



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:*

4<sup>th</sup> October 2023

Dear Councillor

**Meeting of the Full Council – Monday 9<sup>th</sup> October 2023**

You are summoned to attend a Meeting of the Redruth Town Council to be held at Redruth Civic Centre, Alma Place on Monday 9<sup>th</sup> October 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', written over 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 – Monday 9<sup>th</sup> October 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. Clerk's Report
8. To receive correspondence:
  - 8.1 Decision Notice Schedule
  - 8.2 Licensed Premises Schedule
  - 8.3 Cornwall Council – WCA 728 Preliminary Consultation, Application for Modification of Definitive Map and Statement of Rights of Way
  - 8.4 Cornwall Council – WCA 729 Preliminary Consultation, Application for Modification of Definitive Map and Statement of Rights of Way
  - 8.5 JJ Jones & Sons (St Austell) Ltd – New Site Redruth, 102 Southgate Street TR15 2ND
  - 8.6 Cornwall Council – PA23/00023/NDP, Carn Brea Neighbourhood Development Plan

# REDRUTH TOWN COUNCIL

## PLANNING SUBMISSIONS FOR: Monday 9<sup>th</sup> October 2023

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

<b>Ser No</b>	<b>Planning App No (All PA23/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
1	07134	5 Henvor Close, Roseland Gardens  Dormer loft conversion and porch  For Mr Bourne	Central	Supported

### LIST 2

<b>Ser No</b>	<b>Planning App No (All PA23/ unless otherwise stated)</b>	<b>Details</b>	<b>Ward</b>	<b>Reply</b>
2	07440 (Cllr Garrick)	Winterfell, 4 Langarth Court  Works to trees under a tree preservation order (TPO) namely: T1 and T2: Sycamores – fell. T3: Sycamore – pollard 3ft from top. x2 Sycamores to the rear of the property – I believe one tree has already had a TPO lifted to fell due to disease which is now lapsed and out of date – we have recently moved to the property. Both trees are cause for concern for the following reasons: 1. shade to property – I now have to have the lights on all day as there is extremely limited natural light; 2. the patio area is extremely slippery and very dangerous to walk over as the tree drips sap and sheds so many leaves – even after pressure hose use I often have my elderly father here and elderly mother in law which is also a cause for concern. It's proven impossible to keep these areas "safe" when accessing the property from the back gate. 3. the roots are too close to the property as are the branches and the recent high winds have caused the trees to become even more unstable. 4. extremely difficult to crown/top and the branches are less	South	

		<p>than 2 metres from the property therefore I feel there is potential risk of damage to the property foundations, sewerage and electrical works. 5. the amount of leaves is proving impossible for the grass to grow and just creates mud in the garden, the roots are also preventing any shrubs from developing. 6. the tree closest to the property is now leaning to get more light</p> <p>For Mrs Lisa Roverly</p>		
3	06537 (Cllrs Reeve & Major)	<p>Land adj to West Haven, Sandy Lane</p> <p>Proposed erection of a single storey dwelling with an integral garage and the installation of a septic tank</p> <p>For Mr and Mrs M Curtis</p>	South	

**Redruth Town Council**  
**Clerk's Report**  
**Meeting Date: 9<sup>th</sup> October 2023**

Ser No	Item	Action	Response
1502.3.1.8	PA22/10410 – St Euny Poultry Farm, St Euny House, Construction of overflow/ancillary accommodation within the garden of St Euny House	Unanimously RESOLVED to Recommend for Refusal on the grounds that: (i) its height and massing will be a prominent structure and negatively impact on the visual amenities; context and setting of the designated historic assets in the locale; (ii) further incremental harm to the green area contributing to the setting and character of the Grade II Listed Church of St Euny; and (iii) negative impact upon the residential amenities of the property immediately north of the application site through overshadowing and overbearing	Application considered by Cornwall Council Planning Committee on 18 <sup>th</sup> September. Cllr Tremayne unable to attend. Written statement provided by Cornwall Cllr Ellenbroek. Unanimously RESOLVED that Application No. PA22/10410 be approved.

