

**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:*  
8<sup>th</sup> February 2023

Dear Councillor

**Meeting of the Planning Committee – Monday 13<sup>th</sup> February 2023**

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 13<sup>th</sup> February 2023. Proceedings will commence promptly at 7pm.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'PB', with a long horizontal line extending to the right.

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

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

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING – Monday 13<sup>th</sup> February 2023**

**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 16<sup>th</sup> January 2023
  - 7.2 Interim Meeting of the Planning Committee held on 30<sup>th</sup> January 2023
8. Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Licensed Premises Schedule
  - 9.3 Cornwall Council – Made Order SW/5084, Stopping up of Highway at A3047
  - 9.4 Cornwall Council – Planning News for Local Councils and Agents, Winter 2023

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

## SUBMISSIONS FOR: Monday 13<sup>th</sup> February 2023

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

Ser No	Planning App No (All PA23/ unless otherwise stated)	Details	Ward	Reply
1	00529	Land off Basset Road, North Country  Non-material amendment in relation to decision notice PA20/07532 dated 09/12/2021 for minor elevation changes, porch height on plots 1, 7, 17 and 18, window colour, cladding colour, fascia and downpipe colour  For Coastline Housing	North	Supported
2	00429	Redruth School and Technology College, Tolgus Vean  Submission of details to discharge condition 3 in relation to decision notice PA22/06362 dated 14.10.2022  For Mr Salamone	North	Supported
3	08886 (PA22)	Plot 1, Cornwall Business Park East, Hallenbeagle, Scorrier  Proposed development and operation of a refuse transfer station, materials recycling facility, covered bale storage and associated infrastructure. Together with the proposed biodiversity gain works at the former Wheal Peevor Mine site  For Emma Smyth	Chacewater	Supported on the proviso that all appropriate regulations are adhered to in relation to odour and wind litter. Redruth Town Council also requests that the Divisional Member, Cllr Stephen Barnes, be consulted with regard to works at the former Wheal Peevor Mine site
4	00464	The Pines, 40 Treskerby  Proposed new roof and extension to existing dwelling  For Mr Regan Mitchell	Central	Supported

## LIST 2

<b>Ser No</b>	<b>Planning App No (All PA22/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
NIL				



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**

Minutes of a Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 16<sup>th</sup> January 2023

Present: Cllr H Biscoe Chairman  
Cllr W Tremayne  
Cllr S Barnes  
Cllr A Biscoe  
Cllr L Collins  
Cllr B Craze

In attendance: Ms A Hunt Operations Officer  
Ms C Coomber Administration Assistant  
Cllr I Thomas  
Mr E Hassett TBS Cornwall Planning

PART I – PUBLIC SESSION

1506.1 **To receive apologies for absence.**

Apologies were received from Cllr Brown (other commitments)

1506.2 **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.

1506.3 **To suspend Standing Orders to allow the public to speak.**

Unanimously RESOLVED to suspend Standing orders to allow the public to speak.  
[Proposed Cllr Tremayne; Seconded Cllr Collins]

1506.4 **To allow the public to put questions to the Council on any matters relating to this Agenda.**

Mr Hassett was invited to address members regarding planning application PA22/09392 Pednandrea House. Mr Hassett informed members that it was the owner's intent to build two residential dwellings in a traditional miners' cottage style of modest size and finished in stone. Mr Hassett confirmed that the owners were not looking to sell these properties but to make them available to rent to Redruth people. Mr Hassett advised that there would be garden space front and rear. Members raised various concerns over the infill of this site, causing overdevelopment.

1506.5 **To reinstate Standing orders.**

Unanimously RESOLVED to suspend Standing orders to allow the public to speak.  
[Proposed Cllr Barnes; Seconded Cllr Tremayne]

**1506.6 To consider the planning applications.**

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

**1506.7 To confirm the Minutes of the following meetings:**

**1506.7.1 *Meeting of the Planning Committee held on 12<sup>th</sup> December 2022***

RESOLVED by Majority to confirm the minutes of the Meeting of the Planning Committee held on 12th December 2022 as a true and accurate record of proceedings. [Proposed Cllr Mrs Biscoe; Seconded Cllr Barnes] Cllrs Collins and Tremayne abstained as they had not been present at the meeting.

**1506.8 To receive the Clerk's report.**

The Clerk confirmed that she would contact Cornwall Councillor Donnithorne to hasten a response regarding the parking issues at Bellevue. The report was noted.

**1506.9 To receive correspondence:**

**1506.9.1 *Decision Notice Schedule***

The schedule was noted.

**1506.9.2 *Licensed Premises Schedule***

The schedule was noted.

**1506.9.3 *Cornwall Council – PA22/10840, 96 Albany Road, works to trees within a conservation area; T1 AND T2 (Ash Trees). Hard pollard up to 60%. Remedial work for maintenance and to see if the trees renew.***

The correspondence was noted.

**1506.9.4 *CALC – Community Housing Conversations***

The correspondence was noted.

**Chair**

**REDRUTH TOWN COUNCIL - PLANNING SCHEDULE**

**ANNEX A**

All references for PA22/ unless otherwise stated

**Meeting: Monday 16<sup>th</sup> January 2023**

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<p><b>LIST 1</b>                      Unanimously RESOLVED that Recommendations on List 1 are supported en bloc.                      [Proposed Cllr A Biscoe; Seconded Cllr Craze]</p>				
1	11077	5 Hawthorn Close	Single Story extension	Supported
2	09789	Penventon Park Hotel, West End	Amendment application for 26 affordable homes and 6 open market dwellings (on part extant permission approved under PA14/08922 and PA08/01940/FM)	Supported
3	10744	19 Trewergie Hill	Proposed side extension and interior alterations.	Supported
4	10306	6 St Stephens Crescent, Treleigh	Retrospective; Retention of loft conversion and erection of proposed porch.	Supported
5	10470	Barns West of Sinlee Farm, Little Sinns	Demolition and rebuilding of previously approved barn conversions to form two dwellings & alterations to form garage and associated works.	Supported

