



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

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

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

**Town Clerk: P B Bennett**

***Our Reference:***

RTC/420/3/Mtg

***Date:***

17<sup>th</sup> February 2021

See Distribution

Dear Councillor

**Interim Meeting of the Planning Committee - Monday 22<sup>nd</sup> February 2021**

You are summoned to attend an Interim Meeting of the Redruth Town Council Planning Committee to be held remotely and virtually on Monday 22<sup>nd</sup> February 2021. Proceedings will commence promptly at **6:30pm.**

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'PB', followed by a horizontal line.

Peter Bennett

Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

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

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

## **REDRUTH TOWN COUNCIL**

### **INTERIM PLANNING COMMITTEE MEETING - Monday 22<sup>nd</sup> February 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 receive correspondence:
  - 7.1 Street Trading Renewal Application – Leann Geach, Fore Street, Redruth, LI21\_000328
  - 7.2 Mount Ambrose Pedestrian Improvements - reconsultation
  - 7.3 Appeal Notification – PA19/04093, Rear of 43 Clinton Road, Redruth
  - 7.4 Cornwall Council – Planning News for Local Councils and Agents, Winter 2021
8. Licensed Premises Application LI21\_000220 – Hamiltons Barbers, 24 Fore Street [further discussion following receipt of additional information. From Planning Meeting held on 8<sup>th</sup> February 2021]

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

**SUBMISSIONS FOR: Monday 22<sup>nd</sup> February 2021**

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

<b>Ser No</b>	<b>Planning App No</b> <i>(All PA20/ unless otherwise stated)</i>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
1	11224	19 Raymond Road Alterations and extension  For Ms E Smith	South	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  For Mr N Rogers, J R Flat Roofing UK Ltd	North	Not Supported. Redruth Town Council notes and supports the comment made by WHS Planning Advice dated 25 <sup>th</sup> January 2021.

## **LIST 2**

<b>Ser No</b>	<b>Planning App No</b> <i>(All PA20/ unless otherwise stated)</i>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
NIL				

**From:**  
**Sent:** 04 February 2021 10:16  
**To:**  
**Cc:**  
**Subject:** Street trading renewal application - Leanne Geach - Fore Street, Redruth - LI21\_000328

Information Classification: CONTROLLED

Dear Consultees

We have received a **renewal** application from **Leann Geach** who wishes to continue trading at **Fore Street, Redruth (outside Lloyds Bank)**.

Further details from the application are:-

\*\*\*\*\*GENERAL\*\*\*\*\*

**'trading of flowers sold from buckets on pavement'**

Proposed trading months – **23 April to 29 May 2021 (Wednesdays to Saturdays) and 24 November to 24 December 2021 (Mondays to Saturdays)**

Proposed trading days of the week – **See above**

Proposed trading times – **08:00 – 17:00**

Articles applied for – **'Spring trading -flowers, bedding plants and shrubs. Christmas trading - flowers and holly/flower wreaths**

Application received: 03.02.21

Additional information – **None**

When considering the application, this Council will have regard to any comments that have been received as part of the consultation process and will also take into account the street trading conditions and the Council's policy.

Please be aware that in accordance with the EU Services Directive, any refusal by the Council must be justified by an "overriding reason relating to the public interest". Examples of this are public safety, public health, protection of consumers, combating fraud and protection of the environment. It should be noted that refusing an application on the grounds that there are already enough shops/traders in an area can no longer be used.

**Should you have any comments, please let me know by 18 February 2021. If I do not hear from you by this date, I shall assume you have no objection.**

**With the current situation we are trying to process street trading applications quicker in order to 'Help Business' but if you need a longer consultation period, please let me know urgently.**

Should valid objections be received in relation to the application, these will be notified to the applicant and the application may be referred to the Council's Street Trading Sub-Committee for a decision. The applicant and objectors will be invited to take part in the online Microsoft TEAMS meeting over the telephone.

Kind regards

| **Licensing Officer** |  
**Communities and Public Protection | Cornwall Council**  
| Tel: 01209 615050 |  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk) | 'Onen hag oll' | [www.businessregulatorysupport.co.uk](http://www.businessregulatorysupport.co.uk)  
Licensing Team West Cornwall Council Second Floor East Dolcoath Avenue Camborne TR14 8SX

**Covid-19 Update**

***Due to Covid-19 and the latest Government advice, please note all Council offices remain closed and licensing staff are continuing to work from home. Please therefore email [licensing@cornwall.gov.uk](mailto:licensing@cornwall.gov.uk) if you want to get in touch rather than phoning the licensing office. Thank you for your patience at this time.***



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

**From:**  
**Sent:** 08 February 2021 9:45  
**To:** Peter Bennett (Town Clerk) <[townclerk@redruth-tc.gov.uk](mailto:townclerk@redruth-tc.gov.uk)>  
**Cc:**  
**Subject:** FW: Street trading renewal application - Leanne Geach - Fore Street, Redruth - LI21\_000328

Information Classification: CONTROLLED

Good morning Redruth Town Council

Please see the consultation response I have received from Adrian Drake at Highways (below).

Please let me know if you have any comments on this?

Kind regards

**Licensing Officer |**  
**Communities and Public Protection | Cornwall Council**  
|| Tel: 01209 615050 |  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk) | 'Onen hag oll' | [www.businessregulatorysupport.co.uk](http://www.businessregulatorysupport.co.uk)  
Licensing Team West Cornwall Council Second Floor East Dolcoath Avenue Camborne TR14 8SX

**Covid-19 Update**

*Due to Covid-19 and the latest Government advice, please note all Council offices remain closed and licensing staff are continuing to work from home. Please therefore email [licensing@cornwall.gov.uk](mailto:licensing@cornwall.gov.uk) if you want to get in touch rather than phoning the licensing office. Thank you for your patience at this time.*



**From:** Highways & Environment West <[handew@cormacltd.co.uk](mailto:handew@cormacltd.co.uk)>  
**Sent:** 05 February 2021 12:02  
**To:**  
**Subject:** Street trading renewal application - Leanne Geach - Fore Street, Redruth - LI21\_000328

Information Classification: CONTROLLED

Dear Clare

I can confirm I have had no complaints – so, have no objections.

Whilst the TC is managing covid-19 traffic management on streets, the TC should be asked for its thoughts on the impact this trader has on social distancing.