**Redruth Town Council**

**Meeting 9<sup>th</sup> October 2023**

**Decision Notice Schedule**

**All references for PA23 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1541.16.1.9	05394	79 Albany Road	Demolition of existing garage and construction of dwelling without compliance of condition 2 in relation to decision notice PA20/10512 dated 15/10/2021	Unanimously RESOLVED to support the application	Approved
1541.16.1.2	05859	Penlan, Radnor Road	Demolition of existing garage and rear conservatory to be placed with garage and extension	Unanimously RESOLVED to support the application	Approved
1541.16.1.6	03502	The Old Forge, Mawla	Replacement of an existing agricultural building (with an approved Class Q provision) with a new dwelling	RESOLVED by Majority to support the application	Approved
	06522	2 Shallow Adit	Submission of details to discharge conditions 4, 5, 6 and 7 in relation to decision notice PA18/02659 dated 09.07.18	Not consulted	s52/s106 and discharge of condition apps
1541.16.1.4	03926	The Old Vicarage, Treleigh	Conversion of existing garage/stables to form additional bedrooms to accommodation above	Unanimously RESOLVED to support the application	Approved
1547.9.1.2	06555	13 Claremont Road	Notification of works Trees in a Conservation Area namely remove tree to ground level and subsequent stump removal of 1 x Sycamore Tree	Unanimously RESOLVED to support the application	Decided not to make a TPO
1536.15.1.2	03841	Land Rear of Harding Terrace, Shallow Adit	Proposed residential development of four dwellings (two x three bed semi-detached pairs)	RESOLVED by Majority to support the application	Refused

1534.6.1.4	04248	Gwel An Nans, Tolgus Place	Certificate of Lawfulness for an existing use and development: the construction of a building and subsequent use as a dwellinghouse with associated garden area and the siting of two storage containers for domestic storage purposes associated with the dwellinghouse	RESOLVED by Majority to support the application but express disappointment that, rather than following proper planning processes, the applicant has carried out works without consent and then attempted to regularise unlawful development	Granted
1534.6.1.3	04247	Gwel An Nans, Tolgus Place	Certificate of Lawfulness of Existing Use for the permanent siting of storage containers	RESOLVED by Majority to support the application but express disappointment that, rather than following proper planning processes, the applicant has carried out works without consent and then attempted to regularise unlawful development	Withdrawn
1547.9.1.1	06579	61 Clinton Road	Rebuilding existing rear garage with first floor extension	Unanimously RESOLVED to support the application	Approved
	06918	Barns West of Sinlee Farm, Little Sinns	Submission of details to discharge Conditions 5, 6, 7, 8 and 9 in respect of Decision Notice PA22/10470 dated 31 <sup>st</sup> May 2023	Not consulted	Disch of cond not all conditions agreed
	06653	Derelict Dwelling, Old Portreath Road	Submission of details to discharge Conditions 4 and 8 in respect of Decision Notice PA19/10430 dated 16.11.20	Not consulted	Disch of cond not all conditions agreed

1502.3.1.8	10410 (PA22)	St Euny Poultry Farm, St Euny House, Trevingey Road	Construction of overflow/ancillary accommodation within the garden of St Euny House	<b>Unanimously RESOLVED to Recommend for Refusal on the grounds that: (i) its height and massing will be a prominent structure and negatively impact on the visual amenities; context and setting of the designated historic assets in the locale; (ii) further incremental harm to the green area contributing to the setting and character of the Grade II Listed Church of St Euny; and (iii) negative impact upon the residential amenities of the property immediately north of the application site through overshadowing and overbearing</b>	Approved
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1539.7.1.5	03784	Windy Ridge, Radnor Road	Retention of static caravan and associated attachments, timber sheds and hardcore access track for agricultural purposes, and proposed cladding of caravan	Unanimously RESOLVED not to support the application on the grounds that the proposal is likely to harm the settings of the World Heritage Site and Scheduled Monument at Wheal Peevor, conflicting with Cornwall Local Plan Policy 2 (Spatial Strategy) & Policy 24 (Historic Environment) and National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment)	Withdrawn
1541.16.1.7	03560	Town Farm House, Falmouth Road	Two storey side extension to create an annex	RESOLVED by Majority not to support the application on the grounds that the extension is not in keeping with the original house	Withdrawn

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:**

**Monday 9<sup>th</sup> October 2023**

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

## OPS (Redruth Town Council)

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**From:** Peter Bennett (Town Clerk)  
**Sent:** 28 September 2023 14:33  
**To:** Admin (Redruth Town Council)  
**Subject:** FW: WCA 728 Preliminary Consultation

