



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

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

Town Mayor: Cllr R S Barnes

Town Clerk: P B Bennett

See Distribution

Our Reference:

RTC/420/3/Mtg

Date:

24th May 2023

Dear Councillor

Meeting of the Full Council – Tuesday 30th May 2023

You are summoned to attend a meeting of the Redruth Town Council to be held at Redruth Civic Centre, Alma Place on Tuesday 30th May 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 read 'PB', followed by a horizontal line.

Peter Bennett
Town Clerk

Enclosure:

1. Agenda and associated documentation

Distribution:

Action:

All Redruth Town Councillors

For Information:

Cornwall Council Members (Redruth EDs)
Press & Public

REDRUTH TOWN COUNCIL
REDRUTH TOWN COUNCIL MEETING – Tuesday 30th May 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 13th March 2023
 - 7.2 Interim Meeting of the Planning Committee held on 27th March 2023
 - 7.3 Interim Meeting of the Planning Committee held on 24th April 2023
8. Clerk's Report
9. To receive correspondence:
 - 9.1 Decision Notice Schedule
 - 9.2 Licensed Premises Schedule
 - 9.3 Cornwall Council – Planning News for Local Councils and Agents, Spring 2023
 - 9.4 Cornwall Council – Public Spaces Protection Order Renewals (Dogs)

REDRUTH TOWN COUNCIL
SUBMISSIONS FOR: Tuesday 30th May 2023

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA23/ unless otherwise stated)	Details	Ward	Reply
1	03167	Land off Bassett Road, North Country Non-material amendment in relation to decision notice PA20/07532 dated 09/12/2021 for minor window changes to one housetype, kitchen window decreased 1200mm to 900mm and WC window repositioned For Coastline Housing 1 Martin Close	North	Supported
2	03256	Proposed rear extension For Mr Chris Bray 12 Clijah Close	South	Supported
3	02710	Replace existing rear conservatory with new enlarged extension For Mr & Mrs Brown Rosedene, Plain An Gwarry	South	Supported
4	02193	Proposed detached workshop For Mr Andy Percy	North	Supported
5	02605	Caravan, Channel View Farm, Sandy Lane Replacement dwelling. Proposed new 4 bedroom timber framed, timber and metal clad dwelling with PV panels, renewables and landscape changes For Mr & Mrs Selwood	Central	Supported
6	03246	Land at Tolgus Non-material amendments in relation to decision notice PA20/02195 dated 16.10.2020 changes in relation to refuse collection, parking, conveyancing boundary lines and housetypes For Treveth Holdings LLP	North	Supported
7	03639	Albany Road Street Works, Albany Road Prior Notification for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets For Gallivan CK Hutchison Networks (UK) Ltd	South	Supported

LIST 2

Ser No	Planning App No <i>(All PA23/ unless otherwise stated)</i>	Details	Ward	Reply
8	03089 (Cllr H Biscoe)	Land at Treleigh Construction of 25 dwellings For Lifestyle Homes Cornwall Ltd	Central	
9	03642 (Cllr A Biscoe)	OS Field 7913, North Of Homestead, Sandy Lane Hedgerow removal notice for removal of 6m of hedgerow to create a bellmouth gateway to gain access to field from the unclassified road of Old Sandy Lane For Mr Mark Rideout	South	



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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 13th March 2023

Present: Cllr H Biscoe
Cllr S Barnes
Cllr A Biscoe
Cllr W Tremayne

Chairman

In attendance: Ms A Hunt
Mrs J Pelham-Wales
Cllr I Thomas

Operations Officer
Administration Assistant

PART I – PUBLIC SESSION

1518.1 To receive apologies for absence

Apologies were received from Cllrs Brown, Collins, Craze and Smith (other commitments).

1518.2 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.

1518.3 To consider the planning applications

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

1518.4 To confirm the Minutes of the following meetings:

1518.5.1 *Meeting of the Planning Committee held on Monday 13th February 2023*

Unanimously RESOLVED to confirm the minutes of the Meeting of the Planning Committee held on Monday 13th February 2023 as a true and accurate record of proceedings. [Proposed Cllr Tremayne; Seconded Cllr A Biscoe]

1518.5.2 *Interim Meeting of the Planning Committee held on 27th February 2023*

Unanimously RESOLVED to confirm the minutes of the Interim Meeting of the Planning Committee held on 27th February 2023 as a true and accurate record of proceedings. [Proposed Cllr Barnes; Seconded Cllr A Biscoe]

1518.6 To receive the Clerk's report.

The Clerk reported that no further response had been received from Cornwall Cllr Donnithorne regarding parking concerns at Bellevue.

A local resident had raised concerns with Cllr Barnes regarding speeding at Radnor. Cllr Barnes updated the Committee on discussions which had taken place.

The report was noted.

1518.7 To receive correspondence:

1518.7.1 *Decision Notice Schedule*

The schedule was noted.

1518.7.2 *Licensed Premises Schedule*

The schedule was noted.

1518.7.3 *Cornwall Council – Street Trading Renewal Application LI23_000844, Leanne Geach, Fore Street*

Unanimously RESOLVED to support the application. [Proposed Cllr Barnes; Seconded by Cllr A Biscoe]

1518.7.4 *Cornwall Council – 2023 Off-Street Parking Order*

Unanimously RESOLVED not to support the proposed 2023 Off-Street Parking Order and to recommend that parking charges or conditions remain as they currently are. [Proposed Cllr H Biscoe; Seconded Cllr Barnes]

1518.7.5 *The Planning Inspectorate - Appeal Decision, APP/D0840/W/22/3298986, Land at Buller Hill, Buller Downs*

The correspondence was noted.

1518.7.6 *Classic Builders – Street Naming, Development for Coastline Housing at North Country*

Councillors had been asked to suggest street names for the above development. The following names were put forward by the Committee:

Plumergat et Meriadec Street

Eddowes Street

Northcliff View

Hector's Street

Chair

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

All references for PA23/ unless otherwise stated

Meeting: Monday 13th March 2023

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Tremayne; Seconded Cllr A Biscoe]				
1	01374	2 Langarth Court	Works to trees under a tree preservation order (TPO) namely: T1-9, Ash – fell. T10, Sycamore – remove single branch. T11-13, Sycamore – reduce and reshape. T14 – reduce and reshape	Supported
2	01658	St Stephen's Church, Treleigh	Works to trees subject to a tree preservation order (TPO). See enclosed schedule (G32). For clarity works proposed: Fell single, semi mature, medium sized, declining Elm within G32	Supported
3	00675	Shop 1 Alma Place	Change of use from retail (A1), office (B1) and storage (B8) to retail (A1) and residential (C3) use, including converting ground, first and second floors to three studio flats, three 1-bed flats, communal spaces and one staff bedroom. External works to rear courtyard and Station Road side including demolition of existing glazed extension and restoration of façade with new windows to match existing windows. Opening up of entry between Station Road and rear courtyard without compliance with condition 2 of decision notice PA20/06204 dated 20.10.2020	Supported

LIST 2

4	00619	2 Summer Chapel, North Country	Fence to be erected on top of 0.9m block wall. Gap cut in to wall and full height gate installed. All to a height of 2m	RESOLVED by Majority not to support the application on the grounds that the increased height of the fence prevents vehicles emerging from the side lane by further constraining emerging visibility. [Proposed Cllr A Biscoe: Seconded Cllr Tremayne] Cllr Barnes abstained.
5	05181 (PA22)	Land South West of Trefula Farm, Sandy Lane	Outline application with all matters reserved for an Affordable Led Housing Scheme on Land Adjacent to the town of Redruth	Unanimously RESOLVED not to support the application on the grounds that: (i) the site is outside the settlement boundary proposed in the emerging Neighbourhood Development Plan; (ii) the land in question is a greenfield site and (iii) the plans represent overdevelopment.

				[Proposed Cllr.H Biscoe; Seconded Cllr A Biscoe]
6	01630	The Flat, 1 West End	Removal of existing single-glazed timber windows, replacing with white wood-grained double-glazed UPVC	<p>Unanimously RESOLVED to support the application.</p> <p>It is suggested that the applicant contact the Redruth High Street Heritage Action Zone team as funding may be available to assist with works to the windows.</p> <p>[Proposed Cllr Tremayne; Seconded Cllr Barnes]</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 Interim Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 27th March 2023

Present: Cllr H Biscoe
Cllr S Barnes
Cllr A Biscoe
Cllr M Brown
Cllr W Tremayne

Chairman

In attendance: Ms A Hunt
Miss K O'Dell
Cllr I Thomas
Mr S Childs
Ms D Reeve
Mr N Rodda
Ms E Smith

Operations Officer
Administration Assistant

Local Resident
Redruth 2000
Applicant
Local Resident

Six further members of the public were also in attendance

PART I – PUBLIC SESSION

1520.1 To receive apologies for absence.

Apologies were received from Cllrs Craze and Collins (other commitments)

1520.2 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.