Regards

**Adrian Drake BSc (Hons) Fellow I.H.E. | Highways & Environment Manager**  
**Cormac | Highways & Environment**  
[handew@cormacltd.co.uk](mailto:handew@cormacltd.co.uk) | Tel: 0300 1234 222  
[www.cormacltd.co.uk](http://www.cormacltd.co.uk)  
Room 106, Western Group Centre, Radnor Road, TR16 5EH



**My ref:** EDG1732  
**Date:** 8<sup>th</sup> February 2021

Dear Sir/Madam

## Mount Ambrose and Sandy Lane – Pedestrian Improvements

Further to our consultation on the above proposals and after considering the responses received, I am writing to advise you of proposed changes to the scheme. In particular it has become apparent that the extents of 'no waiting at any time' restrictions (double yellow lines) ought to be extended in the vicinity of Higher Mount Ambrose, Knight's Way and the retained crossing points in order to protect visibility. This is a re-consultation, in addition to the full consultation already carried out, to advise the occupants of premises in the immediate vicinity of the new proposals.

The proposed amendments to the scheme are as follows:

- Due to concerns about removal of parking spaces, the pedestrian refuge in the vicinity of 49 Mount Ambrose is to be removed from the scheme.
- The proposed layout for the rest of Mount Ambrose is to be altered. In particular, the central hatching (including "right turn" lanes at Knight's Way and Highway Lane), and pedestrian refuges in the vicinity of 23 and 37 Mount Ambrose are to be removed due to cyclists concerns about restricting available road width. Buildouts to provide a crossing point are to be provided instead in the vicinity of 37 Mount Ambrose. The pedestrian refuge in the vicinity of 15 Mount Ambrose is to be retained, with carriageway lane widths provided that take into account cyclist movements.
- 'No waiting at any time' restrictions (double yellow lines) to be extended at the retained crossing points, and in the vicinity of the junction with Knight's Way and Higher Mount Ambrose. This is to protect the visibility of vehicles and pedestrians at these locations.
- In lieu of the removed refuges, a "vehicle activated sign" is to be provided facing south-westbound traffic in the vicinity of 38 Mount Ambrose.



- On Sandy Lane, the pedestrian refuge in the vicinity of "Bella Vista" and central hatching is to be removed due to cyclists concerns about restricting available road width. The footway extension adjacent to the bus stop is to be retained.
- Improvements to the splitter island and new footway at the Sandy Lane double mini roundabout are to be retained.

Please see attached notices EDG1732\_05, EDG1732\_06 & EDG1732\_07 for details.

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

**Wednesday 24<sup>th</sup> February 2021**

Please note that if no responses have been received by the closing date stated, the double yellow lines will be extended as shown on the drawing and described above.

To respond to this consultation, you can either:

1. E-mail the Engineering Design Group on [traffic@cormac ltd.co.uk](mailto:traffic@cormac ltd.co.uk), quoting scheme name and scheme reference and indicating your support or objection (with reasons) to the proposals.
2. Respond in writing using the attached Consultation Response Form, indicating your support or objection to the proposals and return it to the address shown at the foot of the form.

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

Yours faithfully



Adam ~~Knuckey~~  
Senior Technician  
Engineering Design Group  
Tel: 01872 323894  
Email: [adam.knuckey@cormac ltd.co.uk](mailto:adam.knuckey@cormac ltd.co.uk)