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**From:** DMMO Consultations <[DMMOConsultations@cornwall.gov.uk](mailto:DMMOConsultations@cornwall.gov.uk)>  
**Sent:** Thursday, September 28, 2023 2:23 PM  
**To:** Peter Bennett (Town Clerk) <[townclerk@redruth-tc.gov.uk](mailto:townclerk@redruth-tc.gov.uk)>  
**Subject:** WCA 728 Preliminary Consultation

Information Classification: PERSONAL

Dear Mr Peter Bennett,

### **Wildlife and Countryside Act, 1981 Section 53 Schedule 14 Application for Modification of Definitive Map and Statement of Rights of Way**

#### **Claimed Addition of a Restricted Byway and upgrade of Footpath to Restricted Byway at Tolgus Mill in the Parish of Redruth**

Cornwall Council is considering an application, received in April 2020, for an Order under Section 53 of the Wildlife and Countryside Act 1981, to modify the Definitive Map and Statement of Public Rights of Way by the addition of a Restricted Byway from Classified Road C346 to Unclassified Road U6047, together with the upgrade of Footpath 10 Redruth to Restricted Byway at Tolgus Mill in the Parish of Redruth, shown as Points A-C and B-D on the attached map.

In accordance with Schedule 14, Paragraph 3(1)(b) of the Act, I am required to consult you regarding this application, and would therefore be pleased to receive your observations. I look forward to hearing from you as soon as possible, but in any case no later than six weeks from the date of this email (28<sup>th</sup> September 2023). If I do not hear from you within this time, I shall assume that you have no comments to make.

Modification Orders are about whether public rights already exist, not whether they should be created or taken away. Therefore, only **evidence** either for or against the accrual of public rights may be considered, and in this connection I should be pleased to hear from you regarding whether you are aware of any user or archival evidence. Factors such as the suitability of a way for users who have a right to use it, or the nuisance that they are alleged to cause or likely to cause, the need for public access, desirability of the way, surface conditions, safety factors, or other environmental considerations **are therefore irrelevant**, and cannot be taken into consideration.

**Please respond by replying to this email, addressing the questions outlined below.** If you wish to send a copy of any evidence or an annotated map to us by post, please CLEARLY INDICATE the reference number WCA 728 and your name and address. Unfortunately, we cannot accept evidence received by post where we do not know who it is from. The postal address is Countryside Access Team Cornwall Council P O Box 676 Threemilestone TR1 9EQ

Many thanks and warm wishes,

**Natural Environment Records Officers | Countryside Rights of Way**

**Cornwall Council | Regulatory Services**

[DMMOConsultations](#) | Tel: 0300 1234 202

[www.cornwall.gov.uk](http://www.cornwall.gov.uk) | 'Onen hag oll'

Countryside Rights of Way - Regulatory Services

Cornwall Council

P O Box 676

Threemilestone

TR1 9EQ

**From** CC\_LOCAL COUNCIL  
Mr Peter Bennett  
Redruth Civic Centre  
Alma Place  
Redruth  
Cornwall  
TR15 2AT

**Wildlife and Countryside Act, 1981 Section 53 Schedule 14  
Application for Modification of Definitive Map and Statement of Rights of Way**

