



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:*  
3<sup>rd</sup> August 2022

Dear Councillor

**Meeting of the Planning Committee – Monday 8<sup>th</sup> August 2022**

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 8<sup>th</sup> August 2022. Proceedings will commence promptly at 7pm.

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 6:50 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 underneath.

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

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

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING – Monday 8<sup>th</sup> August 2022**

**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 meetings:
  - 7.1 Meeting of the Planning Committee held on 11<sup>th</sup> July 2022
  - 7.2 Interim Meeting of the Planning Committee held on 25<sup>th</sup> July 2022
8. Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule
  - 9.3 NHS England – Application offering unforeseen benefits at (best estimate) Lanner Hill, Lanner by Bann's Pharmacy Ltd

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

## SUBMISSIONS FOR: Monday 11<sup>th</sup> August 2022

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

Ser No	Planning App No (All PA22/ unless otherwise stated)	Details	Ward	Reply
1	05084	Trevingey Barn, Trevingey Parc Two-storey side extension For Mr & Mrs Huxtable	South	Supported
2	05983	Caravan, Channel View Farm, Sandy Lane Certificate of lawfulness for existing use: static caravan/dwelling use with associated garden For Mr Jack Selwood	Central	Supported
3	06703	50 Green Lane 'Demolition of existing vacant shop, construction of a terrace of three dwellings, widening of existing vehicle access and formation of on-site parking for three vehicles.' with variation of condition 2 of Decision Notice PA17/10409 dated 27/12/2017 For Mr J Beaumont, CV Property & Developments Ltd	North	Supported
4	06524	Builders Store, Land at Rear of Southgate Street Construction of proposed dwelling - Land at Rear of Southgate Street, Former builder store, Redruth. For Mrs L Starling	South	Supported
5	06853	85 Plain An Gwarry Replacement of rear single-storey extension with two-storey extension For Mr and Mrs Moyle	North	Supported

## LIST 2

<b>Ser No</b>	<b>Planning App No</b> <i>(All PA22/ unless otherwise stated)</i>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
6	11130 (PA21) (Clr A Biscoe)	Land Rear of 20 North Street  Conversion and change of use of domestic garage into a residential premises  For Mr David Moyle	North	



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**Town Mayor: Cllr M J Brown**

**Town Clerk: P B Bennett**

Minutes of a Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 11<sup>th</sup> July 2022

Present: Cllr H Biscoe Chairman  
Cllr S Barnes  
Cllr Mrs A Biscoe  
Cllr Brown  
Cllr Mrs B Ellenbroek

In attendance: Ms A Hunt Operations & Facilities Officer  
Ms C Coomber Administration Assistant  
Mr J Tremayne Administration Work Experience  
Mr J Cox Randall Simmonds  
Ms Ruth Major Local Resident

PART I – PUBLIC SESSION

**1478.1 To receive apologies for absence**

Apologies were received from Cllrs Collins and Craze (Other commitments), Cllr Tremayne (unwell).

**1478.2 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.

**1478.3 To suspend Standing Orders to allow the public to speak**

Unanimously RESOLVED to suspend standing orders to allow the public to speak [Proposed Cllr Brown; Seconded Cllr Mrs Biscoe]

**1478.4 To allow the public to put questions to the council on any matter relating to this Agenda**

Mr Cox a representative of the applicants of planning application number PA22/04552 was invited to speak to the council members.

Mr Cox stated that the original site survey carried out, was found to be incorrect and did not take into account the street furniture along the boundary line resulting in the architects drawings also being incorrect. The planning application is to remove the existing hedge and reinstate with a traditionally built Cornish Hedge further along the boundary using stones from the previously dismantled hedge.

When asked about other Phases of the site, Mr Cox was unable to comment, but advised he would be able to arrange a site tour should this be what the councillors require.

**1478.5 To reinstate Standing orders**

Unanimously RESOLVED to reinstate the standing orders. [Proposed Cllr Brown; Seconded Cllr Barnes]

**1478.6 To consider the planning applications**

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

**1478.7 To confirm the Minutes of the following meetings:**

**1478.7.1 Meeting of the Planning Committee held on 13<sup>th</sup> June 2022**

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 13<sup>th</sup> June 2022 as a true and accurate record of proceedings. [Proposed Cllr Barnes; Seconded Cllr Brown] Cllrs Biscoe, & Mrs Biscoe abstained as they had not been present at the meeting.

**1478.7.2 Interim Meeting of the Planning Committee held on 4<sup>th</sup> July 2022**

RESOLVED by Majority to confirm the minutes of the Interim Meeting of the Planning Committee held on 4<sup>th</sup> July 2022 as a true and accurate record of proceedings. [Proposed Cllr Ellenbroek; Seconded Cllr Barnes]

**1478.8 To receive the Clerk's report.**

A report had been circulated prior to the meeting. Further to the letter written to Cllr Desmonde there had been no response. The report was noted.

**1478.9 To receive correspondence**

**1478.9.1 Decision Notice Schedule**

The schedule was noted.

**1478.9.2 Licensed Premises Schedule**

The schedule was noted.