1520.3 To suspend Standing Orders to allow the public to speak.

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

1520.4 To allow the public to put questions before the council.

- 1520.4.1 Mr Childs expressed his concerns regarding PA23/00671. As owner of the neighbouring property, he stated that the applicant intended to use the courtyard owned by him as a fire escape. While Murdoch House was currently permitted to access this area as a fire escape, this was seldom used and had very little impact. The steel gates that opened onto Cross Street were kept locked for security reasons and would continue to be so. In addition, the proposed fire escape door was directly adjacent to an intended addition to his property which would block the access. There would be no means of policing the use of this doorway and with a multi-occupancy unit, there could be as many as 10-14 people potentially using the exit as a back door which would be an invasion of Mr Childs'

privacy. The ground in the courtyard was very uneven, consisting of slate, cobbles and earth which could be a trip hazard especially as unlit at night. In addition, it was unsuitable for wheelchair users. Mr Childs also wished to correct a previous statement made on the planning portal and apologised for comments in relation to social housing. He expressed the belief that any tenants would raise the same issues. The Chair thanked Mr Childs for his input and time.

Ms Reeve spoke as Chair of Redruth 2000 and also spoke against PA23/00671. Ms Reeve suggested that the application did not accord with the values which had emerged from recent work and stated that the proposals would ruin a Grade II listed storefront. She stated that the proposed bin storage was in an unsuitable location and asked the Planning Committee not to support the application.

Mr Rodda spoke as the applicant in relation to PA23/00424. He spoke to the Committee about the history of the creamery and its benefits to the local community and farmers. Mr Rodda also stated the energy generated by the proposals would only be used by the business and not sold off to energy companies. The Chair thanked Mr Rodda for his time.

Ms Smith spoke as a resident of Redruth in relation to PA23/00671. She stated that she was a strong supporter of equality and wished to express concerns over the language used around social housing.

1520.5 To reinstate Standing Orders

Unanimously RESOLVED to re-instate Standing Orders [Proposed Cllr Tremayne; Seconded Cllr A Biscoe].

1520.6 To consider the planning applications.

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

1520.7 To receive correspondence:

- 1520.7.1 *Cornwall Council – PA23/02257, 1 Trenessa Gardens, Drump Road. Works to trees within a conservation area – works to T1 (Sycamore), T2 (Beech), T3 (Oak), and felling of T4 (Beech).*

This correspondence was noted.

Chair

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

All references for PA23/ unless otherwise stated

Meeting: Monday 27th March 2023

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr Barnes]				
1	02231	85 Plain An Gwarry	Non-material amendment in relation to decision notice PA22/06853 dated 12/08/2022 for small alteration to layout of ground floor and removal of one rooflight	Supported
3	01218	Land North West Of Hillcrest, Church Coombe	Retention and completion of a single dwellinghouse	Not Supported
4	00424	Roddas, The Creamery, Wheal Rose, Scorrier	Installation of a 2.65 MWp Ground Mounted Solar Photovoltaic array, erection of substations and associated works	Supported
LIST 2				
2	00671	91 Fore Street, Redruth	Reconfiguration of existing ground, first and second floor flats to provide 3 further residential units including associated alterations to existing communal staircase and circulation space to meet statutory	Unanimously RESOLVED not to support the application and to request that Cornwall Council undertake a site visit

			requirements without compliance of condition 2 in relation to decision notice PA18/07458 dated 28.01.2019	to properly understand concerns raised in relation to: (i) building regulations and, in particular, the proposed fire safety arrangements; (ii) loss of retail space and (iii) overdevelopment. [Proposed Cllr Barnes; Seconded Cllr Brown]
5	00894	Land South Of Castle View Sandy Lane	Outline Planning Permission with some matters reserved (appearance, landscaping and scale) for the construction of an affordable-led development of four affordable dwellings and one disability adapted open-market dwelling	Unanimously RESOLVED not to support the application on the grounds: (i) of the need to maintain the green and agricultural buffer zone between the parishes of Lanner and Redruth; (ii) that the South side of Sandy Lane consists of relatively few domestic residences (iii) that the proposals are not in keeping with the emerging Redruth Neighbourhood Development Plan and (iv) that it is neither necessary nor helpful to change agricultural land to residential [Proposed Cllr Barnes; Seconded Cllr A Biscoe]



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Town Mayor: Cllr M J Brown

Town Clerk: P B Bennett

Minutes of a Meeting of the Redruth Town Council Interim Planning Committee held at Redruth
Civic Centre, Alma Place, Redruth on Monday 24th April 2023

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

Chairman

In attendance: A Hunt
Miss K O'Dell
Cllr I Thomas
Mr I Tomlin
8 other members of the public were also in attendance.

Operations Officer
Administration Assistant
Planning for Results Ltd

PART 1 – PUBLIC SESSION

1524.1 To receive apologies for absence

Apologies were received from Cllrs Smith and Collins (other commitments)

1524.2 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.

1524.3 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 Brown]

1524.4 To allow the public to put questions to the Council

1524.4.1 Mr Ivan Tomlin introduced himself to Councillors as the agent in relation to PA23/02246. He briefly explained the proposals and asked the Committee if they had any questions which they did not. The Chair thanked Mr Tomlin for his time.

1524.5 To reinstate Standing Orders

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

1524.6 To consider the planning applications.

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

1524.7 To receive correspondence:

1524.7.1 *Cornwall Council – Appeal against Enforcement Notice, EN21/01116, Land West of Wheal Prussia Dry, Wheal Prussia, Treleigh*

The correspondence was noted.

Chair

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

All references for PA23/ unless otherwise stated.

Meeting: Monday 24th April 2023

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr A Biscoe]				
1	02396	11 Boscarn Road, Roseland Gardens	Proposed extensions and replacement shed	Supported
2	02427	1 Castle View Close	Outline Planning Permission with some reserved matters to include access and layout for proposed construction of a detached dwelling as infill within existing settlement and formation of new vehicle and pedestrian access onto adjacent highway.	Supported
3	02640	A3047 Dual Street Works, Avers Roundabout	Application to determine if prior approval is required for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.	Supported
4	02246	Solar Care Homes Ltd, Hillcrest, 2 Trefusis Road	Change of use of Use Class C2 residential care/assisted living accommodation to original use as Use Class C3 single residential dwellinghouse	Supported
5	01826	Whitehall, 13 Clinton Road	Change of use of dwelling to form supported living accommodation	Supported

6	02804	6 Hoskings Row	First floor rear extension to existing dwelling with the inclusion of a Juliet balcony on the north east elevation	Supported
7	01779	1 Langarth Court	Works to trees under a tree preservation order (TPO) namely: T1 - T3 (Sycamores), Lift lower crowns of each tree radially to circa 6m above ground level. Remove epicormic growth throughout crown. Remove selected secondary branches throughout crowns by target pruning.	Supported
LIST 2				
8	02152	Builders Store, Rear of Southgate Street	Proposed demolition of existing builders store, construction of new dwelling, access improvements and associated works	Unanimously RESOLVED to support the application but to suggest that the site is tested for subsidence prior to the commencement of any building works. [Proposed Cllr Brown; Seconded Cllr Barnes]
9	02242	7 Beckett Close	Construction of self-contained annexe for family use, including formation of additional parking	Unanimously RESOLVED not to support the application on the grounds of: (i) the scale of the proposed annexe; (ii) loss of amenity space and (iii) concerns over the access to the proposed annexe [Proposed Cllr Brown; Seconded Cllr Tremayne]

10	08383 (PA22)	5 Higher Fore Street	Works to first floor flat including conversion and extension of roof space including increase of roof height and construction of dormer windows to provide additional internal space	Unanimously RESOLVED not to support the application on the grounds: (i) of concerns over both front and rear access to the application site for building works and materials and (ii) that while there have been some changes to the layout of the residential space, none increase the quality of the space nor negate the concerns raised by Historic England in the previous proposal. [Proposed Cllr H Biscoe; Seconded Cllr A Biscoe]
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Redruth Town Council
Clerk's Report
Meeting Date: 30th May 2023

Ser No	Item	Action	Response
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.