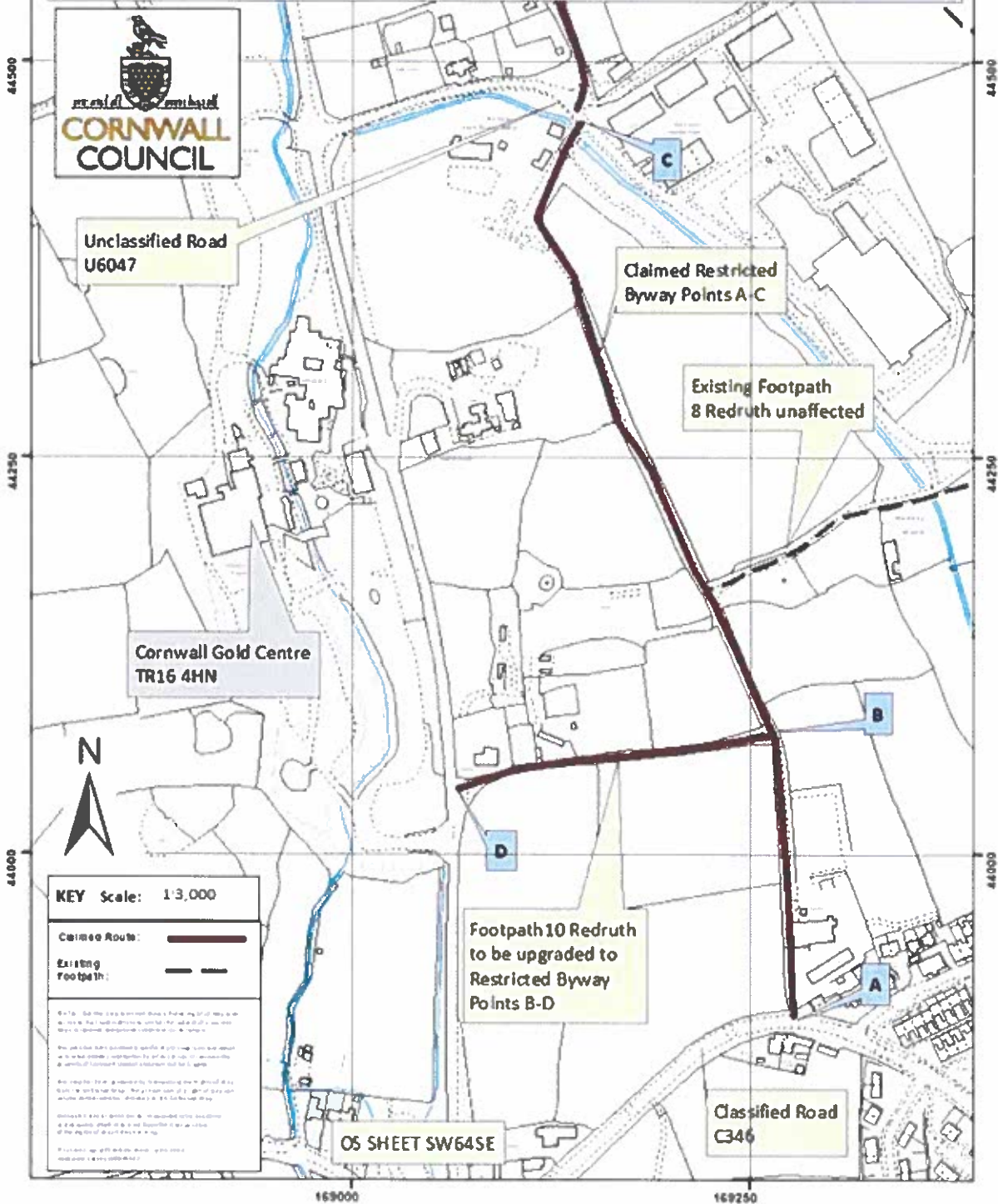
**Claimed Addition of a Restricted Byway and upgrade of Footpath to Restricted Byway at Tolgus Mill  
in the Parish of Redruth**

**FILE REFERENCE WCA 728**

I acknowledge receipt of your consultation relating to the above Definitive Map Modification Order.  
I can provide the following information<sup>[1]</sup>:-

1. The use of the path by the public
  
2. Any actions taken to prevent or deter the public from using the path as a public right of way
  
3. Any documentation recording or relating to the path (please list here and indicate if you are including in this email or if you are sending my post (please see note above)

**WCA 728 Claimed Addition of a Restricted Byway and Upgrade of Footpath 10 Redruth to Restricted Byway at Tolgus Mill in the Parish of Redruth**  
**Consultation Map Produced by Countryside Access Team 26/09/2023**



This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at [enquiries@cornwall.gov.uk](mailto:enquiries@cornwall.gov.uk). Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility

## OPS (Redruth Town Council)

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**From:** Peter Bennett (Town Clerk)  
**Sent:** 02 October 2023 12:06  
**To:** OPS (Redruth Town Council)  
**Subject:** FW: WCA 729 Preliminary Consultation

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**From:** DMMO Consultations <[DMMOConsultations@cornwall.gov.uk](mailto:DMMOConsultations@cornwall.gov.uk)>  
**Sent:** Thursday, September 28, 2023 2:47 PM  
**To:** Peter Bennett (Town Clerk) <[townclerk@redruth-tc.gov.uk](mailto:townclerk@redruth-tc.gov.uk)>  
**Subject:** WCA 729 Preliminary Consultation

Dear Mr Peter Bennett,

### **Wildlife and Countryside Act, 1981 Section 53 Schedule 14 Application for Modification of Definitive Map and Statement of Rights of Way**

#### **Claimed Addition of a Restricted Byway at Tolgus Mill in the Parish of Redruth**

Cornwall Council is considering an application, received in April 2020, for an Order under Section 53 of the Wildlife and Countryside Act 1981, to modify the Definitive Map and Statement of Public Rights of Way by the addition of a Restricted Byway from Unclassified Road U6047 to Classified Road B3300 at Tolgus Mill in the Parish of Redruth, shown as Points A-B on the attached map.

