

**REDRUTH TOWN
COUNCIL**



**CONSEL AN DRE
RESRUDH**

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

Town Mayor: Cllr M J Brown

Town Clerk: P B Bennett

See Distribution

Our Reference:
RTC/420/3/Mtg
Date:
21st July 2021

Dear Councillor

Interim Planning Committee Meeting – Monday 26th July 2021

You are summoned to attend an Interim Meeting of the Redruth Town Council Planning Committee to be held in the Langman Room, Redruth Civic Centre, Alma Place on Monday 26th July 2021, commencing at **18:30**.

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

Although the Covid-19 guidelines have now been relaxed, we request that Members do not attend the Council building before 6:20 p.m. Entry to the building will be through the main access doors to the Library and we ask that you continue to wear a face covering, unless exempt, and sanitise hands on entry. At the conclusion of the meeting members are asked to vacate the building promptly through the external door in the Langman Room to Alma Place.

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 R S Barnes
Cllr Mrs A Biscoe
Cllr H 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
Interim Planning Committee Meeting – 26th July 2021

AGENDA

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
5. *To reinstate Standing Orders*
6. To consider planning applications [see schedule attached]
7. To receive correspondence:
 - 7.1 Locality – Neighbourhood Planning Newsletter, July 2021

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 26th July 2021

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA20/ unless otherwise stated)	Details	Ward	Reply
1	05596	18 Plain An Gwarry Retention of the two ground floor apartments Mr A Watters	North	Supported
2	05331	4B Mount Ambrose Advertisement consent for retention of existing advertising boards For Mr Jalal Mahmood, Mount Ambrose Hand Car Wash	Central, Carharrack & St Day	Supported
3	05330	4B Mount Ambrose Retention of existing canopy over Car Wash Bays and advertisement boards For Mr Jalal Mahmood, Mount Ambrose Hand Car Wash	Central, Carharrack & St Day	Supported
4	06744	Land adjacent to Rowan Meadows, Treskerby Non-material amendment with respect to decision notice PA12/06982 For Andrew Wooding	Central, Carharrack & St Day	Supported
5	06801	Land to the North of Drump Road Non-material amendment (NMA1) for proposed use of stone faced walls to plot boundaries, adjustment to retaining wall position to rear of Blocks R and T, repositioning of fence panels and entry gates to the rear of Block L between Block 29 and the communal garden, window position changes to the rear elevation of Block L, provision of AOV rooflight to northern elevation to provide smoke extract to common stair of Block T, window types to whole site to incorporate integrated Georgian Bar horizontal members in glazing, replacement of marley eternit concrete canopy tile with GRP grey tile and provision of wheelie bin stores to Block L has been rationalised to decision PA19/04444 dated 24/09/2019 For Cornwall Council	North	Supported

6	07409	78 Albany Road Non-material amendment (NMA1) for the introduction of 3no 'conservation' type rooflights into both roof slopes to PA16/00975 dated 08/03/2016 For Mr R Maddern	South	Supported
7	06829	Land North East of North Country Garage, North Country Proposed 1 bedroom dwelling For Mr A Gallagher, North Country Garage Ltd	North	Supported
8	05892	12 Dopps Terrace, East End Drop the kerb in front of the property to provide access to existing gravelled parking area For Mrs Josephine Tapp	South	Supported
9	03663	Plot adjacent to 7 Stanley Terrace Conversion of garage into one-bedroom dwelling For Mr Tim Dyer	North	Supported

LIST 2

Ser No	Planning App No (All PA20/ unless otherwise stated)	Details	Ward	Reply
10	06105 (Cllr Biscoe & Cllr Bishop)	Dunheved, South Albany Road Proposed new double garage with workshop/gym above and single storey extension to dwelling For Mr Lewis Vague	South	

From: [REDACTED]
Sent: 18 July 2021 10:00
To: Admin
Subject: Neighbourhood Planning Newsletter - July 2021
Categories: Planning

No images? [Click here](#)

Neighbourhood Planning

brought to you by
locality

Newsletter July 2021



Dear Reader,

Welcome to the fourteenth edition of Locality's quarterly neighbourhood planning newsletter.

In this summer edition, AECOM's Jesse Honey shares his expertise on how to draft effective planning policy. Locality's Lewis Garland showcases our brand-new community consultation toolkit. Annabel Osborne writes the first of a series of articles about Neighbourhood Development Orders (NDO); this quarter it's Clyst Honiton. Then Dr James Riley from AECOM enlightens us about the somewhat arcane realm of HRA (habitats regulation assessment) with his concise and insightful article.

Plus, we have our usual features including question of the quarter (transportation) and top tips (memorandum of understanding).

You can also win £50 John Lewis vouchers in our question and photo competitions.