**1478.9.3 Cornwall Council – PA22/06040; Trengweath Clinic, Penryn Street; Works to trees in a conservation area (TCA)**

Correspondence was noted.

**1478.9.4 Cornwall Council – Street Trading application LI22\_003450; Cornish Grilled Cheese, Cardrew Way, Cardrew Industrial Estate.**

Correspondence was Noted

**1478.9.5 ELG Planning - Proposed redevelopment of the former Trengweath Hospital Site.**

Correspondence was Noted

**Chairman**

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

All references for PA22/ unless otherwise stated

**Meeting: Monday 11<sup>th</sup> July 2022**

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b> Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr Biscoe]				
1	00815	The Orchard, Harris Mill, Illogan	Erection of single dwelling (in lieu of decision ref. PA21/00337 allowed at appeal)	Supported
2	04148	Wood Mine Business Park, Semmens Way	Introduction of mezzanine floor within existing building and installation of new first floor windows	Supported
3	05033	The Cornwall Centre, Alma Place	Listed building consent to remove a decorative metal installation at the top of the large library window which includes the words Kresen Kernow as this is no longer located in the building.	No Comment
4	05210	The Buttermarket, Station Hill	Listed building consent for new roofing to the Mining Exchange and Wheal Peevor Purser's Office and minor amendments to internal arrangement as listed in Design and Access Statement	Supported

5	05209	The Buttermarket, Station Hill	New roofing to the Mining Exchange and Wheal Peavor Purser's Office and minor amendments to internal arrangement as listed in Design and Access Statement	Supported
6	04471	56 West End	Change of use of disused ground floor retail area to form ground floor of single three-storey dwelling	Supported
7	05642	St Eunys Church, Churchtown	Works to trees subject to a Tree Preservation Order (TPO), works include Tree T10 – a mature Sycamore. It is proposed that the bough of tree T10 be removed as part of ongoing safety repair works to the western boundary retaining wall. Please refer to the supporting statement for more information.	Supported
<b><u>LIST 2</u></b>				
8	05428	Bartles Industrial Estate, North Street	Construction of commercial development	Unanimously RESOLVED NOT to support the application on the grounds of concern over loss of amenity and loss of light to the surrounding properties [Proposed Cllr Biscoe; Seconded Cllr Brown]



9	04786	Land at Tolgus	Reserved matters application for Phase 2 of the Tolgus development comprising 185 dwellings and 1,400sqm employment space, with associated highways, drainage, utilities, public open space, and green and blue infrastructure – details of appearance, landscaping, layout and scale following outline approval PA12/09717 dated 30/05/2013	Unanimously RESOLVED to support the application. [Proposed Cllr Biscoe; Seconded Cllr Brown]
10	04552	Land at Tolgus	Reserved matters application for Phase 2 of the Tolgus development comprising 185 dwellings and 1,400sqm employment space, with associated highways, drainage, utilities, public open space, and green and blue infrastructure – details of appearance, landscaping, layout and scale following outline approval PA12/09717 dated 30/05/2013	Unanimously RESOLVED to support the application. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ellenbroek]
11	05348	102 Southgate Street	Residential development of 10 houses	RESOLVED by Majority not to support the application. Redruth Town Council recommends that the applicant reverts to the nine houses approved under PA21/03308 and follows any recommendations made by the Highways Officer. [Proposed Cllr Barnes; Seconded Cllr Brown] Cllr Ellenbroek Abstained.

	04665	Tamarisk, West Park	Change of use of domestic dwelling to OFSTED-registered residential care home for children	<p>RESOLVED by Majority not to support the application on the grounds that there is not enough information provided to determine the benefits of such a facility, such as how many children will be housed etc. The application as it is does not show any significant benefit over the loss of accessible housing in the area.</p> <p>[Proposed Cllr Brown; Seconded Cllr Biscoe] Cllr Ellenbroek – Abstained</p>
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**Town Mayor: Cllr M J Brown**

**Town Clerk: P B Bennett**

Minutes of a Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 25<sup>th</sup> July 2022

Present: Cllr H Biscoe Chairman  
Cllr A Biscoe  
Cllr S Barnes  
Cllr M Brown  
Cllr B Craze  
Cllr B Ellenbroek  
Cllr W Tremayne

In attendance: Ms A Hunt Operations & Facilities Officer  
Cllr I Thomas

PART I – PUBLIC SESSION

**1480.1 To receive apologies for absence**

Apologies were received from Cllr Collins (other commitments).

**1480.2 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.

**1480.3 To consider the planning applications**

1480.3.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

**1480.4 To receive correspondence**

1480.4.1 *Cormac – EDG2042-SN02, Carn Brea Village, new kerbed build-out, table-top ramp & road markings*

The correspondence was noted.

1480.4.2 *Cornwall Council – PA22/06381, 9 Trewirgie Road, Works to trees in a conservation area (CA), works include coppice sycamore T1, repollard bay T2, reduce as per photos griselina T3*

The correspondence was noted.