Redruth Town Council**Meeting 30th May 2023****Decision Notice Schedule****All references for PA23 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1509.6.1.1	04471 (PA22)	56 West End	Change of use of disused ground floor retail area to form ground floor of single three-storey dwelling	Unanimously RESOLVED to support the application	Approved
1506.6.1.12	11158 (PA22)	2-4 Clinton Road	Listed Building Consent for the works associated with the redevelopment of the southern half of the former library building into a preschool/nursery including use of the front external area as a play space and creation of a small play deck to the rear of the building and associated works	Unanimously RESOLVED to support the application	Approved
1506.6.1.11	11157 (PA22)	2-4 Clinton Road	Redevelopment of the southern half of the former library building into a preschool/nursery including use of the front external area as a play space, and creation of a small play deck to the rear of the building and associated works	Unanimously RESOLVED to support the application	Approved
1509.6.1.4	10223 (PA22)	Pednandrea Bungalow, Raymond Road	Construction of a two-storey dwelling (in replacement of demolished bungalow)	Unanimously RESOLVED to support the application	Approved
	01218	Land North West of Hillcrest, Church Coombe	Retention and completion of a single dwellinghouse		Declined to determine
	00583	Mount Ambrose Cricket Club, College Lane	Application for a certificate of lawfulness for the proposed use of solar panels on the roof of the clubhouse	Not consulted	Refused
	02104	Belmont, West Park	Submission of details to discharge condition 3 in respect of decision notice PA21/11189 dated 27/04/2022	Not consulted	s52/s106 and discharge of condition apps

1491.3.1.6	08130 (PA22)	Land off Sandy Lane	Outline Planning Permission with some matters reserved for the construction of 5 houses, along with the provision of a new access, parking and associated landscaping, namely 'access only'	Unanimously RESOLVED not to support the application on the grounds: (i) that the site is outside the emerging Neighbourhood Development Plan settlement boundary; (ii) of concerns in relation to access given the speed of traffic on that stretch of road and comments submitted by Highways Development Management on 21st September 2022 and (iii) that the plans suggest an intention to enable future development behind the current proposals and further away from the road	Refused
	00902	48 Gweal Pawl	Application for a certificate of lawfulness for the proposed use of two thirds of the garage as a nail salon	Not consulted	Refused
	01044	Murdoch House, Cross Street	Submission of details to discharge condition 3 in respect of decision notice PA22/09929 dated 10/01/2023	Not consulted	s52/s106 and discharge of condition apps
1493.3.1.1	08963 (PA22)	Land adj. Melyn Grove, Harris Mill	Reserved matters application for a single dwelling (details following outline consent PA22/01137 dated 12/05/2022)	Unanimously RESOLVED to support the application	Approved
	00583	Mount Ambrose Cricket Club, College Lane	Application for a certificate of lawfulness for the proposed use of solar panels on the roof of the clubhouse	Not consulted	Granted

1506.6.1.10	11112 (PA22)	Redruth School and 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	Unanimously RESOLVED to support the application	Approved
1520.6.1.1	02231	85 Plain An Gwarry	Non-material amendment in relation to decision notice PA22/06853 dated 12/08/2022 for small alteration to layout of ground floor and removal of one rooflight	Unanimously RESOLVED to support the application	Approved
1438.6.1.4	10689 (PA21)	Aga House, Scorrier Road	Outline application with some matters reserved (appearance, landscaping, layout and scale) for proposed demolition of dwelling and outbuildings and construction of up to nine new dwellings with associated amenity space	Unanimously RESOLVED not to support the application on the grounds of: (i) the dangerous nature of the proposed access/egress; (ii) the loss of trees in the midst of a declared climate emergency and (iii) concerns that the site lies on, and adjacent to, contaminated land	Approved
1514.3.1.2	01082	56 Mount Ambrose	Proposed first floor extension, garage and front parking area	Unanimously RESOLVED to support the application	Approved

1502.3.1.1	10141 (PA22)	Lowarth Elms, Green Lane	Works to trees under a Tree Preservation Order (TPO) namely: G1 - mixed mature/large broad leaved trees along roadside boundary - crown lift to 5.2m height over road & property entrance; crown lift to 3m over parking area; remove 1 dead hawthorn marked 'D' by entrance. T2 - 1 x very large sycamore - crown lift over residential gardens to 3-4m height; side prune to clear dwelling (No.7) by 2m to prevent material striking dwelling. T3 - 1 x medium/large sycamore - coppice due to basal defect & crown weighting towards 3rd party property	Unanimously RESOLVED to support the application	Approved
	06777 (PA21)	Land at Tolgus	Submission of details to discharge conditions 17 and 19 in respect of Decision Notice PA12/09717 dated 30 th May 2013	Not consulted	s52/s106 and discharge of condition apps
1512.3.1.2	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	Unanimously RESOLVED to support the application	s52/s106 and discharge of condition apps
1518.3.1.2	01658	St Stephens Church, Treleigh	Works to trees subject to a tree preservation order (TPO). See enclosed schedule (G32). For clarity works proposed: Fell single, semi mature, medium sized, declining Elm within G32	Unanimously RESOLVED to support the application	Approved
1512.3.1.4	00464	The Pines, 40 Treskerby	Proposed new roof and extension to existing dwelling	Unanimously RESOLVED to support the application	Approved
1514.3.1.1	00918	Chaffins Wholesale Food, Unit 5B Cardrew Industrial Estate, Cardrew Way	Change of use of industrial building from B8 storage and distribution to B2 general industry (seafood processing facility), together with extension and external alterations, including the formation of a loading dock, complete with reconfiguration of servicing areas of the site and remarking of existing car park, plus installation of external plant equipment associated with the processing facility	Unanimously RESOLVED to support the application on the proviso that Environment Agency recommendations regarding noise and odour pollution are followed	Approved
1520.7.1	02257	1 Trenessa Gardens, Drump Road	Works to trees within a conservation area – works to T1 (Sycamore), T2 (Beech), T3 (Oak) and felling of T4 (Beech)	Noted	Decided not to make a TPO

1509.6.1.2	00129	The Thatched Barn and The Caravan, 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	Unanimously RESOLVED to support the application	Granted
	03453 (PA22)	33 Fore Street	Submission of details to discharge conditions 4 and 5 in respect of decision PA21/11573 dated 27.01.2022	Not consulted	s52/s106 and discharge of condition apps
	02911	38 Trefusis Road	Submission of details to discharge conditions 3, 4 and 5 in respect of decision notice PA20/03173 dated 09/07/2020	Not consulted	s52/s106 and discharge of condition apps
1518.3.1.1	01374	2 Langarth Court	Works to trees under a tree preservation order (TPO) namely: T1-T9, Ash – Fell. T10, Sycamore – Remove single branch. T11-T13, Sycamore – Reduce and reshape. T14 – Reduce and reshape	Unanimously RESOLVED to support the application	Approved
1524.6.1.1	02396	11 Boscarn Road, Roseland Gardens	Proposed extensions and replacement shed	Unanimously RESOLVED to support the application	Approved
1518.3.1.3	00675	Shop, 1 Alma Place	Change of use from retail (A1), office (B1) and Storage (B8) to retail (A1) and residential (C3 use), including converting ground, first and second floors to three studio flats, three 1-bed flats, communal spaces and one staff bedroom. External works to rear courtyard and Station Road side including demolition of existing glazed extension and restoration of facade with new windows to match existing windows. Opening up of entry between Station Road and rear courtyard without compliance with condition 2 of decision notice PA20/06204 dated 20.10.2020	Unanimously RESOLVED to support the application	Approved
1524.6.1.4	02246	Hillcrest, 2 Trefusis Road	Change of use of Use Class C2 residential care/assisted living accommodation to original use as Use Class C3 single residential dwellinghouse	Unanimously RESOLVED to support the application	Approved

1518.3.1.6	01630	The Flat, 1 West End	Removal of existing single glazed timber windows, replacing with white wood grained double glazed UPVC	Unanimously RESOLVED to support the application. It is suggested that the applicant contact the Redruth High Street Heritage Action Zone team as funding may be available to assist with works to the windows	Refused
	03016	Roddas, The Creamery, Wheal Rose, Scorrier	EIA Screening Opinion Request for installation of a 2.65 MWp Ground Mounted Solar Photovoltaic array, erection of substations and associated works	Not consulted	Screening Opinion - EIA Not Required
1524.6.1.6	02804	6 Hoskings Row	First floor rear extension to existing dwelling with the inclusion of a Juliet balcony on the north east elevation	Unanimously RESOLVED to support the application	Approved
1509.6.1.8	11477 (PA22)	Former West End Works, Hoskings Row	Erection of four dwellings	RESOLVED by Majority to support the application	Approved
	02070	79 Albany Road	Submission of details to discharge condition 4 in relation to Decision notice PA20/10512 dated 15.10.2021	Not consulted	s52/s106 and discharge of condition apps
1524.6.1.9	02242	7 Beckett Close	Construction of self-contained annexe for family use, including formation of additional parking	Unanimously RESOLVED not to support the application on the grounds of: (i) the scale of the proposed annexe; (ii) loss of amenity space and (iii) concerns over the access to the proposed annexe	Withdrawn
1502.3.1.4	06004 (PA22)	Land West of The Fir Trees, Sinns Common	Application for a Lawful Development Certificate for an existing chalet and retention of associated garden area	Unanimously RESOLVED to support the application	Granted
1524.6.1.3	02640	A3047 Dual Street Works, Avers Roundabout	Application to determine if prior approval is required for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Unanimously RESOLVED to support the application	Prior approval not req'd (AF/TEL/DEM)

	00365	Rowan Meadow, Treskerby	Submission of details to discharge condition 5 in relation to decision notice PA12/06982 dated 16/09/2013	Not consulted	s52/s106 and discharge of condition apps
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TPO / TCA Apps - an application for works to trees within a Conservation Area. The Officers have decided not to place a Tree Preservation Order on the tree and therefore the works can be carried out.