# PROPOSAL

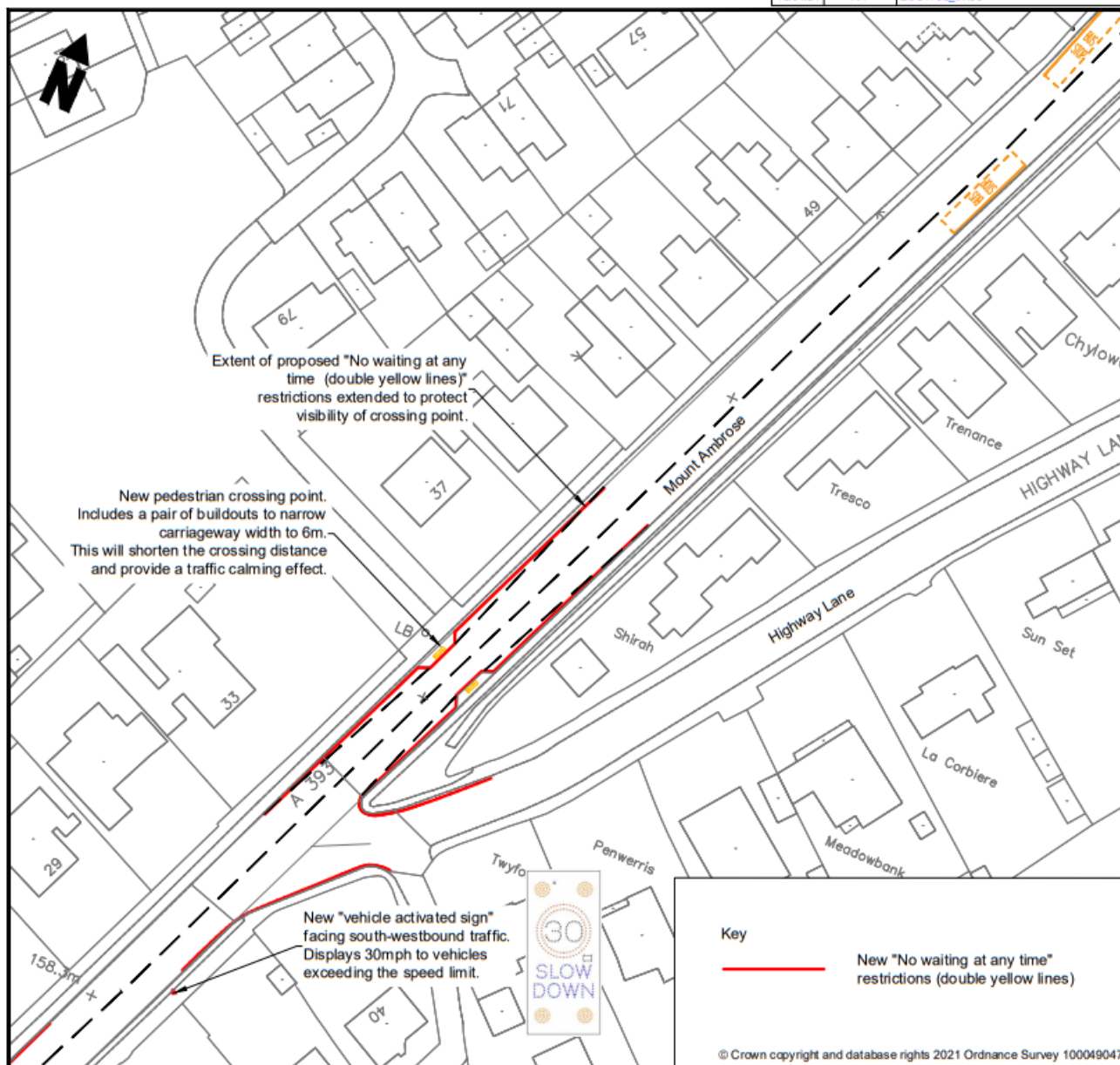
CORMAC Consultancy,

on behalf of Cornwall Council is inviting comment on the following proposal

## Mount Ambrose & Sandy Lane- Scheme Amendments Pedestrian Improvements, Sheet 1 of 3



Date	Originator	Document ref.
18/01/21	AK	EDG1732_SN05



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

To arrive no later than: **24/02/2021**  
Please quote reference **EDG1732**

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

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

For further information telephone **01872 327281**  
and quote reference **EDG1732**  
or email: **traffic@cormactd.co.uk**

### Privacy Notice

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

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

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



# PROPOSAL

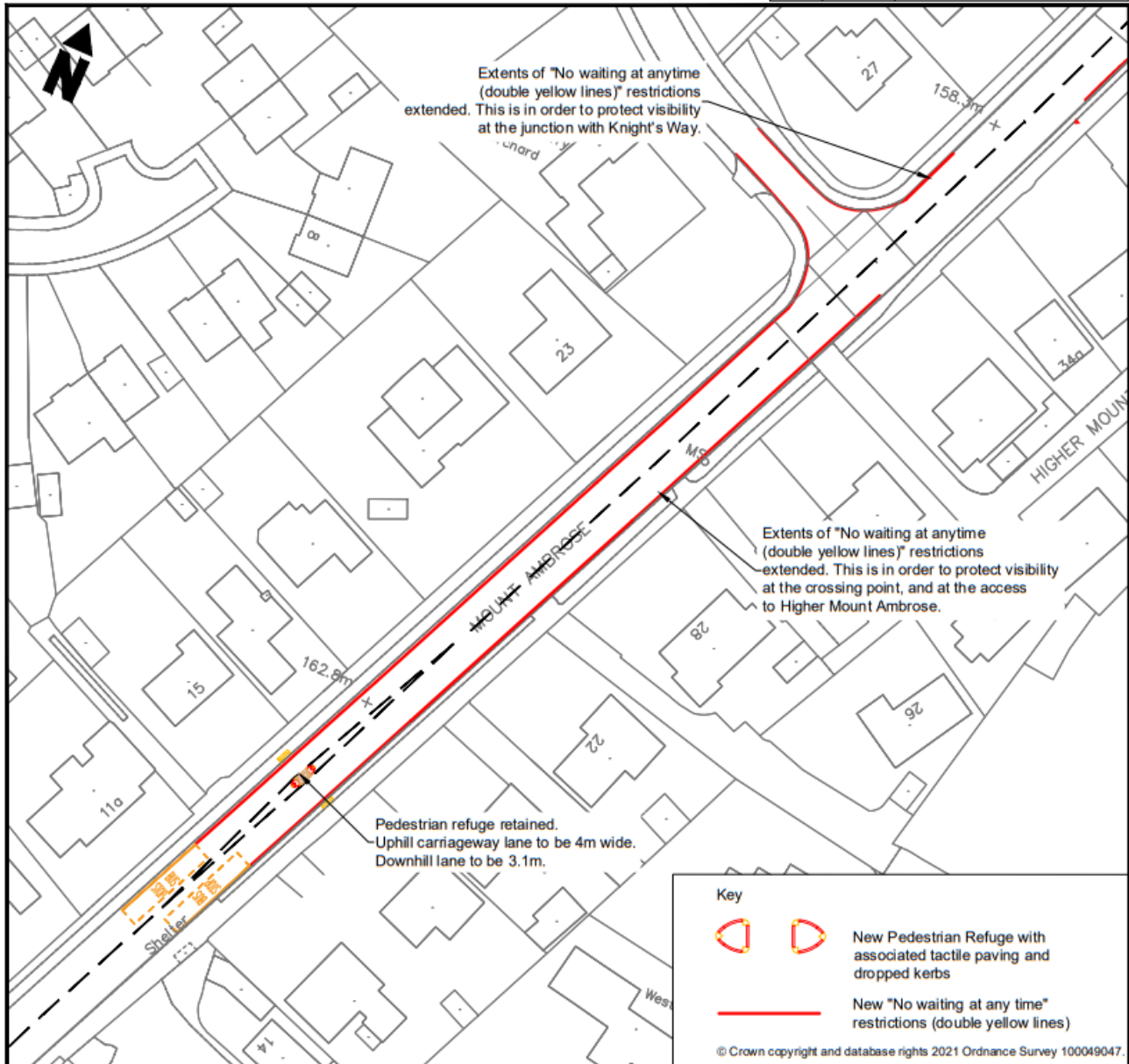
**CORMAC Consultancy,**

on behalf of Cornwall Council is inviting comment on the following proposal

## **Mount Ambrose & Sandy Lane- Scheme Amendments Pedestrian Improvements, Sheet 2 of 3**



Date	Originator	Document ref.
18/01/21	AK	EDG1732_SN06



Your comments or objections, specifying the grounds on which they are made, should be addressed to:

**Engineering Design Group, CORMAC Consultancy,  
Radnor Road, Scorrier, Redruth, TR16 5EH.**

To arrive no later than: **24/02/2021**  
Please quote reference **EDG1732**

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

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

For further information telephone **01872 327281**  
and quote reference **EDG1732**  
or email: **traffic@cormactld.co.uk**