**Chairman**

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

All references for PA22/ unless otherwise stated

**Meeting: Monday 25<sup>th</sup> July 2022**

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b> Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr A Biscoe]				
1	05998	Pen Bownder, Trengweath Lane	Works to trees in a conservation area (CA), works include small group of sycamores and dead elms previously coppiced	Supported
2	05957	Clowance, West Trewirgie Road	Works to trees subject to a Tree Preservation Order (TPO), works include Ts 1, 2 & 3 Beech. Crown lift on South side to height of 4.5m. Drop crotch over the entirety of the upper crown to reduce by up to 3m	Supported
3	06077	30 Treganoon Road, Mount Ambrose	Rear extension to dwelling	Supported
4	06181	Sten Ha Cober, 4 Penpont Road, Roseland Gardens	Double-storey side extension	Supported
5	05786	The Flat, 1 West End	Removal of existing single-glazed timber windows, replacing with white wood-grained double-glazed UPVC	Supported

6	06321	12-19 Chapel Court, Chapel Street	Replacement of dilapidated windows to locations shown	Supported
7	06322	12-19 Chapel Court, Chapel Street	Listed building consent for replacement of dilapidated windows to locations shown	Supported
8	06362	Redruth School and Technology College, Tolgus Vean	Application for provision of 8no. parking spaces to replace those displaced by the proposed new two-classroom teaching block (approved PA22/04238) and a new replacement covered refuse store	Supported
9	06438	3 Chapel Street	Change of use from offices (Class E(c)) to single dwellinghouse (Class C3)	Supported
10	06439	3 Chapel Street	Listed building consent for change of use from offices (Class E(c)) to single dwellinghouse (Class C3)	Supported
<b>LIST 2</b>				
11	06121	Finnagons Rest, Radnor Road	Construction of detached annexe to replace existing outbuildings	RESOLVED by Majority not to support the application on the grounds of the separate nature of the proposed property and concerns over the impact of additional traffic on the access road. Should permission be granted, the Town Council would like to suggest that the applicant is asked to consider

				a contribution towards signage, such as 'Welcome to Radnor' which may assist with traffic management, and particularly the slowing of traffic, in the area. [Proposed Cllr Brown; Seconded Cllr Barnes] Cllr H Biscoe voted against.
12	04248	Land North of Tolvean House, Park Tolvean	Removal of existing hardcourt surface and erection of a single three storey block containing 6 units of keyworker accommodation with associated hard and soft landscaping works	Unanimously RESOLVED not to support the application on the grounds of: (i) loss of existing parking spaces for other residents and (ii) insufficient parking space provision for the proposed new units. [Proposed Cllr Ellenbroek; Seconded Cllr A Biscoe]
13	06262	15 Cardrew Industrial Estate, Cardrew Way	Redevelopment of existing food processing facility including: demolition of single storey element of existing food production facility, construction of new 3 storey extension with tunnel freezer at ground floor, plant equipment at first and second floor and solar PV panels on roof, installation of new dock leveller with associated amendments to yard levels, removal of existing temporary fire escape ramp to be replaced with new ramp	Unanimously RESOLVED to support the application. [Proposed Cllr Barnes; Seconded Cllr A Biscoe] Cllr Barnes voted against.

**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 8<sup>th</sup> August 2022**

<b>Ser No</b>	<b>Item</b>	<b>Action</b>	<b>Response</b>
1473.5	Parking concerns at Bellevue	Cllr Barnes requested that a site meeting with Cllr Desmonde and Adrian Drake be arranged to discuss the matter further	Email sent to Cllr Desmonde and Adrian Drake. Awaiting response.

**Planning Committee**

**Meeting 8<sup>th</sup> August 2022**

**Decision Notice Schedule**

**All references for PA22 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1466.3.1.1	02625	Flats to Rear of 3 Bond Street	Change of use of office and store to flat. Construction of external stairs and formation of first floor front door	Unanimously RESOLVED to support the application	Approved
1470.6.1.4	02528	5 Higher Fore Street	Conversion of flat above restaurant and installation of dormer windows to form two flats at first floor and one flat in roof space, and extension to the rear at first floor to form staff room	Unanimously RESOLVED not to support the application due to the overshadowing of adjacent properties by the first floor staff room extension, and that the proposed dwellings do not meet the requirements of the nationally described space standards (2015)	Withdrawn
1470.6.1.6	03846	5 Heanton Villas, Heanton Terrace	Proposed double garage at rear of property	Unanimously RESOLVED to ask that the applicant give consideration to the roof being clad in a material other than that proposed, particularly as the site lies just outside the conservation area.	Approved
	04686	The Old Forge, Forge, Mawla	Prior approval for proposed change of use of an agricultural building to a single dwellinghouse and operational development	Not consulted	Prior approval not required