6	10228	5 Mount Ambrose	Proposed replacement garage replacement annexe roof with general alterations and reconfiguration to 4 Mount Ambrose, Redruth, Cornwall TR15 1NX	Supported
7	10587	Treskerby Barn, Treskerby	Erection of a small new portal frame structure used to house a small tractor, topper and general tools for maintenance of the land	Supported
8	11255	3 Wheal Trelawney	Proposed detached garage	Supported
9	11170	1 Copper Hill Cottages, Buller Hill	Proposed single storey extension to rear with lean to roof	Supported
10	11112	Redruth School & Technology College, Tolgus Vean	Construction of a single-storey outdoor sports changing room facility with a staff base for Redruth School (Gross internal area c 252sqm) The proposal is located close to the west site boundary, south of the main school building and includes associated groundworks and service.	Supported
11	11157	2-4 Clinton Road	Redevelopment of the southern half of the former library building into a pre-school/nursery including use of the front external area as a play space, and the creation of a small play deck to the rear of the building and associated works.	Supported



12	11158	2-4 Clinton Road	Listed building consent for the proposed redevelopments of the southern half of the former library building into a pre-school/nursery including use of the front external area as a play space, and the creation of a small play deck to the rear of the building and associated works.	Supported
13	11403	14 Wheal Trelawney	Non material amendment in relation to decision notice PA13/06129 dated 05.12.13; conversion of rear part of garage into office.	Supported
<b>LIST 2</b>				
14	09392	Pednandrea House, Sea View Terrace	Erection of two residential dwellings and associated works.	Unanimously RESOLVED not to support the application on the grounds that the proposed residential dwellings are not in keeping with their surroundings and clash with the adjacent Grade II listed building. [Proposed Cllr Barnes; Seconded Cllr Mrs Biscoe]



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

Tel No: 01209-210038 e-mail: [admin@redruth-tc.gov.uk](mailto:admin@redruth-tc.gov.uk)

**Town Mayor: Cllr M J Brown**

**Town Clerk: P B Bennett**

Minutes of an Interim Meeting of the Redruth Town Council Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 30<sup>th</sup> January 2023

Present:	Cllr H Biscoe Cllr S Barnes Cllr A Biscoe Cllr M Brown Cllr L Collins Cllr B Craze Cllr W Tremayne	Chairman
In attendance:	Ms A Hunt Ms C Coomber Cllr I Thomas Ms D Reeve Mr Berryman Mrs Perryman A number of other local residents were also in attendance.	Operations Officer Administration Assistant  Local Resident Local Resident Local Resident

PART I – PUBLIC SESSION

**1509.1 To receive apologies for absence.**

None were received.

**1509.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda**

Cllrs H Biscoe and A Biscoe advised the Committee of their connections with those involved in planning applications PA22/11187 & PA22/11477 and confirmed that they would be abstaining from any vote in relation to these applications.

**1509.3 To suspend Standing Orders to allow the public to speak**

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

**1509.4 To allow the public to put questions to the Council**

Ms Reeve spoke in her capacity as a local resident of Treskerby, having been asked to act as spokesperson for the residents attending the meeting, and those not able to attend. Ms Reeve expressed numerous concerns including but not limited to; (i) an overdevelopment of the countryside in the Treskerby area; (ii) building on a greenfield site; (iii) the access road already being a busy route; (iv) traffic issues and limited parking; (v) wildlife/green corridor impact; (vi) lack of mains sewerage; (vii) limited access to amenities and healthcare and (viii) the precedent which would be set for future properties. Ms Reeve

asked the Committee not to support the planning application, and to request a site meeting with Cornwall Council officers instead.

Mrs Perryman expressed concerns that Cornwall Community Land Trust had given assurances that there would be an online consultation but this had not yet happened. Mrs Perryman reiterated a number of points made by Ms Reeve, but also in relation to street lighting and a lack of internet, services and water provision.

Mr Berryman stated that the information provided in the original consultation was not a "true reflection". He stated that many residents of Treskerby had not received the survey until after the consultation closing date. Mr Berryman also expressed concerns over the turning of vehicles in the splay area.

**1509.5 To reinstate Standing Orders**

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

**1509.6 To consider the planning applications.**

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

**1509.7 To receive correspondence:**

**1509.7.1 *Cornwall Council – Local Council Planning Training***

The correspondence was noted.

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

All references for PA22/ unless otherwise stated

**Meeting: Monday 30th January 2023**

<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 Tremayne; Seconded Cllr H Biscoe]				
1	04471	56 West End	Change of use of disused ground floor retail area to form ground floor of single-three storey dwelling	Supported
2	00129 (PA23)	The Old Forge, Forge Mawla	Application for a lawful development certificate for the existing use of the thatched barn as a self-contained dwelling and of the caravan as a self-contained unit of residential accommodation	Supported
3	00133 (PA23)	Cotoliny, North Country	Proposed extension	Supported
4	10223	Pednandrea Bungalow, Raymond Road	Demolition of the existing bungalow and erection of a proposed two storey dwelling	Supported
5	00138 (PA23)	5 Raymond Road,	Proposed demolition of substandard kitchen, toilet and outbuildings and construction of a larger replacement.	Supported

6	10484	Branley House, Tolgus Hill	Application for a lawful development certificate for an Existing use to change two different addresses (Flat 1 Manor House and Flat 2 Manor House) to one address (Branley House)	Supported
<b>LIST 2</b>				
7	11187	Land North West of Treskerby Farm, Treskerby	Proposed affordable housing	Following concerns raised over the suitability of the site; on-street parking and highway safety; underestimates as to the predicted number of additional vehicle movements such development would create; lack of sewerage provision; the precedent which would be set for potential future development were permission to be granted; inadequate medical provision and lack of availability of school places to cater for an increased population, it was <b>RESOLVED</b> by Majority: (i) not to support the application and (ii) to ask that, in determining the application, a site visit is undertaken by

				<p>the Cornwall Council Planning Committee in order that they can properly understand both the site and the concerns raised.</p> <p>[Proposed Cllr Tremayne; Seconded Cllr Brown] Cllrs Mr H &amp; A Biscoe abstained</p>
9	11477	Former West End Works, Hoskings Row	Erection of four dwellings	<p>RESOLVED by Majority to support the application.</p> <p>[Proposed Cllr Brown; Seconded Cllr Barnes] Cllrs H &amp; A Biscoe abstained</p>

**Redruth Town Council**  
**Clerk's Report – Planning Committee**  
**Meeting Date: 13<sup>th</sup> February 2023**

<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	Cllr Donnithorne contacted by email. Advised that arrangements have been made for he and Adrian Drake to meet. Further contact to be made with the Town Council following that discussion.