### Privacy Notice

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

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

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

# PROPOSAL

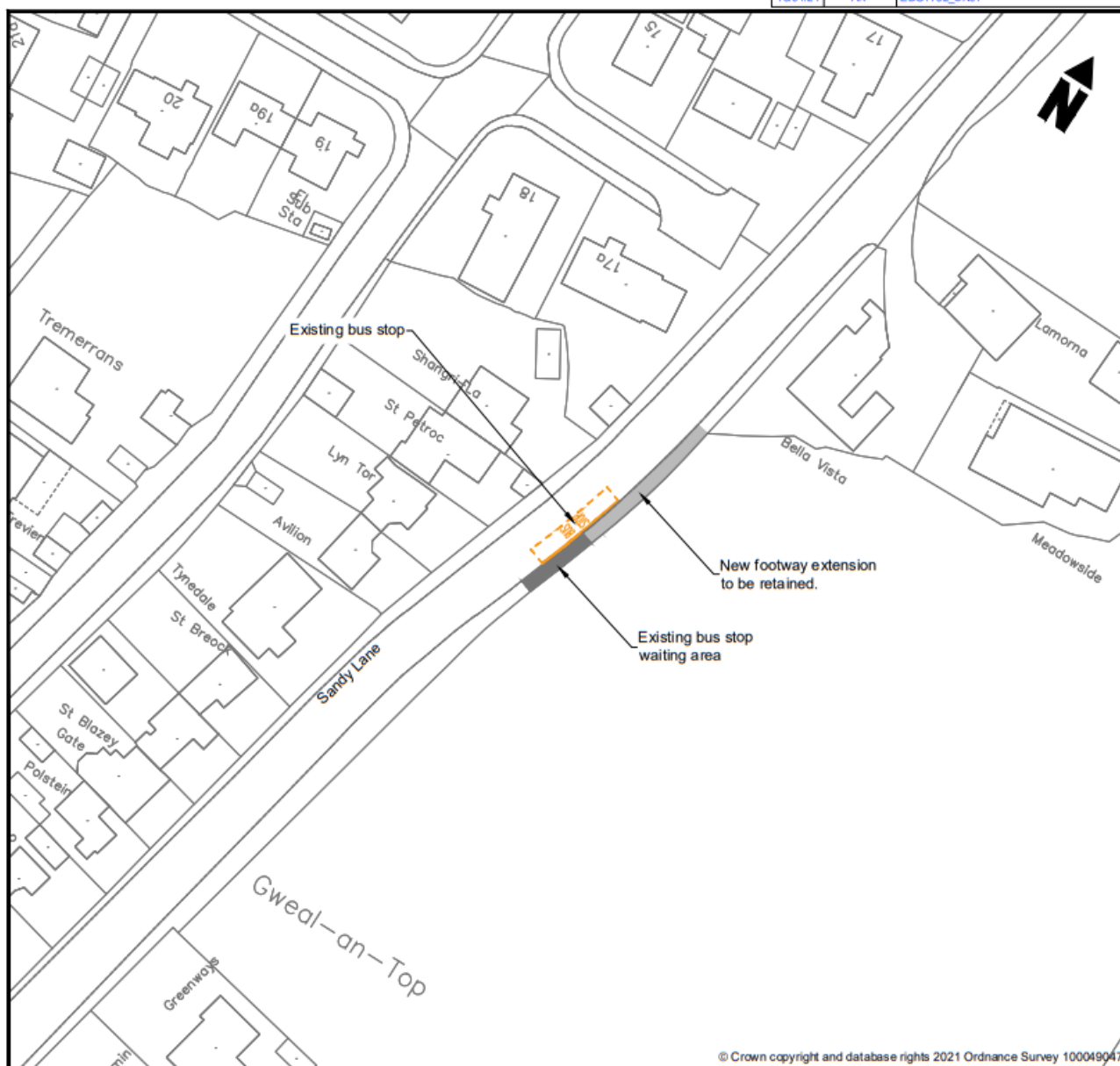
**CORMAC Consultancy,**

on behalf of Cornwall Council is inviting comment on the following proposal

**Mount Ambrose & Sandy Lane, Scheme Amendments  
Pedestrian Improvements, Sheet 3 of 3**



Date	Originator	Document ref.
18/01/21	AK	EDG1732_SN07



© Crown copyright and database rights 2021 Ordnance Survey 100049047.

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

To arrive no later than: **24/02/2021**  
Please quote reference **EDG1732**

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

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

For further information telephone **01872 327281**  
and quote reference **EDG1732**  
or email: **traffic@cormactd.co.uk**

#### Privacy Notice

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

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

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

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



Your ref:  
My ref: PA19/04093  
Date: 8 February 2021

Dear Sir/Madam

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

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

MHCLG ref:	<b>APP/D0840/W/20/3264908</b>
Cornwall Council ref:	<b>PA19/04093</b>
Appeal start date:	<b>3 February 2021</b>
Proposal:	<b>Construction of six residential apartments with associated parking and landscaping</b>
Location:	<b>Land Rear Of 43 Clinton Road Park Road Redruth Cornwall TR15 2JD</b>
Appellant:	<b>Mr Gareth Venning</b>
Cornwall Council decision:	<b>REFUSED</b>

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

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

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

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

**If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Sara Burke, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by 10 March 2021. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

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

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

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

- 1 The proposed development by virtue of its excessive size and design fails to demonstrate a clear understanding and respond to its setting and would thereby have an harmful impact on the character and appearance of the Conservation Area, which, it follows would not be preserved or enhanced. As such the proposal would conflict with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies 1, 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030 and Section 12 of the National Planning Policy Framework 2019

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

Yours faithfully

**Sandra Oram**

**Senior Development Support Officer  
Planning and Sustainable Development Service**

Tel: 01209 614090

Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)





# Planning news for local councils and agents

## Welcome to the Winter 2021 edition of the Local Councils and Agents newsletter

As a Local Planning Authority, the challenging times continue due to the ongoing Covid pandemic. We are still working hard to keep the planning service operating effectively and in line with the planning changes implemented in 2020. 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:

[Building Control CPD events](#)

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

[Community Infrastructure Levy](#) – Self Build Relief

[CIL share – successful projects](#)

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

[Cornwall Council's website is changing ...](#)

[Changes to the Planning System](#) – Government consultation – supporting housing delivery and public service infrastructure

[Dangerous Structures](#)

[Developer Contributions](#)

[Enforcement Team update](#)