REDRUTH TOWN COUNCIL
LICENSING SUBMISSIONS FOR:

Tuesday 30th May 2023

Ser No	License No <i>(All LI23/ unless otherwise stated)</i>	Details
10	002606	Beer Ambulance, 85 Gweal Pawl Extend hours for the sale by retail of alcohol off the premises For Mr Matthew Kneebone
11		Hatters Coffee House, 21 Fore Street Application for the Grant of a Pavement Licence For Mrs Sandra Rapson



Planning news for local councils and agents

Welcome to our Spring 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. We've also improved signposts to our planning advice and guidance online, please take a look at:

- [Planning advice and guidance - Cornwall Council](#) – updated hub
- [General planning advice and guidance - Cornwall Council](#) – new page

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

[CIL Fund Round 3 launch](#)

[Climate Emergency DPD adopted](#)

[Climate Emergency Policy SEC1 Sustainable Energy and Construction](#)

[Climate Emergency Policy G3 Canopy guidance](#)

[Developer Contributions Guidance update](#)

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

[Government consultation on proposed planning changes: new Infrastructure Levy](#)

[Local Council Planning Training](#)

[Local Council Protocol update](#)

[Neighbourhood Planning newsletter published](#)

[Never miss Planning News again](#)

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

[Planning Agents Forums](#)

[Planning conditions](#) – how removal or variation are described

[Planning Enforcement update](#)

[Useful info and links](#) to webpages

[Validation Team update](#)

Development Management update from Hayley Jewels, Head of Development Management

Despite a drop in applications generally towards the end of last year, February and March saw applications submissions rise to around 1100 per month, and without a full complement of staff we are still feeling very busy. We are all doing our best to determine applications as efficiently as possible and to try and keep you updated as best we can, and I would like to thank you for your understanding.

The first discovery phase of the Regulatory Services review has identified some minor improvements that could be made to our systems and processes which may ease a little pressure on the time our staff are spending on some back-office processes. It has also identified improvements that could be made to our website which will be explored further in the coming months.

Agents will have received an email last week regarding changes to our expedited validation process effective from 1 May 2023. We will no longer validate applications where information required under the Local List has not been submitted with the planning application as we are finding that in many cases the information was not being received in good time, or sometimes not at all, resulting in delays which were not identified until the later weeks of the determination period. Further information can be found below under 'Missing Information when Submitting Planning Applications'. We will review our position at regular intervals.

The government has been busy publishing consultations on proposed changes, some of which have now closed but are still worth reading if you haven't done so already, I appreciate the raft of changes that are being proposed are hard to keep up with. Highlighted consultations below.

Happy reading and I hope that you have a prosperous Spring with some warm sunshine, let's hope!

Hayley

Government Consultations

The technical consultation on stronger performance of local planning authorities (LPA's) supported through an increase in planning fees was published in February and closed on 25 April. In brief, the consultation sought views on increasing planning fees by 35% for major applications and 25% for all other applications, together with a proposal for fees to be adjusted annually in line with inflation. It sought views on how to increase resources and capacity for LPAs. Additionally, it proposed a new approach to how performance of LPAs is measured, which included suggestions on measuring the speed in terms of the average time taken to determine applications, quality in terms of appeals allowed, use of extensions of time, backlog of work, planning enforcement, and committee decisions. Information can be found at [Technical consultation: Stronger performance of local planning authorities supported through an increase in planning fees - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/stronger-performance-of-local-planning-authorities-supported-through-an-increase-in-planning-fees)

The consultation on changes to permitted development rights to support temporary recreational campsites, renewable energy and film making was published in February and closed on 25 April. Views were sought on the proposal to allow campsites to operate for 60 days per calendar year without having to apply for planning permission, further permitted rights for solar panels, and to increase the permitted right for land to be used for film making to 12 months in a 27-month period. Further details can be



found at [Permitted development rights: supporting temporary recreational campsites, renewable energy and film-making consultation - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/permited-development-rights-supporting-temporary-recreational-campsites-renewable-energy-and-film-making-consultation)

Introduction of a use class for short term lets and associated permitted development rights. This consultation is open until 7 June 2023 and seeks views on the introduction of a new use class for short term lets, along with associated permitted development rights to change from a dwellinghouse to a short term let, and vice versa. Information can be found at [Introduction of a use class for short term lets and associated permitted development rights - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/introduction-of-a-use-class-for-short-term-lets-and-associated-permitted-development-rights)

Environmental outcomes Reports – a new approach to environmental assessments. This consultation is open until 9 June 2023 and seeks views on the outcome-based approach to the proposal within Part 6 of the Levelling Up and Regeneration Bill to secure powers to implement a new system of environmental assessment known as Environmental Outcomes Reports. [Environmental Outcomes Reports: a new approach to environmental assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/environmental-outcomes-reports-a-new-approach-to-environmental-assessment)

Missing information when submitting planning applications

For many years we have been validating applications where documents required under the Local List have not been submitted, provided that agents or applicants submit them within 14 days. This was introduced at a time when the requirements were not as complex as they are now; being an inevitable result of the increase in national and local policy requirements.

However, we are conscious that in many cases now we are not receiving the requested information in good time, or in some cases we are not receiving it at all, which is resulting in disputes and delays which are generally not identified until the later weeks of the determination period. The information is fundamental to making a decision and, in many instances, will require further consultation which further delays our determination times.

We have reviewed this arrangement in light of the high volume of work that we currently have, and we have decided that as of 1 May 2023 we will no longer validate applications where documents required under our Local List have not been provided. For those that are diligently submitting such information within 14 days I would like to thank you and to apologise for this further measure, but it is deemed necessary at this time to enable our officers to progress the applications to a determination as efficiently as possible. We will review our position at regular intervals.

We have recently updated our Validation Guide which we hope is more user friendly and can be used as a checklist. The guide can be found on our website [validation-guide.pdf \(cornwall.gov.uk\)](https://www.cornwall.gov.uk/validation-guide.pdf)

For background, our workloads have significantly increased following a spike in application submissions in the Spring of 2021. Our validation times peaked at 26 days, but we have worked incredibly hard to reduce this to average around 6 working days. However, the pressure has moved from our validation team to our Planning Officers. Coupled with the loss of experienced staff, our planning officers are finding it difficult to progress applications within the determination times and we are heavily reliant on your goodwill in agreeing extension of times. Many other Councils have tried measures such as a complete shut down to the public for a period of time to catch up on backlogs of work, but we are resisting this measure as we don't believe it will address the problems that we are experiencing, nor does it provide good customer



service. We have considered many options to boost the capacity of our teams and to recruit staff and will continue to do so but these measures have not made significant inroads as yet. We will continue to explore measures to boost capacity within our teams and would be happy to hear any examples of good practice you may have.

Government consultation on proposed planning changes: new Infrastructure Levy

On 17 March 2023, DLUHC launched its consultation on the technical design aspects of the Infrastructure Levy. This builds on publication of proposals for the new Levy set out in the Levelling up and Regeneration Bill in 2022. The consultation is open until 9 June 2023. The full consultation document can be viewed at [Technical consultation on the Infrastructure Levy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/technical-consultation-on-the-infrastructure-levy).

The proposed Levy is to replace the current mechanisms for collecting developer contributions for infrastructure - Community Infrastructure Levy (CIL) and Section 106 (s106) agreements. The aim of the Levy is to collect at least as much funding for infrastructure as under these two existing mechanisms, but through a process which enables local authorities to capture increase in land values over time. The consultation paper sets out types of sites which might only pay the new Levy or a combination of Levy and s106.

The Levy will be a charge of the final value of a development over a set threshold. Proposals are that an indicative Levy liability will be calculated on approval of planning permission with a provisional payment being made close to completion of the scheme (there is currently no definition of 'completion', which is being left for the detail of the Regulations). A final adjustment will then be made on completion or sale of the development to reflect actual final value, and an additional Levy payment made if required.

Proposals set out affordable housing can be delivered as an in-kind payment through a new 'right to require' – which means a developer delivers affordable housing as a proportion of their Levy liability. The intention is the Levy delivers as much, if not more, on-site affordable housing as s106 developer contributions do now. As well as 'right to require', local authorities will be able to secure affordable housing using a 'grant pot' model. The Local authority could choose to use Levy receipts to top up the price a registered provider is prepared to pay for affordable housing units. This means that the developer will still receive the full market value for these additional homes. The government's position is that schemes comprised entirely of affordable housing will not be charged to the Levy.

It is proposed that the existing Neighbourhood and Administrative provisions are as under the current CIL mechanism. That is, to continue to pass on 15-25% of receipts to the Local Councils where the development is taking place, and to enable local authorities to retain 5% towards the cost of administering the system. Comments are sought on whether to retain exemptions currently available under CIL - self-build dwelling, residential annex or extension, social housing or charitable development.

Government are proposing to introduce the Levy through a 'test and learn' approach - a small number of representative authorities will implement the Levy, enabling government to monitor, evaluate and improve the Levy before it is rolled out and made mandatory across England at the end of this decade. Sites permitted before introduction of the Levy in an area, will continue to be subject to CIL and s106 requirements, as under current arrangements.