**Planning Committee**

**Meeting 13<sup>th</sup> February 2023**

**Decision Notice Schedule**

**All references for PA22 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1491.3.1.2	08643	Redruth Library, 2-4 Clinton Road	Listed Building Consent for proposed repair works and refurbishment of existing building including repairs and replacement windows, minor internal alterations and repairs	Unanimously RESOLVED to support the application	Approved
1488.6.1.6	07714	Land SW of Roddas Creamery, North Downs, Scorrier	Notification under Town and Country Planning (General Permitted Development)(England) Order 2015 under Part 17 Class K for a mineral exploration drilling programme	Unanimously RESOLVED to make no comment	Approved
1502.3.1.5	10173	Back Lane West	Resubmission of previously approved PA16/03442 – construction of two garages on site of former garages	Unanimously RESOLVED to support the application	Approved
1498.3.1.1	08969	Land adjacent to Aldi Stores, Avers Roundabout	Additional car parking spaces adjoining existing Aldi food store	Unanimously RESOLVED to support the application	Approved
1506.9.3	10840	96 Albany Road	Works to trees within a conservation area: T1 and T2 (Ash trees). Hard pollard up to 60%. Remedial work for maintenance and to see if the trees renew	Noted	Decided not to make a TPO (TCA apps)
	08505	The Buttermarket, Station Hill	Submission of details to discharge conditions 3, 4, 5, 6, and 7 in respect of application PA21/09198 dated 12.09.21	Not consulted	Disch. of cond. not all conditions agreed



	10169	7 Hawthorn Close	Application for a Lawful Development Certificate for a proposed construction of two semi-detached dwellings with associated parking spaces, new vehicle access onto Pengover Parc and alterations to existing pedestrian access into adjoining open land (confirmation of commencement in relation to decision notice PA16/07462)	Not consulted	Granted
	10241	Penventon Park Hotel, West End	Prior approval for the installation of 186 no. roof mounted solar PV panels of total installed capacity 76.26kWp	Not consulted	Prior approval not req'd (AF/TEL/DEM)
	10462	Farrow Valley, Sinns Common	Submission of details to discharge Conditions 3 and 4 in respect of Decision Notice PA22/03365 dated 08.09.22	Not consulted	s52/s106 and discharge of condition apps
1496.6.1.1	09063	Shuffley Barn, Shuffley	Proposed change of use of the existing holiday unit and the lower ground floor storage area into a self-contained dwelling together with associated works	Unanimously RESOLVED to support the application	Approved
1502.3.1.3	10182	Sunnyside Cottage, Gilberts Coombe, New Portreath Road	The proposed demolition of an existing double garage, the erection of a detached double storey dwelling with an integral garage and the erection of a new flat roofed garage serving the existing dwelling	Unanimously RESOLVED to support the application	Approved
1498.3.1.6	09929	Murdoch House, Cross Street	Listed Building Consent: Proposed repair works and refurbishment including new interpretation interventions internally, refurbishment of existing windows, doors and stair railings and replacement of existing external handrail	Unanimously RESOLVED to support the application	Approved
1502.3.1.2	10192	Sloanes Hair Design, 1A Alma Place	Non-material amendment in relation to decision notice PA20/06204 dated 20/10/2020: Smoke vent added for building control compliance. Roof lights omitted to Station Road side of main roof. New proposed windows to Station Road street elevation omitted	Unanimously RESOLVED to support the application	Not acceptable as amendment
1506.6.1.4	10306	6 St Stephen's Crescent, Treleigh	Retrospective: Retention of loft conversion and erection of proposed porch	Unanimously RESOLVED to support the application	Approved

1502.3.1.6	10545	4 Henvor Close, Roseland Gardens	Demolition of existing porch and construction of single-storey utility room	Unanimously RESOLVED to support the application	Approved
1478.6.1.11	05348	102 Southgate Street	Residential development of 10 houses	<b>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 recomendations made by the Highways Officer</b>	Approved
1506.6.1.3	10744	19 Trewirgie Hill	Proposed side extension and interior alterations	Unanimously RESOLVED to support the application	Approved
1506.6.1.1	11077	5 Hawthorn Close	Single storey extension	Unanimously RESOLVED to support the application	Approved
1466.3.1.11	03532	Land South of Gwel An Mor, Sandy Lane	Retention and completion of engineering operations including construction of levelled terraces, formation of track, installation of soakaway and electricity and water connections. Stationing of shipping container for agricultural storage and erection of 3no. polytunnels	<b>Unanimously RESOLVED not to support the application on the grounds that the site has been, and is being, overdeveloped for its suggested intended use. Redruth Town Council has concerns as to future development of the site</b>	Approved

1502.3.1.9	10402	24 Cardrew Close	Construction of 1 house and 2 flats	Unanimously RESOLVED not to support the application on the grounds that the plans: (i) represent overdevelopment of the site and (ii) are not in keeping with the values of the emerging Redruth Neighbourhood Development Plan. There are also concerns over the precedent such development would set	Refused
------------	-------	------------------	-------------------------------------	---	---------

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 13<sup>th</sup> February 2023**

<b>Ser No</b>	<b>License No</b> <i>(All LI23/ unless otherwise stated)</i>	<b>Details</b>
NIL		

# **PUBLIC NOTICE**

## **DEPARTMENT FOR TRANSPORT**

### **TOWN AND COUNTRY PLANNING ACT 1990**

The Secretary of State gives notice of an Order made under Section 247 of the above Act entitled "The Stopping up of Highways (South West) (No.1) Order 2023" authorising the stopping up of two part widths of the A3047 and two areas of highway lying west of the A3047, at Redruth in Cornwall. This is to enable development as permitted by Cornwall Council, under reference PA20/02195.