In accordance with Schedule 14, Paragraph 3(1)(b) of the Act, I am required to consult you regarding this application, and would therefore be pleased to receive your observations. I look forward to hearing from you as soon as possible, but in any case no later than six weeks from the date of this email (28<sup>th</sup> September 2023). If I do not hear from you within this time, I shall assume that you have no comments to make.

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**Please respond by replying to this email, addressing the questions outlined below.** If you wish to send a copy of any evidence or an annotated map to us by post, please CLEARLY INDICATE the reference number WCA 729 and your name and address. Unfortunately, we cannot accept evidence received by post where we do not know who it is from. The postal address is Countryside Access Team Cornwall Council P O Box 676 Threemilestone TR1 9EQ

Many thanks and warm wishes,

**Natural Environment Records Officers | Countryside Rights of Way**

**Cornwall Council | Regulatory Services**  
[DMMOConsultations](#) | Tel: 0300 1234 202  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk) | 'Onen hag oll'  
Countryside Rights of Way - Regulatory Services  
Cornwall Council  
P O Box 676  
Threemilestone  
TR1 9EQ



**From** CC\_LOCAL COUNCIL  
Mr Peter Bennett  
Redruth Civic Centre  
Alma Place  
Redruth  
Cornwall  
TR15 2AT

**Wildlife and Countryside Act, 1981 Section 53 Schedule 14  
Application for Modification of Definitive Map and Statement of Rights of Way**

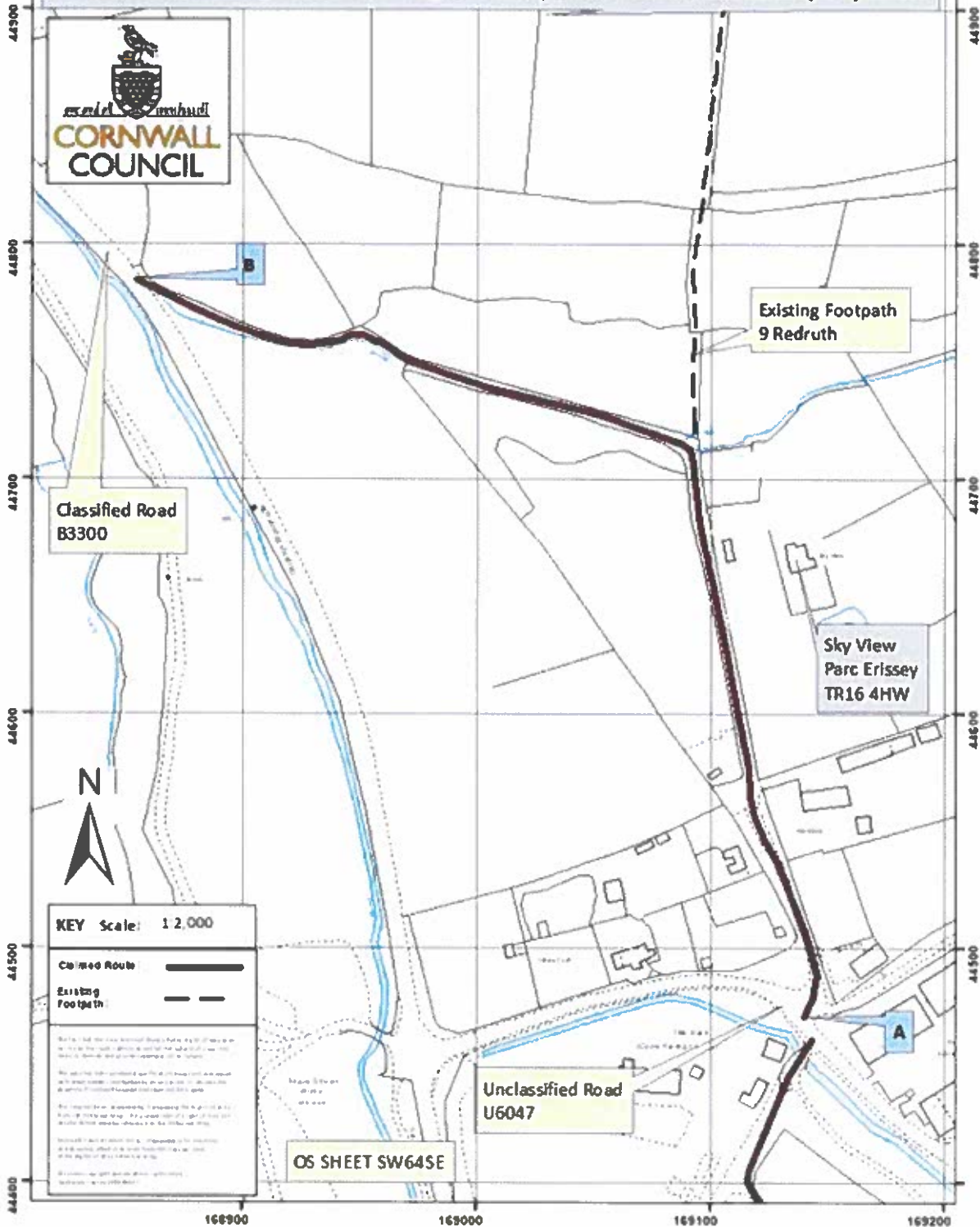
**Claimed Addition of a Restricted Byway at Tolgus Mill in the Parish of Redruth**