Planning Enforcement Team successful prosecution



The Planning Enforcement Team prosecuted Mr A Persaud, Mrs M Persaud and Mr S Roberts in respect of the non-compliance with an Enforcement Notice for the erection of 6 raised wooden platforms, the erection of 8 geodesic domes, 3 wooden toilet/shower units, erection of a triangular wooden structure, erection of 2 tents, excavations to create an amphitheatre, the laying of a sewage system and the

creation of a track from the entrance of the site at Land South East of Carnkie Farm (Lavender Parc), Underlane, Wendron, TR13 0EH. The 3 defendants were found guilty at Bodmin Magistrates on 3 February 2023. Each defendant was fined £180 and ordered to pay a victim surcharge of £74 and a contribution to costs of £2000 each.

Quarterly Planning Enforcement activity report – January-March 2023

The quarterly Planning Enforcement Report for 1 January – 31 March 2023 is now available on our website at: [Planning Enforcement activity reports - Cornwall Council](#)

CIL Round 3 launch – 3 April 2023

Community groups can now apply to the Council for up to £100,000 to fund infrastructure projects that benefit children and young people. The third CIL fund launched at the start of this month, enabling community groups, town and parish councils and not for profit organisations to bid for between £20,000 and £100,000. Funding is available to support local infrastructure projects which focus on supporting children and young people and help to either alleviate the impact of development on an area or help development to come forward.

The previous first two rounds, held in 2020 and 2022, have already seen over £1.5m awarded to 35 local infrastructure projects across Cornwall that helped communities create much needed infrastructure in their areas. These included creating a link for parts of Falmouth Green Corridor, installing water refill stations at a number of popular locations around Cornwall, school extensions and creation of numerous play and skate parks.

Groups interested in applying for the funding should submit an expression of interest with a brief summary of the aims and objectives of their project. This will ensure that applicants only spend time and effort in working up a full application for eligible and appropriate projects. The **initial Expression of Interest stage will run from Monday 3 April to Thursday 22 June**, after which eligible projects will be invited to submit a full application. Applications must then be submitted by the end of October, with the successful projects expected to be announced in early 2024.

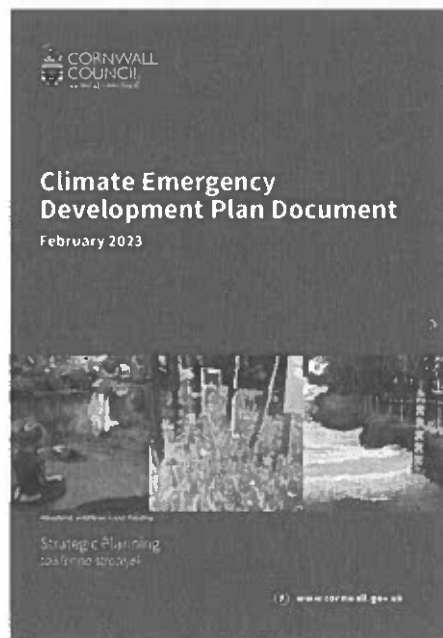
All information, forms and guidance are available at www.cornwall.gov.uk/cil



Neighbourhood Planning – Spring newsletter published

We publish these on our [News and Updates - Cornwall Council](#) webpage, and the **April 2023 edition is now available.**

Climate Emergency DPD adopted



The Climate Emergency Development Plan Document (DPD) was adopted on 21 February 2023. The policies in the plan are now being used in the determination of planning applications. The validation guide has been updated to address the new requirements on the DPD and will go live and be effective from 1 April 2023 - [Validation updates - Cornwall Council](#)

The document sets out a suite of planning policies to help planning decisions respond to the challenges of climate change in Cornwall. The policies cover the key principles of green infrastructure, nature recovery, encourage renewable energy and secure more energy efficient homes and buildings as well as making places more resilient. The [Cornwall Design Guide](#) supports the policies in the DPD and sets out further detail on the Council's expectations.

Policies SEC1 (Sustainable Energy and Construction) and G3 (Canopy) are subject to transitional arrangements, with new validation requirements being introduced from 15 June 2023.

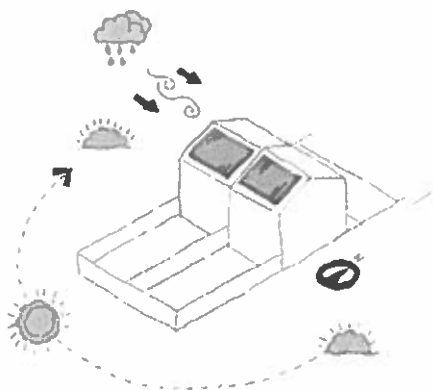
Policy G3 requires the submission of a tree canopy calculator and landscaping plans demonstrating 15% tree canopy cover for all major developments. Policy SEC1 'Sustainable Energy and Construction' introduces expectations on general energy performance and sustainable materials for all development. In particular, for full applications (and reserved matters where this has been conditioned) there are new energy standards for all new-build homes which need to be demonstrated through an Energy Statement (comprising an Energy Report and Energy Summary Tool). These standards need to be designed in at an early stage as orientation, layout, landscaping and materials affect energy efficiency. BREEAM Excellent (or an agreed alternative) is sought for major new-build non-residential development. The policy also seeks efficient use of water and materials and supports retrofitting to reduce carbon emissions and solar panels on existing buildings where sensitive to heritage assets and landscapes.

We have included more detailed updates on CEDPD policies SEC1 and G3 below.

For further information on the DPD, please see: [Climate Emergency Development Plan Document \(DPD\) - Cornwall Council](#)



Policy SEC1 Sustainable Energy and Construction



Optimal orientation in relation to the sun and prevailing winds.

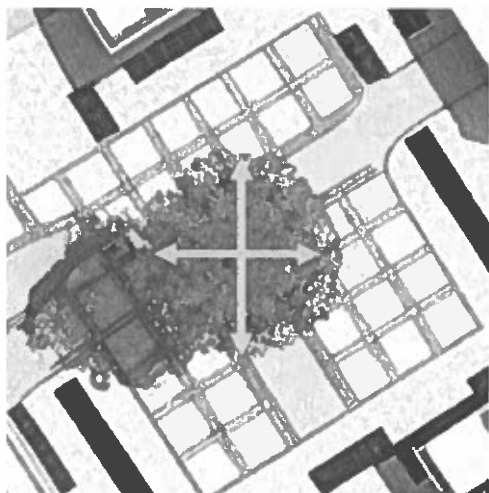
Climate Emergency Policy SEC1 'Sustainable Energy and Construction' introduces expectations for energy performance and sustainable materials. In particular, for full applications (and reserved matters where this has been conditioned) submitted from 15th June 2023 the energy efficiency and renewable standards for all new-build homes need to be demonstrated through an Energy Statement (comprising an Energy Report and Energy Summary Tool).

These standards need to be designed in at an early stage as orientation, layout, landscaping and materials affect energy efficiency.

BREEAM Excellent (or an agreed alternative) is sought for major new-build non-residential development. Policy SEC1 also seeks efficient use of water and materials and supports retrofitting to reduce carbon emissions and solar panels on existing buildings where sensitive to heritage assets and landscapes.

Further details are available on our [Climate Emergency DPD](#) and [Planning Policy Guidance](#) webpages including policy guidance, Energy Summary Tools, transition arrangements and renewable energy offsetting details (to be used as a last resort).

Policy G3 Canopy guidance



The Cornwall Climate Emergency DPD 2023 details new requirements for planning applications. These requirements will help new development adapt to the declared Climate Emergency. It contains a suite of Natural Climate Solutions policies, G1-G4. Canopy Policy G3 is the result of close work between the Forestry and Planning Teams.

"Trees provide valuable habitats for wildlife and contribute to the wider landscape and the overall amenity of development. While all trees absorb carbon dioxide in the atmosphere, the right trees in the right places also provide wide ranging resilience

to climate change by soaking up excess rainwater, filtering air pollution, reducing noise pollution and cooling the urban environment during periods of excess heat." (Cornwall Climate Emergency DPD). The aim of the Canopy Policy is to ensure that appropriate levels of canopy are well integrated into major and minor development proposals (householder and Change of Use are exempt). It does this through:

- prioritising the retention of existing trees
- use of a Canopy Calculator for major development
- requirement of climate resilient species choice for proposed canopy



The Canopy Calculator is a requirement for major developments only. It measures the spread of above-ground canopy and projects the canopy growth of tree species over a 25-year period. The required percentage by the end of 25 years is a minimum 15% unless a lower amount can be justified. The calculator has been adapted for Cornish conditions from a working canopy calculator in High Wycombe. The Council encourage feedback from Arboricultural Consultants on the calculator and the assumptions used within.