Copies of the Order may be obtained, free of charge, from the Secretary of State, National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne NE4 7AR or [nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk) (quoting NATTRAN/SW/S247/5084). They may also be inspected during normal opening hours at Redruth Library & Information Service, Civic Centre, Alma Place, Redruth, TR15 2AT.

Any person who wishes to challenge the validity of the decision to make the Order may apply to the High Court within 6 weeks from 25 January 2023.



S Zamenzadeh, Casework Manager

## TOWN AND COUNTRY PLANNING ACT 1990

### **THE STOPPING UP OF HIGHWAYS (SOUTH WEST) (NO.1) ORDER 2023**

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highways described in the Schedule to this Order and shown on site plan 1 and 2 numbered NATTRAN/SW/S247/5084, to enable development to be carried out in accordance with the planning permission granted by Cornwall Council, under reference PA20/02195.
2. The developer shall to the reasonable satisfaction of Cornwall Council provide improvement of the highway as proposed and detailed in the approved planning permission, development plans and associated legal agreements with the Council.
3. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
4. This Order shall come into force on the 25 January 2023.

Signed by authority of  
the Secretary of State  
12 January 2023

  
CLAIRE MOODY  
An Official in the  
National Transport Casework Team  
Department for Transport

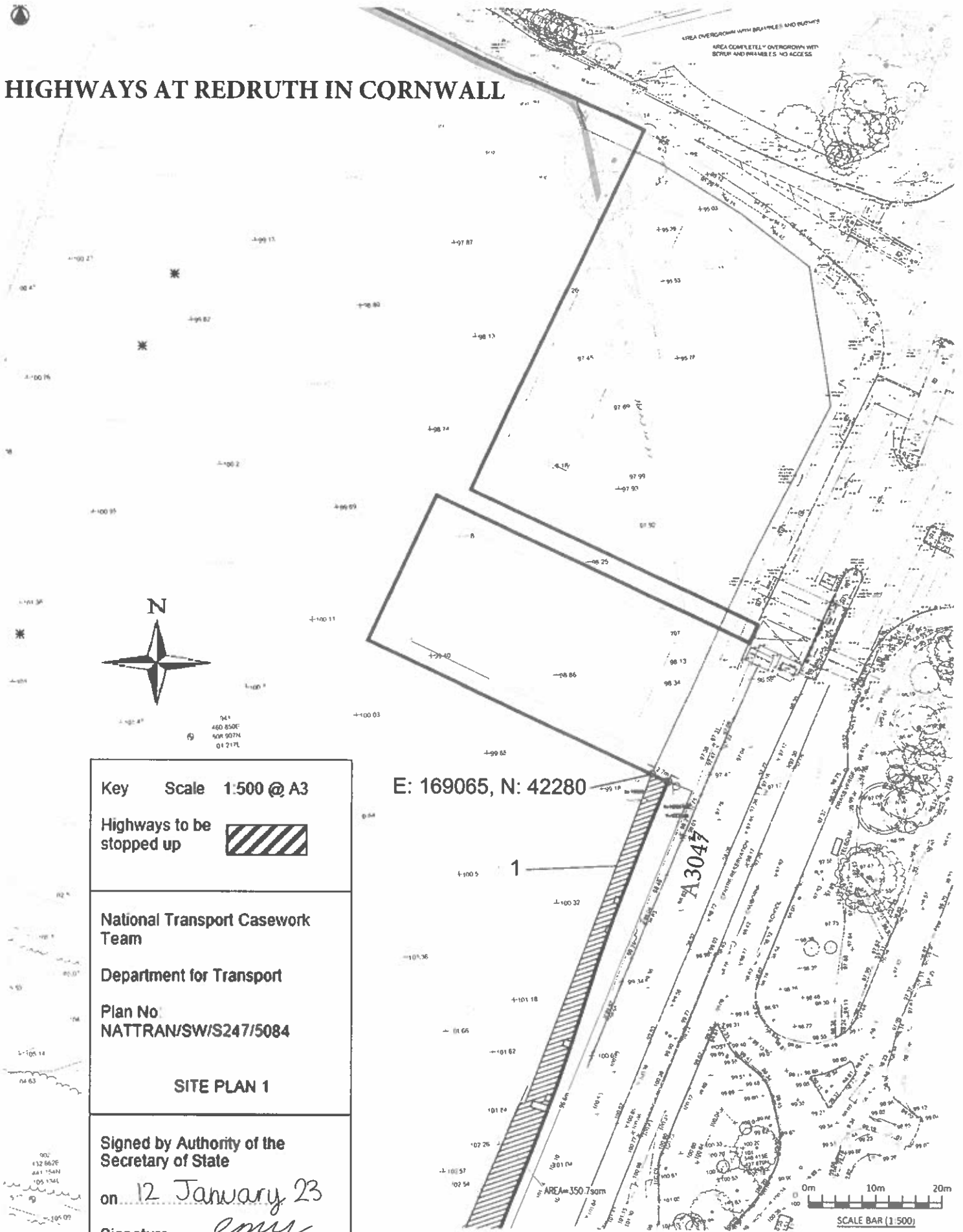
#### THE SCHEDULE

##### Description of highways to be stopped up

The highways to be stopped up are at Redruth in Cornwall, shown on the plan and are:-

1. An irregular shaped western part width of the A3047. It commences from grid reference E: 169065, N: 42280 extending in a south westerly direction for a distance of 96.6 metres and having a maximum width of 7.4 metres (marked 1 on site plan 1 and 2).
2. An irregular shaped western part width of the A3047. It commences from grid reference E: 169027, N: 42186 extending in a south westerly then in a westerly direction for a distance of 121 metres when measured along its northern boundary and having a maximum width of 5 metres (marked 2 on site plan 2).
3. An irregular shaped area of highway which lies to the west of the A3047. It commences from grid reference E: 169023, N: 42193 extending in a north westerly direction for a distance of 9.7 metres and having a maximum width of 5.3 metres (marked 3 on site plan 2).
4. An irregular shaped area of highway which lies to the west of the A3047. It commences from grid reference E: 169022, N: 42190 extending in a north westerly direction for a distance of 9.8 metres and having a maximum width of 6 metres (marked 4 on site plan 2).