1476.3.1.2	05001	6 Martin Close	Removal of single storey garage to side of property to be replaced with a two storey extension consisting of garage and ensuite bedroom above. Erection of single storey flat roof extension to rear of property to expand living area	Unanimously RESOLVED to support the application	Approved
1478.6.1.7	05642	St Eunys Church, Churchtown	Works to trees subject to a Tree Preservation Order (TPO), works include Tree T10 – a mature sycamore. It is proposed that the bough of tree T10 be removed as part of ongoing safety repair works to the western boundary retaining wall. Please refer to the supporting statement for more information	Unanimously RESOLVED to support the application	Approved
1473.3.1.2	05030	Pump House, Wheal Uny Mine, Trewirgie Hill	Listed building consent for various remedial works to Wheal Uny Mine Pump House	Unanimously RESOLVED to support the application	Approved
	06211	St Aubyn Farm, St Aubyn, Trefula	Submission of details to discharge Conditions 3 and 4 in respect of Decision Notice PA20/05365 dated 25.08.20	Not consulted	S52/s106 and discharge of condition apps
1473.3.1.3	05035	Standalone Chimney Stack, Wheal Uny Mine, Trewirgie Hill	Listed building consent for various remedial works to Wheal Uny Mine Chimney Stack	Unanimously RESOLVED to support the application	Approved

TPO / TCA Apps - an application for works to trees within a Conservation Area. The Officers have decided not to place a Tree Preservation Order on the tree and therefore the works can be carried out.

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**LICENSED PREMISES SUBMISSIONS FOR:**

**Monday 8<sup>th</sup> August 2022**

<b>Ser No</b>	<b>License No</b> <i>(All LI22/ unless otherwise stated)</i>	<b>Details</b>
NIL		

Our Ref: CAS-119417-G1W2Q6  
To be quoted on all future correspondence

Primary Care Support England  
PCSE Enquiries, P O Box 350  
Darlington, DL1 9QN  
Email [PCSE.marketentry@nhs.net](mailto:PCSE.marketentry@nhs.net)  
Phone 0333 014 2884

To interested parties with no appeal  
rights via email

19<sup>th</sup> July 2022

Dear Sir/Madam,

**Re: Application offering unforeseen benefits at (best estimate) Lanner Hill, Lanner, Cornwall (From the junction of Ankervis Lane to Glen View and including The Square) by Bann's Pharmacy Ltd**

NHS England has considered the above application and I am writing to confirm that it has been refused. Please see the enclosed report for the full reasoning.

Yours sincerely

*G Logan*

Georgina Logan  
Pharmacy Market Administration Services Officer

NHS England's [Privacy Notice](#) describes how we use personal data and explains how you can contact us and invoke your rights as a data subject. We will protect your information in line with the requirements of the Data Protection Act 2018.

**NHS ENGLAND SOUTH WEST PHARMACEUTICAL SERVICES REGULATIONS  
COMMITTEE (PSRC)**

17 June 2022

<b>Name of applicant</b>	Banns Pharmacy Ltd
<b>Application type</b>	Application offering Unforeseen benefits
<b>Address of proposed premises</b>	best estimate – Lanner Hill, Lanner, Cornwall

**The Committee noted:**

1. Lanner is a civil parish and village in Cornwall. It is situated on the A393 2 miles south east of Redruth. Lanner is in the St Day, Carharrack and Lanner ward. The parish population of Lanner Civil Parish at the 2011 census was 2,690.
2. There are currently no pharmacies located within Lanner, the nearest pharmacies are in Redruth.
3. The Committee noted the application was first circulated for consultation as an application within a controlled locality. This means that local GP's and Parish Councils were consulted with, and some have provided responses. It then came to light that the best-estimate of the pharmacy falls within a non-controlled area but is within 1.6km of a controlled locality. From the best estimate provided it is likely the 1.6km area will include both controlled and non-controlled locality areas wherever the pharmacy opens within the best estimate given. It was agreed the Committee is therefore not required to consider controlled locality issues in this case, other than if the application is approved, a period of gradualisation will need to be considered for those practices who will lose dispensing rights to patients they currently dispense to in the controlled locality part of the 1.6km radius. See below for further detail in this regard.

**PRELIMINARY ISSUES**

Summary of the application:

4. The applicant is proposing to open Monday to Friday 9am – 1pm & 2pm – 5.30pm with Saturday opening of 9am – 12noon which is a total of 40.5 Core Hours, of which half an hour will be Directed. An additional Supplementary Hour on Saturdays from 12noon – 1pm is proposed. Closed on Sunday. The hours proposed are indicated below from section 3.1 of the application form:

### 3 Opening hours

#### 3.1 Proposed core opening hours<sup>2</sup>

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
9-1pm 2- 5:30pm	9-1pm 2- 5:30pm	9-1pm 2- 5:30pm	9-1pm 2- 5:30pm	9-1pm 2- 5:30pm	9-12		40.50

#### 3.2 Total proposed opening hours<sup>3</sup>

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total
9-1pm 2- 5:30pm	9-1pm 2- 5:30pm	9-1pm 2- 5:30pm	9-1pm 2- 5:30pm	9-1pm 2- 5:30pm	9-1pm		41.50

5. The applicant proposes to provide Essential services, certain appliances, advanced services and enhanced services at section 4 of the application form.
6. In the Floor plan section of the application, the applicant states:

#### **Floor plan showing consultation area**

We are unable to provide a floor plan of the proposed premises as the premises have not yet been identified and secured.

Once the premises have been secured they will be registered with the GPhC and will comply with all relevant legal and ethical requirements for the operation of a retail pharmacy business.