Guidance is now available:

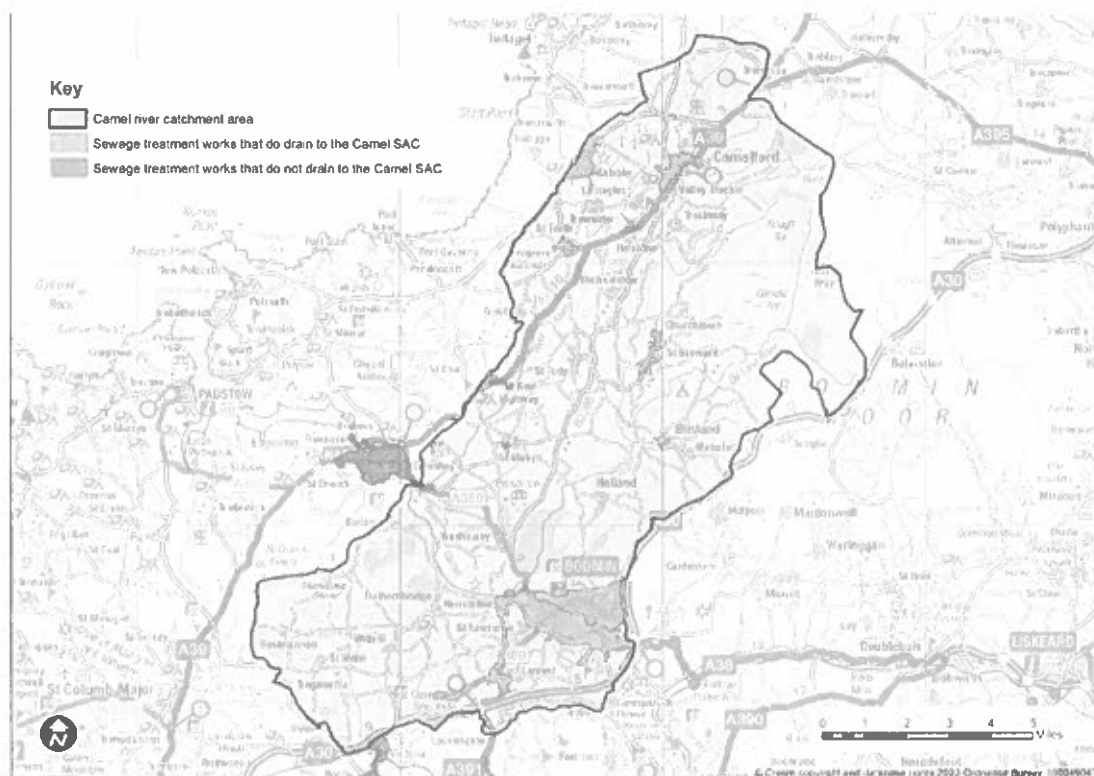
- *Canopy Policy G3 in the Planning Process*
- *Canopy Policy G3: Canopy Calculator User Guide (technical guide for arboricultural, ecology and landscape professionals)*
- *Canopy Policy G3: FAQ's*

on our [Planning Policy Guidance webpage](#).

If you have any questions, or comments, please contact the policy team at:
localplan@cornwall.gov.uk

River Camel update - Septic tank and packaged treatment plants within the River Camel catchment area

The River Camel catchment has lots of properties that rely on septic tanks. Because these rarely have any phosphate stripping, they are essentially at high risk of contributing disproportionately to the phosphate levels in the river. Therefore, Cornwall Council are exploring what the potential could be to provide grant funding to enable upgrades to septic tanks or package treatment plants (small sewage treatment plants) within the River Camel Catchment Area to reduce the amount of phosphates that enter the River Camel.



In order to assess the opportunity, and the levels of grant and overall cost involved, we are looking for expressions of interest to help us work out the answers to those questions and what the take up of such a scheme might be. We are inviting expressions of interests from those within the River Camel Catchment Area.

We are also keen to hear from you if you are a contractor with relevant skills or experience, so we can understand the industry capacity if such a scheme were made available.

Please submit your expression of interest by visiting our [River Camel phosphates mitigation strategy and policy - Cornwall Council](#) webpage and completing the webform by **Monday 12 June**.

The septic tank or package treatment plant will need to be within the River Camel catchment area in order to be eligible. To see a map of the River Camel catchment area and for more information please see: [Nutrient neutrality in Cornwall - Cornwall Council](#).

Expressions of interest from landholders in the River Camel catchment area

The Council, supported by the Westcountry Rivers Trust, is reaching out to landholders in the catchment to find sites where phosphates from agriculture can be reduced, to offset those being produced by new housing. The first window for expressions of interest ended Friday 14 April. For more information please see: [Camel SAC Project - Westcountry Rivers Trust \(wrt.org.uk\)](#)

Updated Developer Contributions Guidance

The [Developer Contributions Guidance Note](#) has recently been updated. The guidance note sets out Cornwall Council's approach to securing developer contributions and particularly focuses on planning obligations (s106s) and Community Infrastructure Levy (CIL).

The update includes:

- updating the administration/monitoring of planning obligations fees
- adding some information regarding the Renewable Energy (Offsetting) contribution, and
- a change to the Green Infrastructure-Open Space requirements in Table 1.

For any queries, please email: CIL@cornwall.gov.uk

Planning Agents events

Our Planning Agents Forum of 2023 was held in March and had the usual Development Management and Policy updates as well as a more detailed look at Contaminated Land, Design, the recently adopted Climate Emergency DPD policies, nutrient neutrality and the latest from the Planning Portal.

All presentations are available on our [Planning Agents Forum](#) webpage.

Our Autumn event is likely to be October/November and if you have suggestion for topics or training, then please email them to positiveplanning@cornwall.gov.uk



We publicise our events for agents on our website but if you'd like to join our subscriber list of agents who receive invites/notifications direct by email, then please contact positiveplanning@cornwall.gov.uk to arrange this.

Local Council Planning events 2023

We held two events for Local Councils this Spring:

- Helping Local Councils understand planning changes 2023
- Climate Emergency DPD policies and planning processes

The presentations and any related briefing notes are available on our [Local Council Planning Training](#) webpage.

If you have any requests for our Summer session for Local Councils, please send your suggestions to 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 2020-2023**
- **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.
- **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 if you have any questions.

Updated protocol for Local Councils

The [local council protocol](#) (also referred to as the 5-day protocol) sets out how local councils are involved in the planning application process.

We updated the protocol in February to make it clearer that the Divisional Member must be contacted separately after the 5 days if no response has been received from the local council.



Changes to how removal or variation of a planning conditions are described

Due to a recent appeal decision, we need to make sure applications to develop land without compliance with previous conditions are described correctly. These are called **removal or variation of conditions or Section 73 applications**. These applications will be described as:

*XXX (wording must be the **existing approved description**) without compliance with Condition X of Decision Notice XX dated XX*

‘Without compliance’ can mean a condition or conditions are being removed or varied. You can find more detail on what the applicant wants to do by looking at Questions 5 and 6 on the application form.

The specific wording is taken from Section 73 of the Town and Country Planning Act 1990.

Please note the LPA cannot request the original approved plans but a list of drawing numbers affected should be submitted as part of an application, so that local councils can compare which plans are relevant.

Updated Validation Guide

On the 1 April Planning published its up-to-date Validation Guide including local list of requirements. This document can be found on our website here: [Make a planning application - Cornwall Council](#) under the heading ‘Guidance’.

The document sets out information which is required to accompany planning applications, without this published local list we would not be able to request the information.

The document has been developed following a period of consultation which included internal and external consultees, parish and town councils, local members, applicants and agents and internal officers from Development Management and Planning Policy.

Over 50% of applications received are invalid on receipt due to missing or incorrect information. We hope that this new guide will increase the number of applications which are valid on receipt.

The new guide has:

- **A better format** – the new guide is broken down into application types which means users of the guide will not have to look through information which is not relevant. It also means the guide can be used as a checklist and we would encourage agents to do this.
- **More guidance** – helping applicants and agents know when information is required and what information is required.
- **Advanced guidance** – the guide also includes new requirements emerging from the Climate Emergency DPD which will be implemented over the coming months.

It is important that planning and applicants/agents work together to try and reduce the number of invalid applications. By reducing invalid applications:

- validation officer time freed up to process new applications
- applications processed quicker which benefits applicants



More information about our top invalidity reasons can be found on the [Make a better application - Cornwall Council](#) webpage.

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.

[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.

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](#)

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

[Role of Local Councils in Planning](#)

[Local Council Planning Conferences](#)

[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

April 2023

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



Cornish Town and Parish Councils

Your ref:

My ref: PSPOcons

Date: May 2023

Dear Sir/Madam,

Public Spaces Protection Order renewals

We have a number of dog related Public Spaces Protection Orders which will expire on 15 October 2023. These were agreed in 2020 and have been in force for a period of 3 years, they now must be reviewed and if appropriate renewed.

We are now seeking views as part of the formal consultation process regarding the existing restrictions. This consultation is being made available to all our key stakeholders including Town and Parish Councils, major land owners, the police and other interested local and national bodies.

We have 4 orders for renewal:-

Dog Fouling – This order currently makes it an offence for a person in charge of a dog not to clear up after them in any public space. The detail and exemptions are set out in the order which can be seen by clicking on the hyperlink.

