfavourable condition of the River Camel, before determining a planning application that may give rise to additional phosphates within the catchment area of the river, Cornwall Council should undertake necessary assessments to ascertain that proposals will not have an adverse effect on the integrity of the River Camel Special Area of Conservation (SAC) which is a designated European site. Similarly, development proposals and planning applications will need to mitigate increased nutrient impacts on water quality. Proposals are likely to be required to demonstrate nutrient neutrality, through on or off-site mitigation measures.

As a result, the Council has been required to apply the cautionary principle and place a temporary pause on the determining of most types of planning applications within the River Camel catchment area.

This will impact planning applications currently submitted and can include:

- new residential units including:
 - barn conversions
 - tourist accommodation
 - gypsy sites or pitches
- development that supports agricultural intensification
- anaerobic digesters
- prior notifications of:
 - agricultural development
 - change of use of office to dwellings
 - change of use of agricultural buildings to dwellings.

There are also implications for larger development sites in the Bodmin area.

Current planning applications affected within the catchment area have been identified. Applicants and agents are in the process of being contacted to notify them of this issue.



The catchment of the River Camel is a relatively significant area across mid north Cornwall. It covers a predominantly rural area but includes the towns of Bodmin and Camelford, and a number of smaller settlements and scattered rural dwellings.

The area extends from:

- between Camelford and Tintagel in the north
- following close to the A30 from Bolventor to Bodmin
- and just south of the A30 from Bodmin to Roche
- to parts of St Breock downs and between Wadebridge and Egloshayle in the west of the area.

We know this will cause concern for those who have or are planning to submit an application in this area. The Council will work with Natural England and other stakeholders to provide a way forward as soon as we can; ensuring that the natural environment and habitats of the River Camel are adequately protected, and homes for residents of the area can continue to be delivered.

More information can be viewed on the Councils website including updates, which will be added as progress is made towards resolving this issue, using this link: [Temporary pause on development in the River Camel Special Area of Conservation - Cornwall Council](#)

European Sites Mitigation Supplementary Planning Document (SPD)

European Habitats Regulations require planning authorities to ensure harm from development, individually or cumulatively, to European protected wildlife sites is mitigated. This is set out in the Local Plan: Strategic Policies *Policy 22: European Protected Sites - mitigation of recreational impacts from development*. To help developers with this new requirement, Cornwall Council has worked with Natural England to provide evidence and costed mitigation for the wildlife sites where recreational use is considered to affect sites.

A 'Strategic Mitigation Plan' has been costed for the relevant wildlife sites at Penhale Sands, Fal & Helford Estuary and Plymouth Sound & Tamar Estuaries complex. The cost and complexity of Appropriate Assessments required by the Regulations are often disproportionate to the mitigation identified, particularly addressing the cumulative impacts.

The work identifies zones of impact of about 12.5km around the sites within which an Appropriate Assessment and mitigation will be required. A template for an Appropriate Assessment has also been agreed with Natural England. The costed strategic mitigation plan provides a streamlined option for applicants to meet their AA and mitigation obligations. We will be strongly encouraging developers to use this approach as a cost-effective and efficient way to deliver this strategic mitigation.

Alternatively applicants can choose to carry out their own studies and propose mitigation. However, Natural England advise that it is unlikely that small and medium-sized schemes will be able to provide meaningful and therefore acceptable mitigation.



The details of this approach are set out in a draft Supplementary Planning Document www.cornwall.gov.uk/europeansitespd. The final adoption draft consultation closed on 23 April. We are analysing comments and amending the document as necessary before the SPD is formally adopted by the Council. Thank you for all the comments received.

Arrangements are being finalised to begin taking contributions for the mitigation strategy in order to meet our HRA obligations and we will add it to the validation process. This contribution will need to be made before any planning permission can be issued. Further details will be published on the website; please look out for the 'go live' date for the new validation requirements and our preferred approach on our [What's new in Planning](#) webpage.