# HIGHWAYS AT REDRUTH IN CORNWALL



Key Scale 1:500 @ A3

Highways to be stopped up 

National Transport Casework Team

Department for Transport

Plan No:  
NATTRAN/SW/S247/5084

SITE PLAN 1

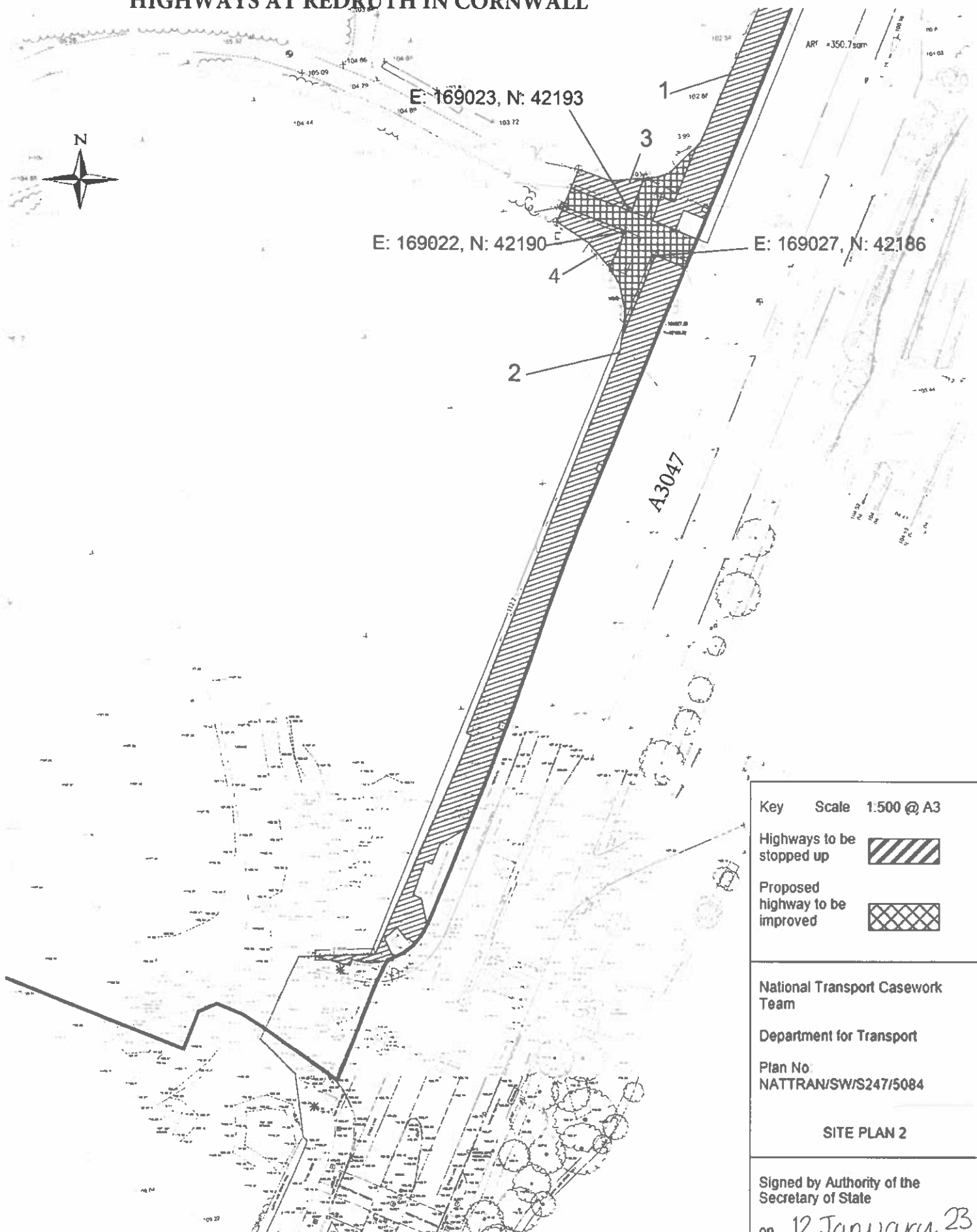
Signed by Authority of the Secretary of State



on 12 January 23

Signature *emj*

CLAIRE MOODY  
An Official in the  
National Transport Casework Team  
Department for Transport

# HIGHWAYS AT REDRUTH IN CORNWALL



Key	Scale 1:500 @ A3
Highways to be stopped up	
Proposed highway to be improved	
National Transport Casework Team	
Department for Transport	
Plan No: NATTRAN/SW/S247/5084	
SITE PLAN 2	
Signed by Authority of the Secretary of State	
on 12 January 23	
Signature <i>emj</i>	
CLAIRE MOODY An Official in the National Transport Casework Team Department for Transport	





# Planning news for local councils and agents

## Welcome to our Winter 2023 Local Councils and Agents Planning news

This newsletter has been prepared by the Planning and Housing Service and Cornwall Local Planning Authority to bring you the latest updates on local and national planning-related issues. Information on our working practices, such as Planning Committee arrangements, and other planning information can be found by searching for a topic on our [website](#) or try our Planning chatbot.