**FILE REFERENCE WCA 729**

I acknowledge receipt of your consultation relating to the above Definitive Map Modification Order. I can provide the following information<sup>[1]</sup>:-

1. The use of the path by the public
  
2. Any actions taken to prevent or deter the public from using the path as a public right of way
  
3. Any documentation recording or relating to the path (please list here and indicate if you are including in this email or if you are sending my post (please see note above))

**WCA 729 Claimed Addition of a Restricted Byway at Tolgus Mill  
in the Parish of Redruth  
Consultation Map Produced by Countryside Access Team 26/09/2023**



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## OPS (Redruth Town Council)

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**From:** Peter Bennett (Town Clerk)  
**Sent:** 27 September 2023 10:50  
**To:** Admin (Redruth Town Council)  
**Subject:** FW: New Site Redruth, 102 Southgate Street, TR15 2ND PA21/03308

**Categories:** Planning

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**From:** Paul Jones [REDACTED]  
**Sent:** Wednesday, September 27, 2023 10:42 AM  
**To:** Peter Bennett (Town Clerk) <[townclerk@redruth-tc.gov.uk](mailto:townclerk@redruth-tc.gov.uk)>  
**Subject:** New Site Redruth, 102 Southgate Street, TR15 2ND PA21/03308

Good morning Peter

Hope this email finds you well.

Please see below the emails between J J Jones & Sons and CCC on the naming of our new site in Redruth,

We would appreciate if the Town Council could confirm they are happy with the name asap please.

We have put ourselves in a corner and would appreciate a response at the earliest convenience.

All the best

Kind Regards,

Paul

**Paul Jones**

**Director**

**J J Jones & Sons (St Austell) Ltd**  
**Est 1910**

Register Office: The Office, Slades Road, St. Austell, PL25 4HA  
Registered in England under Company No. 438793

T: 01726 63760 [REDACTED]

W: [www.jijonesandsons.co.uk](http://www.jijonesandsons.co.uk)

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**From:** Damon Taylor [REDACTED]  
**Sent:** Monday, September 25, 2023 12:26 PM  
**To:** Paul Jones [REDACTED]  
**Subject:** RE: New Site Redruth

Information Classification: CONTROLLED

Hi Paul

Thanks for the email, I have no issue with TEG LOWARTH. I am happy to use that. What I need you to do though is to liaise with Redruth Town Council and seek their agreement on the name.

TEG LOWARTH falls within Cornwall Council's Guidelines. But we do need you to drop RTC a line and seek their agreement.

I am pretty much good to go and all set up so, once you have liaised with RTC and paid the fee we can get this all registered with a week or so.