Planning Committees

In anticipation of a return to face-to-face meetings, the Council has been developing arrangements to enable Council, Cabinet and Committee meetings to take place face-to-face from the time of the Council's Annual General Meeting on 25 May. This work is being supported by public health. We will be confirming the arrangements in due course including for Strategic and Area Planning Committees. Please look out for updates on [What's new in Planning](#)

Class Q Guidance Note (April 2021)

Some minor updates and revisions have been made to the Class Q Guidance Note last month.

The updated guidance note and other technical guidance can be found using this link to the [Planning Technical Updates](#) webpage.

Changes to the Planning system – Building Safety: Planning Gateway One

The Government published [guidance](#) on 10.5.21 that will introduce a new fire safety requirement from 1 August. Schemes of seven or more storeys or 18 metres or more in height would need to go through a new planning stage, to be known as "planning gateway one". The guidance includes a template fire statement. It will need to cover site layout, firefighting water supplies and access for fire appliances amongst others.

It is intended to:

- introduce statutory consultation with the Health and Safety Executive (HSE) for such applications
- require submission of a fire statement along with the application, to demonstrate that applicants have considered fire safety issues as they relate to land use planning matters
- advise planning authorities and the secretary of state on decision-making

A Bill will be introduced this year to establish a new building safety regime in England. The Bill will establish a new Building Safety Regulator (BSR). The Government

expects it to take over the HSE's new statutory consultee role on planning applications for high-rise buildings.

After the planning stage, relevant high-rise developments will then have to pass through two more "gateways":

- one covering the technical design and construction phase which will require approval by the BSR
- a final inspection at which the BSR will issue a completion certificate.

The government plans to bring the changes into effect from 1 August 2021 via secondary legislation by amending the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and an associated instrument.

You can find the latest updates on this and other news at [What's new in Planning](#) and sign up for [Building Safety Regulator updates](#).

Cornwall Design Review Panel 2021

The Cornwall Design Review Panel has continued to offer high quality support and guidance for development projects throughout the pandemic period, with review meetings being held 'virtually'.

Chi Winder and Chi Vesta, Pool – Trewin Design for Coastline Housing

(photo credit: Trewin Design Architects)



The chair of the panel, Mark Pearson, says that "...although there is additional value that might be re-gained by returning to some physical meetings, especially when models are inspected or 'workshop' style reviews take place, I have noticed how much more thoughtfully projects have been presented to the Panel during this period when reviews have had to be conducted online. Panellists have also used additional care to pose constructive questions and contribute clearer, insightful observations to the virtual discussions. We need to learn those lessons moving forwards and we're proposing to retain the offer of conducting online reviews – not least because it provides greater flexibility in terms of dates/times and it reduces the time and carbon expended in attending a physical meeting..."

The Panel continues to offer independent guidance to all scales of project that have design significance for Cornwall and is best consulted in the pre-application stages of the planning process. Early discussions are more productive, since fewer parameters have been firmly fixed and therefore schemes are still able to be revised and improved with relative ease. At that stage of a project's development there can be commercial sensitivities and so the Panel treats those reviews as confidential until a formal application is made to the Council.

The reports are published to the agents/promoters and also copied to the planning case officer, where appointed - and they will be invited to 'sit-in' on the review as an observer. Officers find CDRP sessions most helpful in advancing subsequent negotiations regarding design quality.



The performance of the CDRP is annually monitored by a steering group that includes local representatives from the RIBA, RTPI and Landscape Institute – whose national professional bodies all endorse and support the use of design review as a tool to improve quality during the planning process.

Regarding the Panel, Mark says, “Whilst architecture and urban design are perhaps the core disciplines, our multi-disciplinary pool of expertise is broad, and I’m particularly pleased that we have very strong landscape/ecology and transportation/highways panellists to draw upon. That really helps to ensure that a rounded discussion can be achieved and the ‘place-making’ opportunities of projects can be identified and advocated.”

Further information and details of how to book a review can be found by visiting the Cornwall Council web-page: [Cornwall Design Review Panel - Cornwall Council](#)

Neighbourhood Planning in Cornwall – latest news!