**Content:** Please use the index links to take you straight to that item:

[Chief Officer Notes](#)

[CIL Fund Round 1 and Round 2 update and Help with prompt issue of CIL documents](#)

[Climate Emergency DPD](#)

[Design Review](#)

[Development Management update](#) from Hayley Jewels, Head of DM

[Government consultations on proposed planning changes](#)

[Local Council Planning Training and new guidance webpages](#)

[Neighbourhood Planning newsletter published](#)

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

[Nutrient Neutrality in Cornwall – latest news](#)

[Planning Agents Forum](#)

[Planning Enforcement update 2022](#)

[Useful info and links to webpages](#)

[Validation Team update](#)

## **Development Management update from Hayley Jewels, Head of Development Management**

Happy New Year to you all. It is not unsurprising, given the current economic climate, that application submissions have reduced slightly to around 1000 per month compared to the 1200 per month average prior to the pandemic. Whilst this is resulting in quicker validation times, we are yet to feel the pressure easing on our planning officers who are still carrying high caseloads. We are still trying to recruit to our vacant posts, but in the meantime we are inevitably allocating work to less officers which is resulting in slightly longer determination times. As always, we appreciate the support of agents in agreeing to extensions of time on applications, especially during this difficult time. Notwithstanding this, our performance remains strong with over 80% of applications determined in time.

We are currently in the process of reviewing our Validation Guide, an updated version will be available in the coming months. In addition, the newly formed Regulatory Services, within which the Development Management Team sits along with Public Protection and Waste services, is currently undertaking a whole service review to identify any areas where efficiencies could be made, either through changing a process or through better use of technology. This piece of work is now underway with the first phase expecting to conclude in March. We will maximise any opportunity to create efficiencies that will ease the pressure on our staff whilst continuing to improve the services we provide.

I hope that you are all keeping busy and warm through the winter months and I look forward to seeing agents at our next forum in the Spring.

Hayley

---

## **Government consultations on proposal planning changes 2023**

In late December 2022, the Government published two consultations that will affect the planning system. The proposals consist of interim changes to the National Planning Policy Framework, likely to be published in Spring and longer term changes that will follow on from Royal Assent for the Levelling Up and Regeneration Bill, including proposals for a new Local Plans system. A briefing note has been produced for both by the Planning Policy Team:

- [Briefing note - NPPF consultation January 2023](#)
- [Briefing note - Planning Prospectus consultation January 2023](#)

Following these consultations on the revised NPPF and changes in the Levelling Up and Regeneration Bill (LURB), we have arranged an online event via Teams for Local Councils. You can find details in the [Local Council Planning Training](#) item in this newsletter.

If you have any comments or questions on the briefing notes, please contact the Policy Team at: [localplan@cornwall.gov.uk](mailto:localplan@cornwall.gov.uk)

---



### Planning Enforcement Team have record year for serving Enforcement Notices

The Council's Planning Enforcement Team have served more Enforcement Notices in 2022 that it has in any previous years since the Council was formed in 2009. In 2022 the team served:

- 75 Enforcement Notices
- 12 Breach of Condition Notices and
- 1 Untidy Site Notice (S215 Notice).

Whilst the national figures for 2022 have not yet been published by the Government, a comparison with the 2021 statistics would put us in 5<sup>th</sup> place nationally out of 309 Councils if Councils perform similarly in 2022 to 2021.

<b><u>The 10 Councils that issued the highest number of enforcement notices in 2021</u></b>		
<b>Rank</b>	<b>Planning Authority</b>	<b>Enforcement Notices Issued</b>
1	Barnet	131
2	Brent	121
3	Westminster	104
4	Bradford	86
5=	Havering	70
5=	Newham	70
7	Buckinghamshire	65
8	Haringey	62
9	Barnsley	59
10	Ealing	56

The team have achieved this by focussing resources in the drafting of Enforcement Notices and Reports at the end of an investigation and the team aim to continue this throughout 2023.

### Quarterly Planning Enforcement activity report – October-December 2022

The quarterly Planning Enforcement Report for 1 October – 31 December 2022 is now available on our website at: [Planning Enforcement activity reports - Cornwall Council](#)

### Help with prompt issues of CIL documents

In order to help the CIL Team issue CIL documentation promptly, please provide applicant details on planning applications wherever possible – postal address and/or



email address. Where we only have an address 'care of' the agent, we have to send documents to the agent, who may no longer be involved after the planning decision. Although some agents are very helpful in passing documents on, others are not, and this can create issues for us and applicants in getting information about CIL in a timely manner. The potential impact of this is CIL forms not being submitted correctly and applicants having surcharges applied in addition to the CIL charge; they can also lose the right to pay the CIL by instalments.

If it is not possible to provide planning applicant details on applications, then the CIL Team would be most grateful if, when we ask, you could forward the CIL information we send to you on to your client and simply send us a return email advising this has been, or will be, done.

Your assistance with this is appreciated.

### **Community Infrastructure Levy funding gives local communities a boost**

Following launch of the second round of Community Infrastructure Levy (CIL) funding in 2022, a decision is expected any day now on which projects will be supported.

Of the 124 Expressions of Interest received for local infrastructure projects directly benefiting children and young people, 34 projects were invited to submit a full application. As in the first round, it is expected that more than the advertised £500k of CIL funding will be awarded this year due to the high volume of worthy applications.

More information will be published on our website at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil) once decisions have been made and project applicants have been informed of the outcome of their applications.

During the first CIL funding round in 2020, 14 projects were awarded £623k to deliver low carbon infrastructure that would help communities towards achieving a greener living. Details of three of these is provided below.

#### **Bodmin community facility given new lease of life**

In 2022, the old Walker Lines Gym in Normandy Way, Bodmin – home to the boxing club, rifle club, martial arts group, and dog training school – was transformed with a £400,000 makeover, including just over £53k support from the Community Infrastructure Levy (CIL).