[Future Homes Standards](#) – update from Building Control

[Local Council Planning Conferences](#)

[Never miss Planning News again ....](#)

[New Year Honours 2022](#)

[Online Planning Tool](#) – Day in the life of a planning application

[Planning Agents Forum events](#)

[S73 Applications to lift holiday restrictions](#)

[Useful info](#) and [helpful links](#) to webpages

[Validation Team update](#) including new fees and charges



---

### **Class Q Guidance Note (February 2021)**

Some minor updates and revisions have been made to the Class Q Guidance Note this month. The changes are:

- Document title amended for clarification
- National validation requirements separated from other information we may request
- CIL information added
- Application form information updated
- 'History of agricultural use' section – agricultural trade or business requirement included for clarification
- 'Relevance of NPPF' section – while the sustainability of location is not relevant to Class Q, the suitability of the location could be – clarified
- 'Building size' section – the text indicating that cladding applied directly to the external walls is likely to be acceptable has been deleted (such cladding might be acceptable on a case-by-case basis but, having regard to the provisions of Class Q, a more precautionary stance is appropriate).

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 – Government consultation – supporting housing delivery and public service infrastructure**

In December 2020 the Government published a [consultation](#) on supporting housing delivery and public service infrastructure and a series of proposed permitted development rights:

- A new permitted development right for a change of use to residential to create new homes
- Measure to provide public service infrastructure through expanded permitted development rights and a new streamlined planning application process
- Simplification and consolidating existing permitted development rights following changes to the Use Class Order.

Part 1 relates to supporting housing delivery through a new national permitted development right for the change of use from the commercial, business and service use class to residential (class E. to class C.3). It proposes that there will be no size limits, so the right would enable the change of use of the very largest shops or light industrial buildings to residential (subject to certain prior approvals).

The proposals also have no locational limits, so would apply equally to town centres and out-of-town shopping centres and business parks. The consultation does propose some exclusions such as:

- AONB



- SSSIs
- listed buildings and land within their curtilage
- scheduled monuments
- safety hazard area
- military explosive storage areas and
- sites subject to an agricultural tenancy.

Prior approval aspects include:

- flooding
- transport to ensure safe site access
- contamination, to ensure residential development does not take place on contaminated land or in contaminated buildings which will endanger the health of future residents
- impacts of noise from existing commercial premises
- the provision of adequate natural light in all habitable rooms
- fire safety and
- the impact on the intended occupiers from the introduction of residential use in an area the authority considers is important for heavy industry and waste management.

It is proposed that a fee per dwellinghouse of £96 is applied to any prior approval application, capped at a maximum of 50 homes.

Part 2 relates to supporting public service infrastructure through the planning system. The consultation proposes that further flexibility is given to schools and hospitals to expand on existing sites, through an amended permitted development right to expand by up to 25% or 250 sqm.

It is also the intention to amend legislation to speed up the planning application process for public service development, including shorter timescales for publicity, consultation and determination, to 10 weeks so local planning authorities would be required to prioritise these applications.

Part 3 relates to reviewing and consolidating the existing permitted development rights in relation to the use classes into those which are no longer required and can be revoked. The right remains unchanged; those rights replaced by new rights and those that can be consolidated. There is no intention to make any changes to 'sui generis' uses or the recently introduced Part 20 rights to construct new homes; extending upwards and demolition and rebuild.

### **Key Considerations**

There are significant concerns that proposals appear to be a deregulation of the planning system and have the potential to undermine the aims of:

- supporting communities
- creating beautiful places with high quality design
- vibrant high streets
- address climate change etc.





The consultation states that the Government wants to ensure that the new permitted development rights allow for appropriate residential development and ensure that there is opportunity for local consideration and community representations. However, it is difficult to reconcile this within the prior approval process, which is limited to certain aspects.

Local authority control over the right mix of uses in our towns, but also elsewhere would be lost. A balance of complementary uses is important in creating vibrant and resilient places and communities and these proposals appear to provide limited opportunity for place-shaping. Acknowledging that greater flexibility is required in our towns to ensure they remain vibrant places, perhaps it would be more appropriate to allow each local authority to identify areas where the proposed permitted development right could be used to provide much needed housing as opposed to a blanket right which could result in residential use in unsuitable locations.

Retail, employment and services will be lost permanently once converted, not just from town centre locations but anywhere. Interestingly, the impact of the loss of retail and active frontage is only to be considered, through the prior approval process, if the proposal falls within a Conservation Area. This is the case even if the designating of the Conservation Area in the first place had no connection to retail uses. Issues such as parking, waste storage and access would all need to be addressed in the consenting process but it is not clear how this would operate in the proposals.

There is the risk that homes delivered through these proposals could lack high quality design. It is also not clear how:

- Community Infrastructure Levy or its successor and
- other s.106 obligation such as affordable housing contributions or contributions for schools or other infrastructure would be collected.

The permitted development rights and prior approval process was principally conceived for relatively non-complex and uncontroversial development. There is little evidence to suggest that a prior approval process is any less resource intensive than a planning application process.

Cornwall Council's response to the consultation was submitted at the end of January 2021 and will be available on our Government Consultations webpage.

---

### **Future Homes Standards**

Responses to the last year's Future Homes Standards consultation have now been published. The second part of the [consultation](#) on the proposed changes to Part F and Part L is now live with the proposed [draft documents](#). It is suggested that all homes and businesses will have to meet rigorous new energy efficiency standards to lower energy consumption and bills, helping to protect the environment.



The government has set out plans to radically improve the energy performance of new homes, with all homes to be highly energy efficient, with low carbon heating and be zero carbon ready by 2025. This means:

- these homes are expected to produce 75-80% lower carbon emissions compared to current levels and
- to ensure industry is ready to meet the new standards by 2025, new homes will be expected to produce 31% lower carbon emissions from 2021.

Existing homes will also be subject to higher standards including extensions, making homes warmer and reducing bills. The requirement for replacement, repairs and parts to be more energy efficient including the replacement of:

- windows and
- building services such as heat pumps, cooling systems, or fixed lighting.

There will be stringent transitional arrangements in place to provide all developers with certainty about the standards they are building. These will last for one year and apply to individual homes, rather than an entire development.