The plans listed below have been through independent examination and are ready for **referendum**, delayed due to COVID-19. These plans carry ‘**significant**’ **policy weight** in terms of decision making. The plans are available via links on our website page: [Neighbourhood planning in Cornwall - Cornwall Council](#). We are awaiting an update from democratic services in terms of the dates available for referendums, which we anticipate to be held in July 2021:

- St Clement
- Ludgvan
- St Enoder
- Falmouth
- St Cleer
- St Endellion
- Lanteglos by Fowey
- Camelford
- Budock
- Penryn
- Tywardreath and Par
- St Austell Bay

The following plans are currently undergoing **examination**:

- Menheniot
- Calstock
- Porthleven
- Saltash
- St Sampson
- Linkinhorne

These plans are at **Regulation 16** consultation:

- Looe
- St Just
- Portreath



Updates on the progress of all neighbourhood plans through the statutory process is available on the Neighbourhood Planning website pages [Neighbourhood planning in Cornwall - Cornwall Council](#). This page also provides a link to the 38 made plans. Should maps be required then we advise visiting the Parish/Town council where high resolution maps should be available.

The neighbourhood planning team are happy to pick up any queries via the Neighbourhood Planning inbox neighbourhoodplanning@cornwall.gov.uk.

Affordable housing cascade process

Creating affordable homes for local people is one of the Council's highest priorities. We aim to ensure that Cornwall's housing market meets the needs of our communities and remains accessible to local people: All new affordable homes, which are secured through the planning system, are either sold or let to people with a proven local connection to the county.

Whilst the approach to defining local connection is purposefully flexible, the Council have published a note to explain the process for the allocation of affordable housing in Cornwall. The Affordable Housing Cascade Process Note is available at [Affordable housing cascade process note \(cornwall.gov.uk\)](#).

More information is available using this link: [Housing Supplementary Planning Document \(SPD\) - Cornwall Council](#)

Appeals update

2020/2021 has despite the pandemic been a busy time for the Appeals Team with the volume of Appeal work ongoing throughout the year at a typical level. As well as Cornwall Council taking part in the first ever virtual Appeal Hearing nationally, the team has continued a strong performance over the year in light of the challenging conditions and different ways of working that have been introduced because of the COVID-19 restrictions.

For 20/21 the team has dealt with 196 Appeals and been successful in defending 71.5% of these Appeals. In addition we have also successfully defended 97% of the Appeal costs claims made against us for this period. The team hope to maintain this performance over the next 12 months.

More information can be found using these links: [Appeals](#) and [Enforcement Appeals](#)

Developer contributions – updated story map

The [story map](#) provides information on what s106 monies have been received in each Parish (and Community Network Area) and the planning application that receipts relate to, how much s106 money has been spent in the area, and what it has been spent on. The story map also provides information on the 'Neighbourhood Portion' of CIL that each Parish has received.



More information and the Infrastructure Funding Statement can be found on our [Developer Contributions](#) webpage.

S73 Applications to lift holiday restrictions

Please note following the Court of Appeal decision in *Finney v Welsh Ministers* (2019) EWCA Civ 1868 and in line with recent appeal decisions, the Council cannot grant section 73 applications to lift restrictive occupancy conditions where it would alter the nature of development as described on the original permission. In circumstances where the description of development includes reference to holiday accommodation and a restrictive occupancy condition exists, it would be necessary to submit a full planning application.

S73 applications seeking to lift a restrictive occupancy condition where the use is already in the description will not be validated. Applicants will be asked to submit a full application.

CC's new website launched

We launched our new website on 31 March! The new cleaner look was developed after engagement with residents, staff, editors and a specific website improvement testing group. Since launch, across the whole site information is usually quicker - in 4 clicks or less - and usage is increasing.

All Planning pages are now in a new [Planning and Building Control hub](#) with sub-hubs or areas sitting within that include:

- building control
- planning applications (make an application, view, comment etc)
- planning policy
- advice and guidance
- planning agents area
- local councils and planning

We are working hard to move all the remainder of our content over to the new website, as well as fixing any broken links. If you find a broken link, please try using the search to find the planning topic you were looking for.

If your searches are giving results with the 'page not found' message, this may be because we've consolidated content or because it's awaiting upload. It may also be to do with users' search histories so please:

- redo any saved favourites to planning webpages
- clear search engine histories
- clear caches as this may cause search results to show the old website links in some cases. (Ctrl+F5 on Microsoft Edge).