7. At part 6 of the application form, the applicant describes the unforeseen benefit they are offering to secure as:

Please describe the unforeseen benefit(s) that you are offering to secure and how it will secure improvements or better access to pharmaceutical services, or pharmaceutical services of a specified type in the HWB's area.

Lanner village is a former tin and copper mining parish which grew rapidly in the 19th century, but has been recorded as far back as 1542, and with settlement traces back to the Bronze Age.

As far back as 1851 records show that there were 2,710 persons resident in the parish of Lanner, but this both increased and decreased over the decades as the use of the land changed.

As of 2011 there were 2,690 persons recorded as living in the parish (which extends into the rural area outside the village). By 2015 ONS mid year population estimates put the population at 2,850 people.

The village of Lanner lies within a valley, two miles to the southeast of Redruth and is bisected by the A393 Redruth-Falmouth main road which descends steeply down Lanner Hill into the village from the west.

The age distribution of the population in 2014 was as follows:

Age Range	Lanner	England
0 - 15	17.6%	19.1%
Working age	59.8%	63.3%
Over retirement	22.6%	17.7%

Since the last full Census, the distribution of population has taken a noticeable swing to a higher proportion of retired people: an increase from 18.7%.

The housing stock of Lanner is predominantly two and three-bedroom properties of modest size. The physical appearance of the built environment is also reflected in the fact that 33% of the housing stock was constructed before 1900 (against a national average of 16%) and 18% constructed since 2000 (against a national average of 10%).

Lanner lies within the Camborne Pool Illogan Redruth Community Network Area (CPIR) and for the purposes of the Cornwall Local Plan and the Site Allocations Development Plan Document (Allocations DPD) is within the "residual CPIR area" for the whole of which there is an allocation of 1,000 new dwellings to be built 2010 – 2030. Lanner itself has seen modest housing growth since 2011.

The parish has a number of local facilities and amenities which primarily serve the local community, although some (such as the Band Room and the churches) support a wider community.

- School: Lanner Primary School, with pupils from 3 to 11 years.
- Health: Lanner Moor Surgery. The nearest dental practice is in Redruth. The closest hospitals are at Barncoose, Redruth or Treliske, Truro.
- Community facilities: Village Hall (which also houses the Parish Council office, sub-post office and the Snooker club), Methodist church and hall, Christchurch Anglican church, Band Room, Scout Hall.
- Village stores, petrol filling station and shop, bakery, fish and chip shop, two public houses, dance studio, animal feed store.

The nearest pharmacies to Lanner are located in Redruth and clustered together in the town centre approximately 2 miles from Lanner. The nature of the road network (significant inclines / declines and pavements intermittently on one side of the road or another) means that it is highly unlikely that anyone would walk this route.

Public transport times are very dependent on the time of day that a patient travels as it is possible to get to Redruth in around 15 minutes by bus, but missing that bus on the way to or from Redruth would then result in a journey time more than doubling.

Public transport use is low and Lanner residents rely on their cars for access to services. Granting this application will secure better access to pharmaceutical services as Lanner residents and visitors will be able to access a pharmacy without using cars of public transport.

8. The applicant explains they will secure the unforeseen benefit:

Please explain how you intend to secure the unforeseen benefit(s).

**BY OPENING A PHARMACY AT THE PROPOSED LOCATION WE WILL BE ABLE TO PROVIDE ESSENTIAL, ADVANCED AND ENHANCED SERVICES TO VISITORS TO AND RESIDENTS OF LANNER AND THE SURROUNDING AREA.**

## **PUBLIC INVOLVEMENT / REPRESENTATIONS**

9. Full details of the applicant's proposals were notified to various parties in accordance with the Regulations.

10. The Committee noted representations have been received from:

- Boots UK Ltd state:

This is an established area and patients in this rural locality will be accustomed to travelling outside of Lanner village to access further provisions or to their place of work. The applicant has not provided any evidence to indicate that patients are experiencing difficulties when wishing to access pharmaceutical provision. The pharmacies in nearby Redruth are open beyond the opening hours proposed by the applicant. Our Pharmacy on Fore Street in Redruth also offers a delivery service.

We note that Lanner Surgery currently dispenses to patients who live beyond a mile from a pharmacy and they also offer a delivery service.

The applicant hasn't provided any evidence to suggest that the pharmacies in the nearest town of Redruth are not meeting current demands for pharmaceutical services or that these pharmacies will be unable to meet any future increase in demand arising from any planned new housing developments.

In conclusion we submit that the application should be refused as there is no evidence to suggest that application would confer significant benefits on persons in the area of the relevant Health and Wellbeing Board (Regulation 18 (2)).

- Day Lewis Plc state:

On behalf of Day Lewis Plc, I wish to object to this application and make the following comments in response:

NHS England and NHS Improvement (NHSE&I) has formed a preliminary view that the area is not a reserved location and that it is required to consider the matter of prejudice in accordance with Regulation 44.

We have no comments to make on either of these matters as they are best addressed by dispensing doctors who provide pharmaceutical services from premises nearby. Our comments are therefore limited to the matters to be considered in respect of Regulation 18.