The facility was originally built by the British Army during World War II as a recreational facility for Bodmin barracks and had a distinguished military career before



being handed over to the town. The Walker Lines Gymnasium Trustees raised money for a much needed new roof, and with additional funding from CIL, it now also has 110 solar panels and 3 Tesla batteries, and is almost self-sufficient in electricity. The CIL funding was also used to install a new energy efficient hot water tank.

The building was bought by the Trust for the community and it is a community asset for all to use, which is why it has been given a new name and is now **the SHED – your activities centre**.

#### Penrose Bridleway

Following award of £32,645 of CIL funding, the South Kerrier Alliance CIC and the National Trust were able to create a new bridleway link between Porthleven and the Penrose Estate, which opened in 2022. The National Trust and SKA have provided match funding to support the project.

The bridleway completed the missing part of a direct link between Helston and Porthleven, providing a safe and fully accessible pathway avoiding difficult on-road routes. Access is from the corner of Shrubberies Hill and from Coopers Lane, following the wooded area and field boundaries down to Penrose car park.

The project contributes to a wider plan to provide better waling and cycling routes in and round Helston.



#### Water Refill Stations

Following installation of two water refill stations in Polzeath and Rock in North Cornwall, charity 'Our Only World' successfully bid for £65,000 to install a further fifteen water refill stations around Cornwall. By providing readily available free tap water, the project will help to reduce the use of single use plastics and the resulting impact on our beaches, green spaces, trails and villages.

To date, nine stations have been installed – Saltash, Wadebridge, Padstow, Newquay, Mevagissey, St Agnes, Perranporth, St Mawes and Falmouth – with one installation due imminently in Penzance, and works underway in respect of the remaining five.



### **Neighbourhood Planning – January newsletter published**

We publish these on our [Planning news - Cornwall Council](#) webpage, and the **January 2023 edition is now available at: [January Neighbourhood Planning Newsletter](#)**

---

### **Update on The Climate Emergency DPD**

We are pleased to update you on the progress of the Council's Climate Emergency Development Plan Document.

You will be aware that this planning document was written as part of our Climate Change Action Plan. The document sets out a suite of planning policies to help planning decisions respond to the challenges of climate change in Cornwall. The policies include those to help nature recovery, encourage renewable energy and secure more energy efficient homes and buildings as well as making places more resilient. When adopted the Policies will form part of the Cornwall Local Plan and will be used in determining planning applications.

Following considerable public engagement and submission to the Secretary of State, the plan was finally subject to independent examination and hearings in June 2022.

We are pleased to report that the Inspector acting on behalf of the Secretary of State has now issued his final report confirming that the plan is 'sound' subject to recommended modifications being made. This means that the Council can now proceed to adopt and use the plan.

The Inspectors report and recommended modifications will be published on the Council website shortly and all the documents used throughout the process are available to view or download at: [Climate Change DPD](#). The matter will be considered by Cabinet at their meeting on 8<sup>th</sup> February to recommend to Council that the Climate Emergency DPD is adopted. It will then be considered at the full Council meeting on 21<sup>st</sup> February 2023.

---

### **Updated Phosphate Budget Calculator for River Camel area**

Following advice and discussions with Natural England, an updated phosphate calculator for the River Camel area is now live on [Nutrient neutrality and planning applications - Cornwall Council](#). The revised version takes NE guidance into account and incorporates this where it is based on the best available evidence.

The key differences between the revised calculator and the NE guidance are:

- Occupancy rates
- Water usage
- Wastewater treatment plant discharge concentrations
- Rainfall data
- Urban runoff coefficients



We are advising agents and applicant that the Cornwall Council calculator uses local data to provide an accurate nutrient calculation whereas the NE calculator takes a national approach to nutrient neutrality and does not allow for local relevant data to be taken into consideration. Applicants are also being advised of the need to rerun calculations if they have a pending planning application and to speak to the case officer if any queries.

Planning agents: Please note that the issue with Stage 1 has now been fixed and the calculator v2.2.3 is live.



Information and further updates will be published on our webpages at regular intervals. You can find all River Camel phosphates and nutrient neutrality information on our [Nutrient neutrality in Cornwall](#) web area.

### **Planning Agents Forum – 16 March 2023**

The Spring Agents Forum for planning agents submitting planning applications in Cornwall will be held on 16 March starting at 09.00 and ending at around 12.30. We will provide our usual key Development Management and Policy updates in the first part of the morning. We are currently working on content around the latest planning changes and consultations from the Government including the revised NPPF and Levelling Up and Regeneration Bill, as well as specific training on some of the policies in the Climate Emergency DPD. The programme will be available on our [Planning Agents Forum](#) webpage when finalised.

Invites will be sent to our list of 'agent event' subscribers. You can find more information on our [Planning Agents Forum](#) webpage.

If you are a planning agent submitting regular applications to Cornwall Council and you wish to know more or subscribe for notifications, please email [positiveplanning@cornwall.gov.uk](mailto:positiveplanning@cornwall.gov.uk) in the first instance.

### **Local Council Planning event – 8 February 2023**

Following the Government consultation on the revised NPPF and changes in the Levelling Up and Regeneration Bill (LURB), the planning policy team would like to invite all local councils to an event on **Wednesday 8 February, 16.30-17.30, Helping Local Councils understand the Govt consultation on planning changes 2023**. This will be an online event via Teams and aims to help Local Councils respond to the consultation that closes in early March. More information is also contained in our briefing notes on the revised NPPF and updated LURB. Invites and joining links have been emailed separately to all Clerks and Chairs. Please share these emails with your local councillors so they can attend. If you've not received an email direct, then please contact us at [positiveplanning@cornwall.gov.uk](mailto:positiveplanning@cornwall.gov.uk)



### Local Council planning training

All planning training resources are now on the same training webpage: [Local Council Planning Training - Cornwall Council](#).