Dog Exclusion Order – This makes it an offence to take a dog into an excluded area. The detail, exemptions and list of areas included are set out in the order which can be seen by clicking on the hyperlink.

Dogs on Leads – This makes it an offence not to have a dog on a lead in certain prescribed areas. The detail, exemptions and list of areas included are set out in the order which can be seen by clicking on the hyperlink.

Dogs on Leads by direction – This gives the ability for an authorised officer to require a dog to be put on a lead should it be causing a nuisance. The detail and exemptions are set out in the order which can be seen by clicking on the hyperlink.

Breach of any of these orders may result in a £100 Fixed Penalty Notice or a maximum of a £1,000 fine.

The Council is proposing to renew these orders in their current format. We are however seeking your views on this and if you would like any changes. In particular Town and Parish Councils should consider if the areas set out in the schedule are still appropriate for the restrictions to be applied.



INVESTOR IN PEOPLE

Public Protection, Community Protection Team,
Cornwall Council, PO Box 676, Threemilestone,
TRURO, TR1 9EQ

Tel: 0300 1234 100 www.cornwall.gov.uk

You can let us know your views by emailing or writing directly or completing the attached short questionnaire. **Please ensure all responses are received by 15 August 2023.** Emails to cep@cornwall.gov.uk

If you would like further information or would like to discuss the matter further, please do not hesitate to contact me.

Yours sincerely

[REDACTED]
Senior Environmental Protection officer
Public Protection
Cornwall Council
0300 1234 212
[REDACTED]



INVESTOR IN PEOPLE

Public Protection, Community Protection Team,
Cornwall Council, PO Box 676, Threemilestone,
TRURO, TR1 9EQ

Tel: 0300 1234 100 www.cornwall.gov.uk

Anti-Social Behaviour Crime & Policing Act 2014

Cornwall Council Public Space Protection (Dog Fouling) Order 2020

Cornwall Council hereby makes the following Order:

1. The Order comes into force on 15 October 2020 for a period of 3 years
2. This Order applies to the land specified in the Schedule

Offence

3. If a dog defaces at any time to which this Order applies and a person who is in charge of the dog at that time fails to remove the faeces from the land forthwith, that person shall be guilty of an offence if he does not comply with this order, unless –
 - (a) one has a reasonable excuse for doing so; or
 - (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his doing so.
4. A person who habitually has a dog in his possession shall be taken to be in charge of the dog at any time.

Placement of the faeces in a container on the land which is for this purposes, or for the disposal of waste, shall be sufficient removal from the land

Being unaware of the defecation shall not be a reasonable excuse for not complying with this Order.

Exemptions

5. This Order does not apply to any person who;
 - (a) is registered as a blind person in a register compiled under Section 29 or the National Assistance Act 1948; or
 - (b) is deaf, in respect of a dog trained by Hearing Dog for Deaf People and upon which he relies for assistance; or
 - (c) has a disability which requires being in charge of an Assistance Dog registered with Assistance Dogs UK and upon which he relies for assistance.

Penalty

6. Failure, without a reasonable excuse, to comply with the prohibitions imposed by this Order, as set out above would be a criminal offence.

A person found guilty of such an offence, under Section 67 of the Act, would be liable on summary conviction to a fine not exceeding level 3 (£1,000) on the standard scale

A Police Officer, Police Community Support Officer or authorised person from the Council under Section 68 of the Act, may issue a fixed penalty notice in the sum of £100, to a person believed to have committed an offence under this Order this discharging liability for prosecution.

Given the Common Seal of Cornwall Council

060255

Executed as an Order by)

THE CORNWALL COUNCIL)

whose common seal was hereunto)

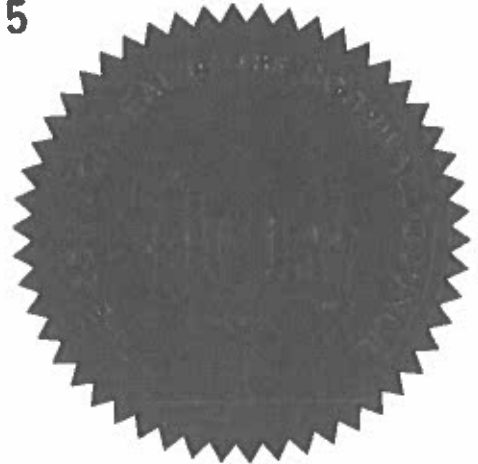
affixed in the presence of:)



Authorised Officer

This 15 day of OCTOBER 2020

Vanessa Davis - Lawyer
Cornwall Legal Services
CORNWALL COUNCIL



SCHEDULE

This order applies 24 hours, 365 days of each given year to the following land:

The Order shall apply to all land which is open to the air and to which the public are entitled or permitted to have access, with or without payment, within the County of Cornwall other than land which is at the disposal of the Forestry Commissioners under Section 39(1) of the Forestry Act 1967.

Anti-Social Behaviour Crime & Policing Act 2014

Cornwall Council Public Space Protection (Dog Exclusion) Order 2020

Cornwall Council hereby makes the following Order:

1. The Order comes into force on 15 October 2020 for a period of 3 years
2. This Order applies to the land specified in the Schedule

Offence

3. A person in charge of a dog shall be guilty of an offence if, during any time, they take a dog onto, or permit the dog to enter or to remain on, any land to which this Order applies unless –
 - (a) one has a reasonable excuse for doing so; or
 - (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his doing so.

A person who habitually has a dog in his possession shall be taken to be in charge of the dog at any time.

Exemptions

4. This Order does not apply to any person who;
 - (a) is registered as a blind person in a register compiled under Section 29 or the National Assistance Act 1948; or
 - (b) is deaf, in respect of a dog trained by Hearing Dog for Deaf People and upon which he relies for assistance; or
 - (c) has a disability which requires being in charge of an Assistance Dog registered with Assistance Dogs UK and upon which he relies for assistance.

Penalty

5. Failure, without a reasonable excuse, to comply with the prohibitions imposed by this Order, as set out above would be a criminal offence.

A person found guilty of such an offence, under Section 67 of the Act, would be liable on summary conviction to a fine not exceeding level 3 (£1,000) on the standard scale

A Police Officer, Police Community Support Officer or authorised person from the Council under Section 68 of the Act, may issue a fixed penalty notice in the sum of £100, to a person believed to have committed an offence under this Order this discharging liability for prosecution.

Given the Common Seal of Cornwall Council

Executed as an Order by)

THE CORNWALL COUNCIL)

whose common seal was hereunto)

affixed in the presence of:)



060252

A handwritten signature in black ink, appearing to be "V. Davis", written over a horizontal line.

Authorised Officer

This 15 day of OCTOBER 2020

Vanessa Davis - Lawyer
Cornwall Legal Services
CORNWALL COUNCIL

SCHEDULE

1. Aberdeen Close, St Blazey
2. Ashburgh Parc Play Area, Saltash
3. Atlantic Road Play Area, Newquay
4. Badgers Walk Play Area, Saltash
5. Barnoon Cemetery, St Ives
6. Barrowfield Putting Green, Newquay
7. Beacon Playing Field (to include the play area & cricket/sports field only)
8. Borough Farm (Play Area A), Torpoint
9. Boscawen Fields, Falmouth
10. Brea Playing Field (enclosed play area only)
11. Camborne Park (enclosed play area only)
12. Cambridge Field, Torpoint
13. Campion Close Play Area, Saltash
14. Carclaze Play Area, St Austell
15. Carharrack Playing Field
16. Carrisbroke Way, Latchbrook Gate Play Area, Saltash
17. Castle Park (Play Areas A), Liskeard
18. Chestnut Close (Play Area A), Torpoint
19. Children's Play Area and Tennis Court, Whitemoor Recreation Ground
20. Clover Walk Play Area, Saltash
21. Coombe Park (Areas A), Cawsand
22. Coronation gardens, Heston (enclosed play area only)
23. Coronation Park, Helston (enclosed play area and skate park only)
24. Country Park Play Area, Seaton
25. Culverland Park, Liskeard
26. Dale Road Play Park, Newquay
27. Diggorys Field, St Cleer
28. Duloe (play Area A)
29. Edmund Road, Redruth (enclosed play area only)
30. Edwards Crescent (Far End) Play Area, Saltash
31. Edwards Crescent, Saltash
32. Forth Scol, Illogan (enclosed play area only)
33. Fosters Fields, Gunnislake
34. Four Lanes Playing Field (enclosed play area only)
35. Gallacher Way, Yellow Tor Road Play Area & Toddler Play Area, Saltash
36. Glebelands, Sunrising Estate, East Looe
37. Golberdon Play Area
38. Grassmere Way Site 1 Play Area, Saltash
39. Grassmere Way Site 2 Play Area, Saltash
40. Greenfinch Crescent Play Area, Saltash
41. Grenfell Avenue Play Area, Saltash