The government has also announced a consultation on higher performance targets for non-domestic buildings so they will be zero carbon ready by 2025. Taken together these measures will help to lower the cost of energy bills for families, while helping to tackle our climate change goals.

The government is committed to reaching net-zero and is taking considerable action to address the emissions from buildings – with heating and powering buildings currently accounting for 40% of the UK's total energy usage. There has already been considerable progress made on emissions from homes, with overall total emissions reduced by about a fifth since 1990 despite there being approximately a quarter more homes.

In 2019 the government introduced a legally binding target to reduce greenhouse gas emissions to net zero by 2050 – making the UK the first major economy in the world to legislate a zero net emissions target. These new measures recognise the important role that the energy efficiency of buildings can play in achieving this goal.

The [2019 Future Homes Standard consultation](#) on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings, proposed that Approved Document L: Volume 1 – Conservation of Heat and Power in Dwellings should provide a set format for a home user guide in order to inform homeowners how to efficiently operate their dwelling. The government response agreed that this home user guide will be provided in Approved Document L.

---

### **CIL update – Self Build Relief**

When planning permission for a residential development is granted, the CIL Regulations set out that relief or exemption can sometimes be claimed, so that the



development does not have to pay any CIL. This means that the local Council does not receive their 15 or 25% Neighbourhood portion.

However once relief is granted, CIL may become payable if anything happens that results in that relief being withdrawn. If CIL is then paid, the local Council would then receive their Neighbourhood portion. We have recently had to charge CIL on a couple of developments which had previously been granted self-build relief. We found out they were second homes and were:

- being let out and
- not being lived in as a main residence.

*How the self-build relief claim process works, and why this might be withdrawn:*

For CIL purposes, self-build is where:

- a dwelling is built by an individual (or they pay a builder to do it for them) and
- they are going to occupy it as their sole or main residence.

This means that a dwelling built to rent out or be used as a second/holiday home is not eligible for relief.

Sometimes circumstances change, and so there is a three-year claw back period built into the relief. This means that if the dwelling is sold, or let out, or stops being the sole or main residence within three years of completion of the dwelling, then the relief is withdrawn, and the CIL would need to be paid.

There are two stages to claiming Self-build Relief:

- **Stage 1:** before any work starts on site, the person who is granted planning permission must:
  - assume liability for the development and
  - submit the first self-build relief claim form stating the development is self-build and they will live in it as their sole or main residence.

If the relief is granted, the amount of CIL they would have been charged still sits on the Land Registry as a charge. Just in case there is a change in circumstances during the three-year clawback period, and the CIL becomes due.

- **Stage 2:** within six months of the dwelling being completed, the person who assumed liability at stage 1 must submit a second claim form accompanied by evidence proving that:
  - the development was self-build and
  - they are living in it as their sole or main residence.

Types of evidence required to prove this include:

- submission of a Council Tax bill
- local electoral roll registration or
- an approved claim from HM Revenue and Customer for DIY housebuilders.

If sufficient evidence is not submitted at this second stage, then the relief will be withdrawn and the originally calculated CIL amount will become due. Once the CIL





payment is received, the relevant local Council would receive their Neighbourhood portion of this in the usual way.

---

### **Low carbon projects in Cornwall funded by CIL**

A total of 14 projects aiming to boost greener living around Cornwall have been given funding from the Community Infrastructure Levy Fund. There was a vigorous and competitive application and selection process.

Now the process has been completed, the actual total support provided by the CIL Fund could rise to £622,939, depending on whether some projects secure match-funding from elsewhere.

Applicants needed to show how there was local need and community support for their project, as well as how it will enable lower carbon living as part of the Council's ambitions for Cornwall to become carbon-neutral by 2030.

The successful projects are:

- The 2 Minute Foundation: £32,576 to convert an old beach office and toilets at Bude into an education centre with a community hub and office space
- Falmouth Town Council: £43,276 to install a boardwalk to bridge the gap between other components of the Falmouth Green Corridor
- Chyan Community Trust: £25,000 for a pathway, play trail, signage, multi-use workshop floor area in Mabe
- Urban Biodiversity CIC - Newquay Community Orchard: £65,000 to improve access routes through the orchard and to carry out final landscaping works, including the planting of over 700 new trees by the community.
- Our Only World: £67,500 to manufacture and place water bottle refill stations across Cornwall
- Walker Lines Gymnasium Trust, Bodmin: £53,345 to install 104 solar panels, which will cover more than 50 per cent of the trust's electricity needs
- South Kerrier Alliance CIC: £32,645 to create a fully accessible walking and cycling route between Porthleven and the existing routes within the Penrose Estate
- Launceston Community Development Trust: £35,000 for the planting and landscaping of a community orchard, creating a connected hub with community buildings, several connected paths and crossings, and provide the site with a drainage scheme to reduce flood risk. The project also includes maintenance and protection of present trees, newly planted trees, and hedgerows
- Troon Association Football Club: £30,000 for the refurbishment and extension of changing rooms and club house facilities for the club and wider community
- Budehaven Community School: £45,702 for a sustainable temporary structure with surrounding wildlife garden to provide accommodation for pupils at risk of exclusion
- Dobwalls and Trewidland Parish Council: £30,000 to create a community nature space and for recreational activities



- Co Cars Ltd: £62,500 to launch a scheme with 18 e-bikes for hire, by the hour, available from charging points at Chy Trewail, town centre and at least four other locations around Bodmin
- Co Cars Ltd: £58,000 to create an infrastructure of 2 electric cars with EV charging plus 2 public charging points in Bude
- Stithians Energy Group: £42,395 for the installation of solar panels and a storage battery at the Stithians Centre

We would like to thank the members of the [Cornwall Planning Partnership](#) for their time and work in contributing to this successful outcome – from initial involvement in how the CIL strategic share could be distributed in Cornwall, to preparing for and taking part in the Funding Advisory Panel who made recommendations leading to these funding decisions by the Service Director.

---

### **Community projects supported by developer contributions**

More than £7.3m was given to community projects by Cornwall Council from cash secured through building developments during the last financial year. Projects included:

- affordable housing in St Tudy
- the refurbishment of Probus Recreation Ground
- Wadebridge Skate Park
- the all-weather stage in Kimberley Park, Falmouth.

The first Infrastructure Funding Statement (IFS), put together by the Council under new government regulations, sets out how money from housing and other building developments has been collected and then used to pay for much-needed infrastructure across Cornwall. It covers two types of funding – the Community Infrastructure Levy and Section 106 agreements.