Addressing matters raised by the applicant in part 6 of the application form:

- i. The applicant refers to the 'age distribution of the population in 2014' and suggests there has been a significant increase in the number of residents over 'retirement age'. This definition is not helpful as retirement age depends on the sex of the person concerned amongst other factors. Furthermore, the applicant does not provide a source for this information.

We would suggest that there is currently no definitive information available in the public domain respect of the age profile of residents (until the 2021 census data is available in any event) so claims of an increase in the older population are unsubstantiated.

Regardless of the claims made by the applicant, no evidence has been supplied that older residents currently have any difficulties accessing pharmaceutical services.

- ii. The applicant refers to housing growth in the wider area but acknowledges that growth in Lanner itself has been modest. No evidence has been provided that suggests local arrangements for the provision of pharmaceutical services have become inadequate due to housing growth.



- iii. The applicant refers to amenities in Lanner but it is clear that these fall far short of the amenities people would access on a regular basis. In particular, grocery shopping is very limited, so residents routinely access supermarkets in Redruth a short distance away. These are accessible using a frequent bus service for any residents who may not have access to a motor vehicle. In fact, the applicant states that "Lanner residents rely on cars for access to services", recognising that car ownership in the area is relatively high. It is clear that any residents who travel by car can easily access pharmacies in Redruth, a short distance away.

The burden of proof rests with the applicant when making an application for inclusion in the pharmaceutical list but the applicant has actually provided very little relevant information.

In conclusion, this application falls a long way short of providing any evidence that might lead NHSE&I to conclude that granting it would secure improvements or better access to the provision of pharmaceutical services in the area. For that reason, the application should be refused.

- Harris Memorial Surgery state:

Our branch surgery at Lanner Moor has good, free car parking facilities immediately adjacent to the building; it is very convenient for patients to park in safety off the busy A393 when they attend an appointment or collect prescription medications. The branch is also right next to the bus stop, again convenient for patients without their own transport. For housebound patients, the practice employs a driver who makes regular deliveries of prescription medications in the local area.

The overwhelming majority of the practice's patients in the Lanner area use our dispensing service, suggesting the service is of value to them. Many of these patients are elderly, frail and/or housebound who find it difficult to attend appointments at the surgery, frequently they rely on being brought in by family members/ carers or receiving a home visit. It would be regressive for these patients and the people who facilitate their attendance to attend the surgery and then go elsewhere to pick up prescription medications separately. As it is, prescription medications can be dispensed to patients at the same visit/ appointment if they are in stock in Lanner.

The practice has 5,736 registered patients in total (on 28<sup>th</sup> February 2022) with a weighted list size of 6,341 indicating its patients have higher-than-average age distribution, additional needs and rurality. This is especially true of roughly 2,500 patients who live in semi-rural and rural areas near Carharrack, St Day and Lanner Moor. Of this number, 874 of the practice's dispensing patients live within 1 mile of the proposed new pharmacy location in Lanner, representing 15% of the practice's total patient list and more than 36% of its dispensing patients.

The practice has had success in recruiting Salaried GPs recently and now has 3.5 WTE GPs. The practice has also invested significant sums (with CCG MiG finance support) to improve the premises at Lanner. As we move into the "with Covid" future, the practice is committed to increasing the number of surgeries held at Lanner and opening for longer hours. Better access to GPs and nurses, and further planned improvements in the building infrastructure, will improve the range and quality of services offered to patients in Lanner

and the surrounding area. As part of a Primary Care Network, the practice also offers other appointments to patients through its ARRS roles, such as access to a physiotherapist, clinical pharmacists, and mental health practitioners. The practice is committed to working closely with the CCG Locality Lead and the PCN to extend the range of services for patients to the south of Redruth and communicated its aims in this respect to the Parish Council in February 2022.

Opening a new pharmacy nearby would directly result in the loss of the 874 dispensing patients living within 1 mile of the proposed new pharmacy (as noted above, this represents 15% of the practice's total patient list and over 36% of dispensing patients). Loss of such a large proportion of its dispensing income would severely damage the practice's dispensing service and undermine its financial viability. In the circumstances, the Lanner branch may become financially non-viable and the practice may have to approach the CCG about branch closure. This would severely and negatively affect all its patients in the area. The practice cannot support a proposal which directly and negatively affects its own financial viability, and which also makes the service for patients worse.

The location proposed for the new pharmacy lies somewhere along the A393 main road from Redruth to Four Cross (for Penryn/Falmouth and Helston). This is a very busy road carrying high volumes of passenger traffic, large goods vehicles and bus routes. There is little adequate parking for vehicles along the roadside as it is. It is quite normal for all vehicles to stop behind obstructing parked vehicles to allow oncoming traffic to pass. It is difficult to see where patients, family members/ carers would be able to park to access the proposed new pharmacy. Vehicles attempting parallel parking, including reversing manoeuvres, on this congested stretch of A-road would create further obstructions and adversely affect traffic flow, lead to higher vehicle emissions in the locality, a known health hazard, and create additional objective dangers for people (some elderly and infirm) forced to open vehicle doors into the path of passing traffic, or crossing a busy highway.