If it's someone's first time of logging into the new site, users will need to reset their passwords too.

Please only email us if your enquiry is urgent using planning@cornwall.gov.uk and we will try to help.



Planning Agents Forums 2021

Our first agents event this year was held virtually on 29 April 2021 with 68 agents and 28 officers in attendance. The programme and presentations are available on the [Planning Agents Forums](#) webpage:

- Development Management update:
 - Permitted development rights update
 - Practical ways to help your application progress quickly
 - Best Practice - planning statements
- Guidance and self-service on our new website
- Planning Portal 2
- Policy update:
 - Planning White Paper and other national and local policy changes
 - Climate Emergency Development Plan Document
 - Cornwall Design Guide
 - Planning Policy priorities for 2021

Our next Forum for agents will be on 21 October. Please email Nicola Phillips at positiveplanning@cornwall.gov.uk to register your interest. We will be sending out invites to agents on our events subscription list in due course.

Finally, thank you to everyone who has already 'signed up' to our new contact list about agent events. If you wish to know more or subscribe, please email positiveplanning@cornwall.gov.uk in the first instance.

Local Council Planning Conferences 2021

Planning has commenced for the Local Council Planning Conferences to be held in the autumn 2021 and more details will be provided as preparations progress.

Details of upcoming planning conference events, including how to book, and presentations from previous conferences are published on our [Local Council Planning Conferences](#) webpage.

Local Council Planning Induction training – 22, 23, 24 June

Preparations are at an advanced stage for planning induction training for local councillors following the local elections. The virtual training sessions will be broken down into three relatively short events on 22, 23 and 24 June. They will cover national, local and neighbourhood planning policy, development management, getting involved, enforcement and appeals.

While there will be a limit on the number of participants, the sessions will be recorded for subsequent viewing. Invitations and privacy notices will be sent out shortly to clerks for forwarding to local councillors.

You will be able to access more information about planning and local councils at: [Role of local councils in planning](#).



Consultee Access

We would like to encourage all town and parish councils to use this very useful tool. More information is available using this link: [Information for planning consultees](#). If you have any concerns or require any support or training, please email planningsystems@cornwall.gov.uk who will be able to assist.

We would also like to ask local councils to encourage everyone in their local area who wish to submit comments on a planning application to do so via our Public Access System. This system has many benefits for contributors and the Planning Service.

- Submit comments online which instantly upload to the planning system and available to view online. This enables contributors to see their comments have been received instantly.
- Track applications – once comments have been submitted a notification will be sent when a decision has been issued. Applications of interest can also be tracked without the need to comment.
- Areas/locations of interest can be registered and a notification will be sent when an application is registered within that area.

Public Access is available via the online planning register link:

<https://www.cornwall.gov.uk/eplanning>.

We are aware some local councils use social media to publish parish meetings and applications under consideration. It would be much appreciated if you could also spread the message about the benefits of using the public access system in your local communications.

Enforcement Team update

Planning Enforcement has it's own area on the new Planning web hub with updated information to help understand how enforcement works, planning harm, and where we can/can't take action. Please take a look at the [enforcement hub](#) and new pages including:

- [A guide to planning enforcement](#)
- [Covid impact on planning enforcement](#)

Temporary pop up camping sites

The Government has increased the permitted development rights for temporary campsites for 2021 from 28 to 56 days. This means in most cases a planning application will not have to be submitted to carry out this temporary development. In view of the current and anticipated interest we are likely to receive for this, we have prepared guidance on our website to help manage queries regarding temporary campsites which you might find useful or want to direct interested persons to. You can find more information on this link: [Temporary pop up camping sites - planning guidance - Cornwall Council](#)

Successful court action

As part of the Council's commitment to provide a robust planning enforcement service, the Planning Enforcement Team has prosecuted the non-compliance of an



Enforcement Notice which required the offender to cease the unauthorised residential use of land and remove a chalet, caravan and other associated items and materials, at land known as Dragons Corner, land adjacent to Colliford Lake Park, Colliford Lake, St Neot.