The first of the new reports, which are published at the end of each calendar year, shows that during 2019/20 a total of £7,389,302 was allocated to community projects from S106 money. A further £4,890,842 was received during the financial year, while new S106 agreements entered into totalled £5,576,017.

In terms of CIL, £749,389 was collected and £67,000 was passed to Town and Parish Councils to spend in their areas in the very first payments made in October 2020. This is set to increase with time as this was the first year of CIL charging and payments will be made to Town and Parish Councils twice a year from 2021 onwards.

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

---

### **Building Control update**

#### **Dangerous Structures**



Building control are seeing an increase to the number of reported dangerous structures, rising year on year from 168 in 2015 to 254 in 2020. This may be due to changes in weather patterns, with warmer wetter winter and more frequent and intense weather extremes.

Local Authority Building Controls have a duty to ensure the safety of building users (including the public) if a building is dangerous. The danger can include all or part of a building or structure. This is a 24 hour a day service and is required under Section 77 and 78 of the Building Act 1984.

A danger can include anything from loose slates to buildings damaged by impact from cars and fires. Building control inspect all reported dangerous structures and deal with each on merit or degree of danger. If the structure is deemed an imminent risk, we can take action immediately to remove the danger. In the case of loose slates this may involve closing a road/fencing rather than removing the roof covering.

The cost of any works and officer time are recovered from the building owner.

If you notice a dangerous building, you can report it by calling 01872 224792.

### **Building Control CPD events**

If you are interested in attending a Building Control CPD event, please join the [mailing list](#) by completing the form and reading our privacy notices.

---

### **S73 Applications to lift holiday restrictions**

Please note following a recent appeal decision, our approach on lifting holiday restrictions needs to be updated. Officers are looking at the implications. Please be aware that for S73 applications seeking to lift a restrictive condition where the use is already in the description:

- applications will not be validated
- applicants will be asked to submit a full application.

---

### **Cornwall Council's website is changing soon**

We are always looking to improve our online services. In our current climate it has become even more important to ensure our online services are user friendly.

Some of you may know about our project to redesign the Cornwall Council website, and may have even contributed to how it will look and feel during our consultation.

If you've not heard this news, we're excited to tell you that we will be moving to a new look website in early March. The Planning pages will be on a new Planning and Building Control hub. This hub page will lead you to our content via our sub-hubs such as:

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

We are working hard to move all of our content over to the new website, however, if you find a broken link after launch, please try using the search to find the planning





topic you were looking for. Please only email us if your enquiry is urgent using [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk) and we will try to help.

You can find more information about the work we did to redesign our website using this link: <https://www.cornwall.gov.uk/council-and-democracy/website-information-and-help/about-our-website/website-improvement-blog/>

### **Planning Agents Forums – Spring 2021**

Our first event this year will be on **29 April 2021**. We will be running it using Microsoft Teams following our successful event in October. It will be a morning session starting at 9.00 am and aiming to finish by 1.00 pm. The programme will include:

- Development Management 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
  - Planning Policy priorities for 2021
  - Climate Emergency Development Plan Document
  - Cornwall Design Guide
- Question Time with Group Leaders

If you are interested in attending, please email Nicola Phillips at [positiveplanning@cornwall.gov.uk](mailto:positiveplanning@cornwall.gov.uk). 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](mailto: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.

The more immediate focus is on providing planning induction training for local councillors following the May local elections. You will be able to access information on the Planning Induction Training in due course at: [Role of local councils in planning](#). Watch that space!

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

### **Consultee Access**

We would like to thank all local councils who have signed up to use Consultee Access as a way of receiving and responding to planning application consultations. It is a





fantastic tool which enables you to receive consultations, view planning applications, comment on applications (comments are automatically uploaded to the system and viewable online straight away) and to receive notification when a decision has been issued.

We would like to encourage all town and parish councils to use this very useful tool. If you have any concerns or require any support or training, please email [planningsystemsUPPORT@cornwall.gov.uk](mailto:planningsystemsUPPORT@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 – successful court action**

A court has ordered that two caravans placed on land near St Just without planning permission must be removed. Cornwall Council applied to Truro County Court for an Injunction order after years of non-compliance with enforcement action by the owners.

The Council first served an Enforcement Notice requiring the removal of the caravans from the land at Botallack in July 2016. Despite the Enforcement Team engaging with the owners on many occasions, the caravans were not removed.

Now, after a court hearing on February 2, an Injunction has been granted ordering the removal of the caravans within six months and preventing use of the land for stationing caravans permanently.

During the hearing the owners made representations to the court, stating that the removal would be unfair, as several people had complained while many were happy with the caravans being in place. They said it had been a stressful matter for them.



However, Judge Simon Carr observed that the Enforcement Notice had been made some years ago and that it was sensible to make the Injunction order with six months for the owners to comply.

The caravans must therefore be removed by 2 August 2021. The owners have a right to appeal.

---

### Validation Team update

The Validation Team have got off to a good start this year and validation times have been reduced to below or on target. To keep up to date with our validation times visit our main planning page on the website <https://www.cornwall.gov.uk/planning>.

In this update we would like to focus on **fees and charges**. As well as the Cornwall Council Fees and Charges document we have also published a Planning Fees and Charges Supplementary Guidance Document which provides clarification on how planning fees are calculated. This document has just been updated and is available on our website. If you have not already had the chance to read this document its worth a look as it covers most common fee enquiries [Planning fees - Cornwall Council](#).

In response to the climate change emergency, on the 1 January 2021 Cornwall Council introduced a fee for processing hard copy planning applications. The fees have been calculated on a cost recovery basis and are as follows:

- £100 for major applications
- £50 for General and Other applications

This is in addition to the statutory planning fee. Please note this charge will also be applied where a planning application form is submitted electronically but other associated documents are submitted in hard copy.

Applications can be submitted electronically via the Planning Portal or via email to [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk).

The Planning Service is still receiving a large volume of invalid applications. To recover the cost of handling invalid applications from the 1 April 2021 a service charge will be requested to cover further checks.