Neighbourhood planning articles



Top tips for writing impactful policy

Jesse from AECOM offers some high-level tips for writing effective and robust neighbourhood planning policies.

[Read Jesse's article](#)



Clyst Honiton neighbourhood development order (NDO)

In the first of her series of articles on Neighbourhood Development Orders Annabel fills us in on the Clyst Honiton NDO.

[Read about Clyst Honiton](#)



Habitats Regulation Assessment: what you need to know

If you've ever wondered exactly what HRA is and why it is required for some neighbourhood plans, this is your best opportunity to understand. Dr James Riley from AECOM explains.

[Learn more about HRA](#)



Paving the way for good engagement

Locality's brand new Community Consultation toolkit was published earlier in the year. Lewis Garland summarises the toolkit and provides some useful pointers on how to engage successfully.

[Read Lewis's article](#)

Question of the quarter

What transport issues can we address through a neighbourhood plan?



Often when you ask people what needs improving in their area subjects like speeding, congestion, parking, better public transport and air quality come up. However, trying to address these issues through the neighbourhood plan are not always straightforward.

Neighbourhood planning in context

A neighbourhood plan is a land use policy document. Sitting above the neighbourhood plan is the local plan (and in London, the London plan), and the national plan (NPPF). These documents all relate to land use. In simple terms how planning consent can be given, refused, or guided on specific parts of land.

Related to the built environment but outside the scope of land use planning are things like traffic lights, speed limits or new bus routes. These issues typically fall under the authority of the highways agency or local authority and are mostly guided by different policy documents or budgets.

What transport issues can the neighbourhood plan effect?

Within the scope of a neighbourhood plan transport issues need to be considered where they relate to proposals for the physical development of sites and/or changes of use.

This might include:

1. Ensuring new development has adequate parking and service provision. This could include car parking, electric car charging, cycle storage and delivery areas for commercial development.
2. Policies might also consider more limited parking for sites closer to transportation hubs in order to maximise available land and ensure lower impacts on air quality. See policy KBR30 in the [Knightsbridge plan](#) for an example of a similar policy. It is important to keep in mind those who will still need motor vehicles to ensure accessibility, especially those with access constraints, people with a disability for example.
3. Ensuring the layout of development allows for pedestrian convenience and safety. Consider the width of pavements and how busy roads are around a site. No one wants to walk home on narrow pavements close to fast, polluted roads.

4. Encourage development that integrates cycle path networks and cycle parking provision. If people are going to leave their cars at home more and increase active travel in their routines this needs to be attractive and safe.
5. Consider sites closer to public transportation hubs and stations/stops. Land is usually at a premium on such sites so design can be particularly important for maximising such sites.
6. Larger developments will require new streets and roads – this is where a neighbourhood plan can have a say over the layout of roads.

Other transport issues

Consider how people get around the neighbourhood area and ensure new development does not disrupt pleasant movement/journeys. This is not only for commuting, but for dog walking, exercise, strolls and walks to the playground.

The [Ascot, Sunninghill and Sunningdale plan](#) includes a green corridors policy which seeks to maintain and enhance the connectivity of all green corridors wherever possible. The plan includes a map of green corridors to ensure there is clarity about where these are.

What about objectives that don't fall under the realm of land use planning?

Many neighbourhood plans will include a non-statutory community aspiration section. These do not have statutory power but may exert a significant soft influence. For an example of a project with aspirations to improve transportation and accessibility for all users, see the [Old Market plan](#) from Bristol. This includes an aspiration to improve access in the shopping district for pedestrians, cyclists and public transport.

Further guidance:

[What transport matters can a neighbourhood plan address?](#)

Locality's own toolkit on transport and neighbourhood planning. This toolkit expands further on the points made above.

[How to write a neighbourhood plan in a climate emergency](#)

Centre for Sustainable Energy's (CSE) toolkit includes short case studies, some of which consider the importance of transportation and getting around when drafting policy.

[Achieving well-designed places through neighbourhood planning](#)

Transportation objectives can be achieved through design policies and design codes. Have a look at Locality's design toolkit.

Top Tips – using a Memorandum of Understanding (MOU) for good stakeholder relations

When producing a neighbourhood plan the relationship you have with your local planning authority (LPA) is crucial. This relationship should be a partnership. However, with competing interests, strong community feelings and limits on LPA budgets and resources the relationship can sometimes be bumpy. In addition to the relationship with the LPA, other stakeholders such as landowners, community organisations and businesses can prove vital for producing a neighbourhood plan.

A Memorandum of Understanding, shortened to MOU is a tool that some groups have used to establish and maintain healthy and productive relationships with the LPA and other stakeholders.