For most people trying to access the proposed new pharmacy, given the difficulty of parking conveniently nearby as described above, it is likely that patients, family members/ carers would have to walk some distance along this busy, hilly road to reach it. Given that many of the patients concerned fall into the elderly/ frail cohort, imposing a tiring walk along a noisy, busy main road imposes difficulty and inconvenience on them and would adversely impact their access to services.

Allowing a new pharmacy to open in Lanner is likely to result in negative impacts on several hundred patients in the area as a consequence of the loss of convenient access to GP services in Lanner and easy and convenient collection of prescription medications.

In summary, the practice does not support the application to open a new pharmacy in Lanner, it strongly opposes it.

- **Lanner Parish Council state:**

Thank you for resending this application which was presented to Council at a recent meeting.

The information was noted, and Council look forward to receipt of further details should the application proceed.

- The LPC state:

We are not aware that there have been any previous applications in this location.

As the representative body for Community Pharmacy in Cornwall we believe that it is beneficial for the population of an area to be able to easily access a Community Pharmacy and gain the benefit of being able to speak to a pharmacist without appointment and be able to gain advice and product to be able to treat Minor Ailments and be able to obtain advice about prescription medication. There would also be access to Community Pharmacy Services such as emergency supply, emergency contraception and the Minor Ailments Scheme as well as services such as the New Medicines Service and the Community Pharmacy Consultation Service.

- St Day Parish Council state:

Whilst the Parish Council cannot embrace full support for this application, neither can it find good reason to object to Banns Pharmacy Ltd offering a service on Lanner Hill, Lanner.

Therefore, it has been resolved not to oppose this application.

11. The Committee noted the applicant has submitted a comprehensive report in response to the consultation response, covering the proposed services that will be provided by the proposed new pharmacy, local demographic information, plans for housing development, an assessment of current provision in the areas and access to existing providers. The applicant concludes:

## 11.0 CONCLUSION

11.1 Lanner is an area that does not have a reasonable choice of pharmacy services and is clearly in need of better access to pharmacy services. Following assessment of the circumstances of Lanner the applicant contends that the application is an unforeseen proposal that will satisfy the requirements of Regulation 18.

## 12. The Committee was satisfied it is not necessary to hold an oral hearing to determine the application.

### Regulation 31 (same or adjacent premises)

**31.— (1) A routine or excepted application, other than a consolidation application, must be refused where paragraph (2) applies**

**(2) This paragraph applies where—**

**(a) a person on the pharmaceutical list (which may or may not be the applicant) is providing or has undertaken to provide pharmaceutical services (“the existing services”) from—**

**(i) the premises to which the application relates, or**

**(ii) adjacent premises; and**

**(b) the NHSCB is satisfied that it is reasonable to treat the services that the applicant proposes to provide as part of the same service as the existing services (and so the premises to which the application relates and the existing listed chemist premises should be treated as the same site).**

13. ***There are no other contractors currently providing pharmaceutical services from the premises to which the application relates, or from adjacent premises. The nearest pharmacy is just under 2 miles away.*** The Committee was satisfied it is not required to refuse the application by virtue of Regulation 31.

#### **CONTROLLED LOCALITY ISSUES**

14. The application does not relate to a controlled locality. The location is within 1.6km of a controlled locality.

#### **UNFORESEEN BENEFITS**

##### Reg 18(1)(b) – Improvements or better access not included in the Pharmaceutical Needs Assessment

15. Regulation 18 concerns 'Unforeseen Benefits' applications, which are applications where the improvements or better access that would be secured were or was not included in the relevant PNA.
16. The Committee noted, in the 2018 Cornwall PNA Lanner is not mentioned specifically but is included in the Camborne, Pool and Redruth locality. At the time the PNA was published the conclusion for this area is '*There is no current need identified for more pharmaceutical providers at this time*'. It is of note the PNA was published prior to the pharmacy opening at St Stephen, St Austell.

17. The Committee noted no supplementary statement had been issued.

- 18. The Committee was satisfied that as the improvements or better access which the applicant is proposing to secure were not identified in the PNA, an 'unforeseen benefits' application is the correct type of application.***

##### Reg 18(2)(a) – Would granting the application cause significant detriment to the proper planning or arrangements in place for provision of pharmaceutical services in this area

19. NHS England and NHS Improvement has no particular plans regarding pharmaceutical services in the area, so there can no detriment to such plans. There has not been any suggestion that there would be significant detriment to the arrangements already in place in the consultation responses.
- 20. The Committee was satisfied that granting the application would not cause significant detriment to the proper planning or arrangements in place for provision of pharmaceutical services.***

##### Regulation 18(2)(g) – Whether the application presupposes that a gap in pharmaceutical services provision has been or is to be created as a result of a consolidation application

21. As no consolidation applications have been made relating to this part of Cornwall **the Committee is not required to refuse the application under regulation 18(2)(g).**

##### Reg 18(2)(b)(i) – Significant benefit: Reasonable choice with regard to obtaining pharmaceutical services

22. The applicant has declared a best estimate for the location of the pharmacy, should the application be granted, as Lanner Hill.
23. The Committee had a map showing the location of existing pharmacies in the area and copies of local bus timetables. It was noted there are 8 pharmacies within 5 miles from the proposed new pharmacy site, as follows (information taken from Google maps):