- £60 inc VAT - Householder and other
- £120 inc VAT - Minor
- £250 inc VAT - Major

The planning web pages contain a wealth of information to aid applicant/agents to submit quality applications which are right first time. Please visit <https://www.cornwall.gov.uk/planningadvice> for more information and for the Validation Updates webpage. The service also offers a range of additional services such as the validation checking service <https://www.cornwall.gov.uk/validationcheck>.

---



### New Years Honours process

MHCLG have started the process for the next New Years Honours. If you wish to submit nominations for the New Year 2022 Honours round, please use the [online form](#) and two letters of support are to be sent to [Honours@communities.gov.uk](mailto:Honours@communities.gov.uk). Please feel free to contact this address if you need any help, advice or if you encounter any technical difficulties when using the [online form](#).

Please email for information pack. If you have any further questions, please do contact: [Honours@communities.gov.uk](mailto:Honours@communities.gov.uk)

---

### Online planning tool relaunched

The Cornwall Council online Planning tool **Day in the Life of a Planning Application** has been relaunched this month. It was developed by the [Cornwall Planning Partnership](#) working with officers in the Council's planning team. It evolved through a series of workshops to clarify the different stages of the planning process and where local councils can become involved.

This then became what we consider to be a more widely useful tool with significant planning information for developers, their agents, prospective applicants and interested members of the public, as well as local councils. It seeks to bring together lots of information about the planning process and the various stages of development from conception through to implementation.

It will continue to evolve and will need to be kept up to date with changing legislation and policy, but will provide a resource that we hope is helpful to all. We also welcome feedback about its operation and will seek to continually improve upon the facility. If you have any questions about this resource, please contact Nic Phillips at [positiveplanning@cornwall.gov.uk](mailto:positiveplanning@cornwall.gov.uk)

---

### Never miss Planning News again ...

If you would like to receive notifications and a link to these newsletters when they are published, please read the [privacy notice](#) and complete the consent section so we can add you to the mailing list. Then, as soon as the next edition is published on our **Planning News** webpage, you'll get an email to let you know. If you have any questions, please contact the news team on [positiveplanning@cornwall.gov.uk](mailto:positiveplanning@cornwall.gov.uk)

---

### Useful links

Please use the link below to tell us about changes to town and parish councils:

<https://www.cornwall.gov.uk/community-and-living/communities-and-devolution/community-networks/parish-and-town-council-changes/>

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

[Online Planning Register](#)

[Planning Agents Area](#)

[Planning Agents Forums](#)

[Planning Committee – link to live meetings](#)



[Neighbourhood Development Plans](#)

[Community networks](#)

[Role of Local Councils in Planning](#)

[Local Council Planning Conferences](#)

[Information for Town and Parish Councils](#)

[Cornwall Planning Partnership](#) including:

- guiding principles for pre-app discussions
- Day in the Life of a Planning Application

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

February 2021

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)



Postal address of premises, or if none, ordnance survey map reference, or description
<p style="text-align: center;"><b>Hamilton Barbers</b>  <b>24 Fore Street</b>  <b>Redruth</b>  <b>Cornwall</b>  <b>TR15 2BQ</b></p>
Telephone:

Where the licence is time limited the dates
Not applicable

Description of premises
The premises is a Barber's Shop with a Cafe attached

Licensable activities authorised by the licence
Supply of Alcohol (M)

The times the licence authorises the carrying out of licensable activities
<p><b>Supply of Alcohol (M)</b> (for consumption on and off the premises)</p> <ul style="list-style-type: none"> <li>Monday - Sunday [ 08:00 - 18:30 ]</li> </ul> <p><b>Non Standard Timings:</b>  Off sales 0800 to 1900</p>

The opening hours of the premises		
<table> <tr> <td>Monday – Sunday</td> <td>08:00 - 19:00</td> </tr> </table>	Monday – Sunday	08:00 - 19:00
Monday – Sunday	08:00 - 19:00	

Where the licence authorises supplies of alcohol
Alcohol is supplied for consumption on and off the premises

Name and postal address (or registered address if a company) and telephone number of holder of premises licence		
Mr Liam Hamilton		
<table> <tr> <td>Home tel. no.</td> <td>Mobile no.</td> </tr> </table>	Home tel. no.	Mobile no.
Home tel. no.	Mobile no.	



## Annex 2 – Conditions consistent with the operating schedule

### General – all four licensing objectives

All staff shall be suitably trained for their role on the premises including the four licensing objectives and training shall be kept under constant review.  
All staff will be trained in the Challenge 25 Policy and in the Identification of a person under the influence of excess alcohol and the Correct procedure in dealing with them when refusing service.  
Staff training will be recorded in a documentary form that will be kept for 12 months and made available for inspection upon request by an officer of the responsible authorities.  
A refusals register will be kept for 12 months and made available for inspection upon request by an officer of the responsible authorities.

### Prevention of crime and disorder

No irresponsible drink promotions on the licensed premises.  
All glasses and bottles once empty will be removed from public areas as soon as practicable.  
All off sales of Alcohol shall be sold in sealed containers only.

### Public safety

A suitable first aid kit will be available on the premises.  
Annual fire safety check will be carried out and all fire safety equipment checked on a regular basis.  
Adequate external lighting will be present and all exits clearly marked.

### Prevention of public nuisance

Prominent, clear and legible notices shall be displayed on the premises at all exits requesting customers to respect the needs of the local community and to leave the premises quietly.

### The protection of children from harm

The Challenge 25 Policy will be in place on these premises. If a young person, who appears to be 25 or under asks for alcohol, they will be required to prove their age before they are served, unless the staff are certain (from personal knowledge or because they have seen proof of age on a previous occasion) that the person is 18 or over. The forms of proof of age that will be accepted are a passport, a photo driving licence, or a proof-of-age card that has the PASS accreditation hologram on it. Photocopies will not be accepted. All staff will be trained in this policy and reminded about it frequently. Records of this training will be kept. A notice advising customers that they may be required to prove their age before they can buy alcohol will be displayed at the bar.  
Alcohol shall only be handed over to persons over the age of 18.  
On delivery where the person receiving the alcohol appears to be under the age of 25, photographic ID will be required to be produced. Proof of age acceptable are a passport, a photo driving licence or a proof of age card having the PASS accreditation hologram on it. Photocopies will not be accepted. All staff will be trained in this policy and records of this training will be kept.

### Adult Entertainment

1. In accordance with information provided on the application for this premises licence, there must be no adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.