Details are as follows:

Clerk: Mr Peter Bennett Email: [townclerk@redruth-tc.gov.uk](mailto:townclerk@redruth-tc.gov.uk) phone: 01209 210038

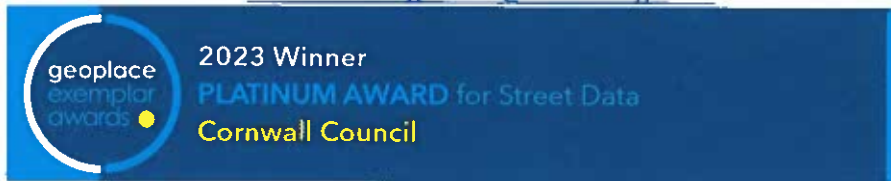
With regards

*Damon Taylor*

Address Management Officer  
Cornwall Council Regulatory Service

Tel: 0300 123 4100 (Option 1 ) [REDACTED]  
Ground Floor, East Wing, Council Offices, Dolcoath Avenue, Camborne TR14 8SX  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk) 'Onen hag oll' *Please Note: I am not available on Wednesdays*

Alternatively please contact Address Management Team  
T: 01872 327667 E: [addressmanagement@cornwall.gov.uk](mailto:addressmanagement@cornwall.gov.uk)



Please consider the environment. Do you really need to print this email?  
Please let us know if you need any particular assistance from us, such as facilities to help with mobility, vision or hearing, or information in a different format.

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**From:** Paul Jones [REDACTED]  
**Sent:** 25 September 2023 10:46  
**To:** Damon Taylor [REDACTED]  
**Subject:** RE: New Site Redruth

**CAUTION:** This is an **EXTERNAL** email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

Hi Damon,

I have been passing ideals around with our team, family, and chaps on site over the weeks, can't believe how the time has flown by and how busy everyone has been,

I have now worked myself into a corner and under some pressure to get a name sorted for the site as we are well under construction and need to arrange services/Utilities etc.

Could we go for Teg Lowarth (Beautiful Gardens)

The site was a Beautiful Garden, and we have a really nice planting schedule, we are also going the extra mile on finishes to the houses to stand out from the crowd/PLC's

Kind regards

Paul



**By email**

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

**Your ref:**  
**My ref:** PA23/00023/NDP  
**Date:** 13 September 2023

Dear Sir / Madam

**Application**

**Number** PA23/00023/NDP  
**Proposal** Carn Brea Neighbourhood Development Plan  
**Location** Carn Brea Cornwall  
**Applicant** Carn Brea Parish Council

The Neighbourhood Planning Proposal outlined above has been submitted to Cornwall Council's Local Plans Team and is available for you to view and submit comments on through the online [Online planning register - Cornwall Council](#).

**From 1 April 2022 comments submitted via email will no longer be accepted.** Please visit the [How to respond to planning applications webpage](#) for advice on submitting comments. You can comment on the proposal within at least 6 weeks of the date of this letter by midnight on 25 October 2023, either via our website or by writing to the address below.

If you choose to write to us, please quote the application number and you must include your name and address with your comments as we cannot accept confidential or anonymous comments. Please do not include your email address, telephone number or signature, as this is personal information.

We will note all comments and post them onto our website, where they will be available for the public and applicant to view but we can't respond to or acknowledge individual letters or submissions.

If you need to include information that shouldn't be public, please make sure you highlight this at the beginning of your letter and we will remove it before the letter is published (paper letters only). If you submit comments through the online planning register, all comments will automatically appear on the website. Please try to keep your comments concise and relevant to the policies in the draft Neighbourhood Plan and identify the policy to which any concerns relate.

*For the purposes of the General Data Protection Regulation (GDPR) if you wish to comment on a planning application you will be required to read and accept the Privacy Notice for representations (D) on the Council's website [Planning privacy notice - Cornwall Council](#) together with the terms and conditions. The Local Government (Access to Information) Act 1985 requires that such correspondence must be made available for inspection either by Councillors or members of the public (which may include the Press).*

If you would like to be updated on the outcome of the referendum, please email [neighbourhoodplanning@cornwall.gov.uk](mailto:neighbourhoodplanning@cornwall.gov.uk).

Neighbourhood planning information is available on our website and can be obtained by tracking applications in the neighbourhood planning activity page [Neighbourhood planning activity in Cornwall - Cornwall Council](#)

Cornwall Council  
Development Management Service  
Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ  
Tel: 0300 1234 151 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)