What is a Memorandum of Understanding?

A pre-written agreement usually between a qualifying body (neighbourhood planning group) and the local planning authority (LPA) or authorities. MOUs between stakeholders other than the LPA may need to be primarily developed by the neighbourhood plan group if stakeholders have less experience establishing them than LPAs. However often an LPA will have a MOU template. If they don't, Locality have a [MOU template](#) – see below.

What is usually in a Memorandum of Understanding?

The list below is not exhaustive but intended to give you a flavour of what may be included in a MOU:

- **Point of contact for each organisation**
- **Information that will be shared and arrangements for this;**
- **Agreements about consultations and consultees;**
- **An agreement to work together constructively; and**
- **Sharing of meeting minutes and or inclusion at meetings**

How should we produce a Memorandum of Understanding?

Locality's [MOU toolkit](#) includes some standard stages for working with a stakeholder to agree a MOU. Importantly you'll need to identify the party you wish to establish the MOU with, gain agreement they'll enter into a MOU and then draft and agree the MOU before signing it. See page 7 of the MOU toolkit for more detail.

What are the benefits or agreeing a Memorandum of Understanding?

A MOU can name a specific contact at the LPA who you will communicate with. This makes communication clearer and often speeds up decision making as you are dealing with a person rather than a whole organisation.

A MOU will set expectations about how you will work together and how you will support each other. Using this clarity can help you to predict timescales and understand which resources you will need to gather from elsewhere.

You could use a MOU to establish which support the LPA will provide in relation to things like mapping and the screening of environmental assessments such as SEA.

Memorandum of Understanding Template

Locality's MOU toolkit includes a MOU template to make it easier to start and establish a MOU. Click the button below to read the MOU toolkit.

[Read the MOU toolkit](#)

Question Competition

Congratulations to Raziya Gulam from the Ilford South Neighbourhood Forum in Redbridge for winning the last question competition.



Harry Beck's blue plaque in Leyton

Previous question: The London Tube map is universally acclaimed for its legibility, though not necessarily its geographic accuracy. What is the name of the draughtsman who designed the modern tube map?

Answer: **Harry Beck**

This quarter, the question is: **In the 1971 film Get Carter a pivotal scene takes place in a multi-story car park which was considered a quintessential example of Brutalist architecture. The car park, called Trinity Square, was demolished in 2010 and replaced by a Tescos. Which local authority was the car park in?**

Email your answer to john.wilkinson@locality.org.uk with the title 'Question Competition'. Please also let us know your name and the neighbourhood area where you live. The first person to tell us the correct answer wins a £50 John Lewis voucher!

Note: we will only contact competition winners. Winners will be listed in the next edition.



Trinity Square Car Park - now demolished

Photo competition



The winning photo this quarter was submitted by **Christine Sykes** from Mirfield Parish. She is the winner of last quarter's photo competition. Congratulations Christine!

We are running the photo competition again this quarter.

Tips for photos:

- We are looking for photos taken in your neighbourhood area.
- The photo might showcase what makes your area special, a special view or moment, or perhaps a photo of neighbourhood planning in action.
- The photo must be taken by you and if there are people in it, they must be happy to be featured in the newsletter.
- Well-lit and composed photos are more likely to win.
- Please adhere to current government guidance on social distancing.

Email your photo to john.wilkinson@locality.org.uk and title your email '**Photo Competition**'. Please include your name and the neighbourhood area where you live. The winning photo will be featured as our header photo in the next edition and the winning photographer will win a £50 John Lewis voucher.

Note: we will only contact competition winners and winners will be listed in the next edition.

Neighbourhood planning resources and toolkits



Planning for Community-Led Housing



Neighbourhood development orders

The community housing fund is [due to launch for 2021/22](#). Read more about CLH and how a neighbourhood plan can assist in bringing it forward by reading [Locality's Planning for community led housing toolkit](#).

[Read the CLH Toolkit](#)

If you were interested in Annabel's article on the Clyst Honiton NDO have a look at our NDO toolkit to learn more.

[Read the NDO toolkit](#)

Neighbourhood planning champions

Neighbourhood Planning Champions are people across England with a wealth of knowledge and experience in making their communities better through neighbourhood planning and neighbourhood development orders.

If you want to get in touch with a neighbourhood planning champion, or even find out how to become a champion, you can [find out on the neighbourhood planning website](#).

For any specific queries about the support programme, or technical planning questions, then use our [Locality neighbourhood planning advice service](#) instead of your local champion.

Subscribe to the newsletter

If you've been sent this newsletter by a friend or colleague, you can subscribe to the newsletter by clicking the button below, or going to the main page of [Locality's neighbourhood planning website](#).

[Subscribe here](#)

Best wishes,