The case was heard at Truro Crown Court on 27 April 2021. A guilty plea was submitted to the offence of non-compliance with the Enforcement Notice. The Judge imposed a sentence of a 2 year conditional discharge.

The non-compliance with an Enforcement Notice is a criminal offence and the Planning Enforcement Section are committed to prosecuting persons who do not comply with these notices. In this case the landowner has gained a criminal record along with still having to now comply with the Enforcement Notice.

Validation Team update

The validation team are currently dealing with a very high workload and staff have been working incredibly hard to get validation numbers back to a more acceptable level. There has been an increase of around 300 applications between January and February this year and nearly 600 in March in comparison to numbers received in the same months of 2020.

We are currently working with an approximate backlog of 17 days. To keep up to date with our validation times visit our planning page on the website. [Planning Agents' Area - Cornwall Council](#)

Handy hints to help speed up the validation of planning applications:

Submit Electronically via the [Planning Portal website](#). This helps us because the details of your submitted application and the documents drop automatically into our back office systems. The planning fee can also be paid via the Portal at the time of submission by either yourself as the Agent or the Applicant.

Label documents with a drawing number and a more detailed description of what the document is eg instead of 'Plans', label it 'Front Elevations' etc.

Submit a Valid Application - Approximately 50% of applications submitted are invalid on receipt. Please use the [guidance on our website](#) to help you submit a valid application first time.

With this in mind we thought it might be helpful to share The Planning Portal's Five top tips to help reduce planning application invalidation.

1. **Always check your local information requirements**
2. **Have you signed and dated your documents?**
3. **Have you paid your fees?**
4. **Have you included your design and access statement?**
5. **Do your location and site maps meet requirements?**

Click on the link for a more detailed breakdown of what you can do to meet these requirements. [Latest news | Planning Portal](#)



Another of our most common incomplete reasons is **red lines on location plans**. We looked into the issue and concluded one of the most common errors regarding red line being incorrect on submission is due to it not including the access to the nearest public highway on Householder applications. We have taken the opportunity to review this and a decision has been made that we will no longer request red lines to public highways on HH applications, unless the proposal involves creating a new access to a classified road. This does not take away the requirement on any general/major submissions.

Validation latest news can be found at: [Validation updates - Cornwall Council](#)

Updated Planning Privacy Notice

We have updated our privacy notice attached to planning applications to state:
Information submitted by a professional body will be made available online together with the contact details of the organisation who submitted it (eg mobile/phone numbers & email addresses.)

Therefore, if you do not want your email address/phone number(s) available online then please do not put them on any documents necessary for publication on public access. In particular plans and supporting documents such as consultancy reports.

Planning Privacy Notices can be found at: [Planning and Sustainable Development privacy notices - Cornwall Council](#)

Construction and demolition waste guide

Our partners in the Environment Agency have asked us to share some information with you. Please have a look at the handy [Construction and demolition waste guide](#) for information on dealing with site waste to help meet developer's 'duty of care'.

You also may find these links from the Environment Agency helpful:

- [Do you know what's in your waste?](#)
 - [Making it easier to find registered waste carriers](#)
 - [Don't dump it, sort it](#)
-

Never miss Planning News again ...

If you would like to receive notifications and a link to these newsletters when they are published, please contact us at positiveplanning@cornwall.gov.uk.

Useful links

Quick links to pages on our website you may find useful:

[Contact us](#) including the latest map for the area planning teams

[Online Planning Register](#)



[Planning Agents Area](#)

[Planning Agents Forums](#)

[Planning Committees](#) – link to main Committees webpage

[Neighbourhood Development Plans](#)

[Day in the life of a planning application](#) – Online training resource

[Role of Local Councils in Planning](#)

[Local Council Planning Conferences](#)

[Cornwall Planning Partnership](#) including guidance for local councils on:

- guiding principles for early stage pre-app discussions with developers
- working together protocol for Cornwall Council, local councils and developers on pre-application discussions
- guiding principles for post-decision community engagement

[Planning Enforcement](#) (including [quarterly reports](#))

We're always looking for ways to improve our communications with you so if you have any feedback on this newsletter, we'd love to hear it. Please send any comments to positiveplanning@cornwall.gov.uk

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