This includes:

- **Presentations from our planning training topics for local councils 2021/2022**
- **Single topic training videos** - You can find these training videos for local councils. These are uploaded to YouTube and are available for clerks and councillors to use for themselves and for training others.
- **Planning Induction training** – a good place to start for the basics in planning
- **Day in the life of a planning application**: online resource covering the planning process end-to-end with links to resources and CC webpages

### Pre-application and post-decision community engagement guidance

Guidance produced by Cornwall Council and local councils working together as the Planning Partnership to help local councils, agents/developers and officers. The guidance notes now have their own webpages at:

- [Guidance for local councils on pre-application discussions](#)
- [Protocol for local councils, Cornwall Council and developers - working together](#)
- [Post decision community engagement guidance](#)

Please contact [positiveplanning@cornwall.gov.uk](mailto:positiveplanning@cornwall.gov.uk) if you have any questions.

---

### Chief Officer Notes

The Council have published two Chief Officer notes (Self and Custom Home Building in Cornwall and Addressing Affordability). You can find the Chief Officer Notes, along with other additional policy guidance, on the [Planning Policy Guidance - Cornwall Council](#) webpage. These Chief Officer notes are part of a series of notes issued by the Chief Planning Officer to guide greater consistency when making planning decisions. These notes may be updated from time-to-time in response to changing circumstances. They provide guidance to help reach a decision only and should not be used as a reason for refusal. The notes cannot be used as a substitute for the policies of the adopted Local Plan.

#### Self and Custom Home Building in Cornwall

This note sets out the ways that Self and Custom Build Homes can be delivered in Cornwall. The basic premise is that if a site is suitable for housing, it is suitable for self and custom build housing. The note also explains when self or custom build homes will fall within the definition of affordable housing, and the Council's expectations where self and custom build housing is included on Rural Exception Sites.

Please read the published note for the full details.

#### Addressing Affordability

This note is part of the Council's response to the housing crisis and seeks to improve the affordability of homes for residents. It sets out a different typical tenure split so that the rented proportion of homes are delivered as social rent. The Council now





expects the target provision of affordable housing to be typically in the following tenure proportions:

- In Zones 1 and 2: 60% social rented and 40% intermediate housing
- In Zones 3, 4 and 5: 50% social rented and 50% intermediate housing

Read the published Addressing Affordability Chief Officer Advice Note for the full details.

Please contact Gemma Dunn ([positiveplanning@cornwall.gov.uk](mailto:positiveplanning@cornwall.gov.uk) or 01872 322222 and ask for Gemma Dunn) if you have any queries.

---

### Design Review

The Cornwall Design Review Panel (CDRP) is under new administration from January 2023. The CDRP will now be run by [Design West](#) who, as a charity (Registered Charity No: 290575), has a long track record of delivering design reviews in the South West. The aim of their programmes is to inspire, inform and involve people in the design of the world around them. Design West work across sectors and society to innovate, co-design and challenge, and their aim is to be collaborative, creative, expert, independent, open and visionary.

Design West will continue the excellent work of the previous CDRP to provide design and sustainability advice to the development and community sectors, to the local planning authority and other statutory consultees in an independent and impartial manner. A selection of our Panel can be viewed [here](#).



The existing CDRP Panel will be refreshed with new experts, with an emphasis on achieving the best outcomes for Cornwall. The CDRP will adhere to national design advice, local policy and best practice but will be pragmatic and approachable in offering targeted help and advice.

To submit a scheme for design review, you can contact Design West [direct](#) or can submit a [scheme submission form](#) online. They will liaise closely with you to understand the nature of your scheme, the expertise needed on the Panel and the timescales involved. DRP dates are available in Cornwall on the first Wednesday every month, although bespoke dates can also be arranged.

To raise a query about the service, or to submit a scheme for design review, please follow the links on the CDRP [webpage](#).

---



### Planning Validation update

The validation team are currently averaging at around 3 working days to validate planning applications. This is indicative of when most applications are validated, some applications may be processed earlier or later due to case officers front screening certain application types.

Invalid rates are still on the increase with missing information on plans being quite high on the list:

- Two of the most common errors are the use of 'Do Not Scale' and 'Use Figured dimensions only' stated on plans. This wording implies the scale provided cannot be relied upon. It is a National requirement that the LPA can scale from the plans.
- The second most common error is missing scale bars, these are not only for validation purposes but they also aid consultees and interested parties when viewing plans electronically. Therefore please ensure all plans submitted have a scale bar.

### New Validation Requirement

A new validation requirement was introduced on the 1<sup>st</sup> January 2023 requiring the submission of a Section 111 form along with the relevant mitigation fee when submitting an application that falls within a Zone of Influence in one of the following areas: Plymouth and Tamar Estuaries SPD and SPA; Falmouth and Helford SAC or Penhale Dunes SAC. This does not negate the requirement to also submit an Appropriate Assessment (AA). Further information and guidance can be found on the Cornwall Council [European Site Mitigation SPD](#) webpage.

### Planning Fees and Charges

Please be aware from the 1<sup>st</sup> January 2023 Planning's fees and charges for discretionary services were increased by 10%. You can view the updated guidance at [Planning fees - Cornwall Council](#).

### What's coming up?

Over the coming month there will be a number of new validation requirements as a result of the Climate Emergency DPD. Information regarding these requirements will be added to [Planning Agents' Area - Cornwall Council](#) as and when the information emerges, if you subscribe to this page you will receive an email notification when this page is updated. Please also visit this page for other validation updates and information on processing times.

[Validation updates - Cornwall Council](#)

[Make a planning application - Cornwall Council](#)

---

### Never miss Planning News again ...

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

---



## Useful links

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

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

[What's new in Planning](#)

[Online Planning Register](#)

[Planning Agents Area](#)

[Planning Agents Forums](#)

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

[Neighbourhood Development Plans](#) and [latest NDP ebulletins](#)

[Day in the Life of a planning application](#)

[Role of Local Councils in Planning](#)

[Local Council Planning Conferences](#)

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

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

[Planning Enforcement](#) (including the latest [quarterly activity 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)**

January 2023

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