42. Grenville Gardens, Troon (enclosed play area only)
43. Hall Road Play Area , St Dennis
44. Hallet Close Play Area, Saltash
45. Hannafore Gardens, Hannafore
46. Harebell Close Play Area, Saltash
47. Heartlands Children's play area, Redruth
48. Henfordh Grange, Liskeard
49. Heron Close (Play Area), Millbrook
50. Highfield Park Play Area, Saltash
51. Highway Estate Play Area, East Taphouse
52. Hockings House Sportsground, St Cleer
53. Illogan Park (enclosed play area only)
54. Jack Bice Close, Liskeard
55. Killacourt Putting Green, Newquay
56. King George V Playing Field, Helston (rugby ground and enclosed play area only)
57. Langreek (Play Area), Polperro
58. Lanner Moor Recreation Ground (enclosed play area only)
59. Launceston Road Recreation Field, Callington
60. Listry Road Play Park, Newquay
61. Longstone Cemetery, Carbis Bay
62. Longstone Park Play Area, tennis courts and bowling green (Area A), Saltash
63. Lower Estate Play Area, Saltash
64. Luxulyan Playing Field
65. Madron Cemetery
66. Markvall Play Area, Saltash
67. Maudlin Farm (Play Area), Liskeard
68. Middlefield Close Play Area, Saltash
69. Milch Park Play Area, Saltash
70. Millpool Play Area, West Looe
71. Mount Charles Recreation Ground, Woodland Road, St Austell
72. Mulberry Road (Play Area A), Saltash
73. North Close, Redruth (enclosed play area only)
74. North Country Recreation Ground (enclosed play area only)
75. Paul Cemetery
76. Pendray Gardens (Play Area A), Dobwalls
77. Pengegon Park (enclosed play area only)
78. Penrose Parc, Porthleven (enclosed play area only)
79. Penzance Cemetery
80. Pilmere Main Site 1 & 2 Play Areas, Saltash
81. Plain-an-Gwarry, Redruth
82. Playing Field at rear of Woodland View, St Stephen Coombe
83. Pollards Close Play Area, Saltash
84. Poltair Park, St Austell

85. Pondfield Road (Far End) Play Area, Saltash
86. Pondfield Road Play Area, Saltash
87. Pound Dean (Play Area), Liskeard
88. Rapsons Field (Area B), Liskeard
89. Reeds Way Play Park, Newquay
90. Roseland Gardens, Redruth (enclosed play area only)
91. Roskear Playing Field (enclosed play area only)
92. Rye Hill, Two Hills Park Play Area, Saltash
93. Salt Mill Play Area, Saltash
94. Saltash Road Recreation Field, Callington
95. Sewhim Drive (Play Area A), Kelly Bray
96. Silvanus Jenkin, Kiskeard
97. Small Children's Play Area, St Stephen Recreation Ground
98. Small Play Area, Tregrehan. St Austell
99. Snell Drive Play Area, Saltash
100. St Columb Minor Recreation Ground
101. St. Breaca Close, Breage (enclosed play area only)
102. Stanley Maggs Way, Liskeard
103. Summerfields Play Area, Saltash
104. Sunnyvale Park, Porthreath (enclosed play area only)
105. Sycamore Road Play Area, Saltash
106. Teddler Road Play Area, Penwithick
107. Thanks Park Play Area, tennis courts and bowling green (Area A), Torpoint
108. The Village Collection (Play Area A & Fenced Areas C), Callington
109. Thorn Park, Liskeard
110. Timber Close Park, St Austell
111. Trailblazer Park, St Blazey
112. Trebartha Close (Areas A), Callington
113. Trefusis Playing Field, Redruth (enclosed play area only)
114. Trenance Under 5's Play Park, Newquay
115. Tenant Playing Field, St Day (enclosed play area only)
116. Trevance Park, Tywardreath
117. Treviscoe Playing Field, Central Treviscoe
118. Tuckingmill Valley Park (enclosed play area and skate park)
119. Twelvewoods Playground, Dobwalls
120. Two Hills Park Play Area, Saltash
121. Upper Area Squires Field, Fowey
122. Upper Chapel Field Play Park, St Austell
123. Valley Road Toddler Area, Valley Road, Mevagissey
124. Victoria Bottoms Playing Field Childrens Area, Nanpean
125. Victoria Gardens, Saltash
126. Victoria Park, Redruth (enclosed play area and tennis court only)
127. Warfelton Sports Ground Play Area and Tennis Courts (Area A), Saltash

128. Waterside (Area A), Saltash
129. Welmoor/Cades Parc, Helston
130. Wentworth Way Play Area, Saltash
131. West Meadow (Play Area A), Millbrook
132. Westbourne Gardens, Liskeard
133. Wheal Jewell Playing Field, St Day (enclosed play area only)
134. Wilcove Play Area
135. Wood Close Play Area, Saltash
136. Yellow Tor Road Play Area, Saltash

Anti-Social Behaviour Crime & Policing Act 2014

Cornwall Council Public Space Protection (Dogs on Leads) Order 2020

Cornwall Council hereby makes the following Order:

1. The Order comes into force on 15 October 2020 for a period of 3 years
2. This Order applies to the land specified in Schedule 1, 2 and 3

Offence

3. A person in charge of a dog shall be guilty of an offence if, during the times specified in Schedules 1, 2 and 3, he does not comply with this order, unless –
 - (a) one has a reasonable excuse for doing so; or
 - (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his doing so.

A person who habitually has a dog in his possession shall be taken to be in charge of the dog at any time.

Exemptions

4. This Order does not apply to any person who;
 - (a) is registered as a blind person in a register compiled under Section 29 of the National Assistance Act 1948; or
 - (b) is deaf, in respect of a dog trained by Hearing Dog for Deaf People and upon which he relies for assistance; or
 - (c) has a disability which requires being in charge of an Assistance Dog registered with Assistance Dogs UK and upon which he relies for assistance.

Penalty

5. Failure, without a reasonable excuse, to comply with the prohibitions imposed by this Order, as set out above would be a criminal offence.

A person found guilty of such an offence, under Section 67 of the Act, would be liable on summary conviction to a fine not exceeding level 3 (£1,000) on the standard scale

A Police Officer, Police Community Support Officer or authorised person from the Council under Section 68 of the Act, may issue a fixed penalty notice in the sum of £100, to a person believed to have committed an offence under this Order this discharging liability for prosecution.

060253

Given the Common Seal of Cornwall Council

Executed as an Order by)

THE CORNWALL COUNCIL)

whose common seal was hereunto)

affixed in the presence of:)



A handwritten signature in ink, appearing to be "V. Davis", written over a horizontal line.

Authorised Officer

This 15 day of OCTOBER 2020

Vanessa Davis - Lawyer
Cornwall Legal Services
CORNWALL COUNCIL

Anti-Social Behaviour Crime & Policing Act 2014

Cornwall Council Public Space Protection (Dogs on Leads by Direction) Order 2020

Cornwall Council hereby makes the following Order:

1. The Order comes into force on 15 October 2020 for a period of 3 years
2. This Order applies to the land specified in the Schedule

Offence

3. A person in charge of a dog shall be guilty of an offence if, during the times specified in the Order, he does not comply with this order, unless –
 - (a) one has a reasonable excuse for doing so; or
 - (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to his doing so.

A person who habitually has a dog in his possession shall be taken to be in charge of the dog at any time.

An authorised officer of the Council may only give a direction under this Order to put and keep a dog on a lead if such restraint is reasonably necessary to prevent a nuisance or behaviour by the dog likely to cause annoyance or disturbance to any person on any land to which this Order applies or the worrying or disturbance of any animal or bird.

Exemptions

4. This Order does not apply to any person who;
 - (a) is registered as a blind person in a register compiled under Section 29 of the National Assistance Act 1948; or
 - (b) is deaf, in respect of a dog trained by Hearing Dog for Deaf People and upon which he relies for assistance; or
 - (c) has a disability which requires being in charge of an Assistance Dog registered with Assistance Dogs UK and upon which he relies for assistance.

Penalty

5. Failure, without a reasonable excuse, to comply with the prohibitions imposed by this Order, as set out above would be a criminal offence.

A person found guilty of such an offence, under Section 67 of the Act, would be liable on summary conviction to a fine not exceeding level 3 (£1,000) on the standard scale

A Police Officer, Police Community Support Officer or authorised person from the Council under Section 68 of the Act, may issue a fixed penalty notice in the sum of £100, to a person believed to have committed an offence under this Order this discharging liability for prosecution.

Given the Common Seal of Cornwall Council

060254

Executed as an Order by)

THE CORNWALL COUNCIL)

whose common seal was hereunto)

affixed in the presence of:)


Authorised Officer

This 15 day of OCTOBER 2020

Vanessa Davis - Lawyer
Cornwall Legal Services
CORNWALL COUNCIL

SCHEDULE

This order applies 24 hours, 365 days of each given year to the following land:

The Order shall apply to all land which is open to the air and to which the public are entitled or permitted to have access, with or without payment, within the County of Cornwall other than land which is at the disposal of the Forestry Commissioners under Section 39(1) of the Forestry Act 1967.