<b>Nearest Pharmacies to Lanner</b>	<b>Distance and time by car</b>	<b>Time by Bus</b>
Boots, Chapel St, Redruth, TR15 1AU	1.8 miles – 6 mins	16 mins every 40 mins
Day Lewis, 16 Chapel St, Redruth, TR15 2DB	1.8 miles – 6 mins	17 mins every 40 mins
Boots, 84 Fore St, Redruth, TR15 2BL	1.8 miles – 6 mins	11 mins every 40 mins
Superdrug, 72 Fore St, Redruth, TR15 2AF	2.2 miles – 6 mins	11 mins every 40 mins
Green Lane Pharmacy, 12 Green Lane, Redruth, TR15 1JT	2.2 miles – 6 mins	12 mins every 40 mins
Boots, Station Rd, TR15 3DU	3.7 miles – 12 mins	41 mins every 40 mins
Boots, Basset Rd, Redruth, TR16 4SS	4 miles - 14 mins	41 mins every 40 mins
Tesco, Station Rd, Redruth, TR15 3QJ	4.1 miles – 14 mins	48 mins every 40 mins
Boots, Fore St, Camborne, TR14 9EF	5.3 miles – 12 mins	1hr 9 mins every 40 mins

24. The Committee noted there is a 100-hour pharmacy in Redruth just over 4 miles away.
25. Between them, the nearest pharmacies within 5 miles open 6.30am – 10.30pm on weekdays, with the exception of Mondays which is from 8am. 6.30am – 10pm on Saturdays and 10am – 4pm on Sundays. The Committee agreed the opening hours coverage is extensive.
26. There are several practices dispensing to patients within 1.6km of the proposed new pharmacy location:
27. The Committee agreed it is unlikely patients will walk from Lanner Village to the nearest pharmacies due to the distance involved. A site visit report was provided with observations noted on the route and the steep hill involved if patients decided to walk from Lanner Hill to Redruth.
28. Within the response to the consultation response the applicant suggests residents of Lanner do not have reasonable choice or access to pharmaceutical services and there is a clear need for residents to have access to a full pharmacy service.
29. The applicant also suggests the nearest pharmacies in Redruth are 2 miles away and not within walking distance meaning those who would prefer to walk to their pharmacy have no choice of provider.
30. The applicant concludes that Lanner is an area that does not have a reasonable choice of pharmacies services and is in need of better access. The applicant contends that the application is an unforeseen proposal that will satisfy the requirements of Regulation 18.
31. Boots UK Ltd contend that patients in this area will be used to travelling outside of Lanner Village to access further provisions or to their place of work and the applicant has not provided evidence to indicate that patients are experiencing difficulties when wishing to access pharmaceutical provision. They suggest the pharmacies in Redruth are open beyond the opening hours proposed by the applicant and there is no evidence the pharmacies are not meeting the demand for pharmacies services either currently or in the future due to any planned new housing developments.
32. Day Lewis Plc suggest patients access services in Redruth which is a short distance away and accessible using a frequent bus service. They suggest the application falls

short of providing any evidence that might lead to conclude that granting it would secure improvements or better access to the provision of pharmaceutical services in the area.

33. The Committee noted there are a significant number of pharmacies in Redruth that can be accessed via frequent public transport routes to Redruth and bus services are available at times covering working hours and beyond. It was agreed residents of Lanner will be travelling into Redruth and Penryn regularly to access provision of many other types of services.
34. The Committee noted there have been no complaints raised by patients in terms of access and choice to pharmaceutical services in Lanner and no evidence provided to demonstrate the existing network of pharmacies is not coping with the demand.
35. The Committee recognised that patients may find it preferable to have a pharmacy in Lanner itself, but there has been no evidence provided that show the current access to pharmaceutical services is inadequate or inaccessible.
36. ***The Committee was satisfied that because of the accessibility and proximity of the existing pharmacies by car or by bus that granting the application would not confer a significant benefit by way of access to, or choice of, pharmaceutical services.***

Reg 18(2)(b)(ii) – Significant Benefit: Patients with a protected characteristic

37. The application refers to a high number of elderly residents that may experience difficulties accessing the full panoply of services at present but offer no evidence to support this.
38. The Committee agreed elderly people with mobility issues, who are not able to utilise public transport, can access delivery services from other pharmacy providers, dispensing GP's and services provided by distance selling providers.
39. **The Committee was satisfied that granting the application would not confer significant benefits on people sharing a protected characteristic.**

Reg 18(2)(b)(iii) – Significant Benefit: Innovative approaches to delivery of pharmaceutical services

40. The applicant has not offered any information or evidence to demonstrate that their application brings any innovative approaches in the delivery of pharmaceutical services.
41. **In the absence of any suggestion by the applicant that there would be such benefits, the Committee was satisfied that granting the application would not lead to any significant benefits by virtue of innovation.**

**OVERALL DECISION**

42. ***The Committee was satisfied the application SHOULD NOT be GRANTED***

Appeal Rights

43. The applicant has appeal rights.

