

**REDRUTH TOWN  
COUNCIL**



**CONSEL AN DRE  
RESRUDH**

The Chambers, Penryn Street, Redruth, Cornwall TR15 2SP

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

**Town Mayor: Cllr Ms D L Reeve**

**Town Clerk: P B Bennett**

See Distribution

*Our Reference:*  
RTC/420/3/Mtg  
*Date:*  
9<sup>th</sup> January 2019

Dear Councillor

**Meeting of the Planning Committee – Tuesday 15<sup>th</sup> January 2019**

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held in the Council Chamber, 1st Floor, The Chambers, Penryn Street on Tuesday 15<sup>th</sup> January 2019, commencing 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', with a long horizontal line extending to the right.

Peter Bennett  
Town Clerk

**Enclosure:**

1. Agenda and associated documentation

**Distribution:**

Cllr H Biscoe  
Cllr Mrs A Biscoe  
Cllr M Brown  
Cllr Mrs B Ellenbroek  
Cllr Ms L Eyre  
Cllr Ms A MacCaul  
Cllr Ms C Page  
Cllr Ms D Reeve

**For Information:**

All other Councillors  
Cornwall Council Members  
Press & Public

**REDRUTH TOWN COUNCIL**  
**PLANNING COMMITTEE MEETING – Tuesday 15<sup>th</sup> January 2019**

**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 meeting:
  - 7.1 Meeting of the Planning Committee held on 10<sup>th</sup> December 2018
8. Town Clerk's Report
9. To receive correspondence:
  - 9.1 Decision Notice Schedule
  - 9.2 Enforcement Notice Schedule
  - 9.3 Licensed Premises Schedule
  - 9.4 Cornwall Council – Application for Modification of Definitive Map and Statement of Rights of Way, Addition of a Byway Open to all Traffic from Travellers Rest to junction east of Homeleigh
  - 9.5 Cornwall Council – Brownfield Register 2018
  - 9.6 Cornwall Council – Adoption of the Cornwall Minerals Safeguarding Development Plan Document
  - 9.7 Cornwall Council – Neighbourhood Planning Update, December 2018
  - 9.8 One & All Consulting Ltd – 1-20 Brewery Court

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Tuesday 15<sup>th</sup> January 2019

## LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA18/ unless otherwise stated)	Details	Reply
1	01538	Treskerby Barn, Treskerby  Demolition of outbuilding and erection of extension to dwelling and retention of garage and garden room  For Mr and Mrs Paul Philp	Recommended for Approval
2	07458	91 Fore Street  Reconfiguration of existing Ground, First & Second floor flats to provide 3 further residential units including associated alterations to existing communal staircase and circulation space to meet statutory requirements  For Parminder Brar	Recommended for Approval
3	08794	The Flat, 9C Fore Street  Restoration and repair of building and erection of stud wall to convert shop service store to kitchen area for rear flat  For Mr Kevin Weller	Recommended for Approval
4	08805	The Watchroom Flat, 9C Fore Street  Listed Building Consent: Restoration and repair of building and erection of stud wall to convert shop service store to kitchen area for rear flat  For Mr Kevin Weller	Recommended for Approval
5	09934	Land adj to 3 The Pit, Wheal Buller  Application for change of use, stationing of 1 motor home of static caravan  For Mr Daniel Eathorne	Recommended for Approval
6	10859	Bond Street Dental Surgery, 12-12A Bond Street  Advertisement consent to erect 3 fascia signs  For Mr James McNee, Gensmile Dental Care Ltd	Recommended for Approval

7	11019	<p>27 Blights Row</p> <p>Proposed extension at ground floor level to existing garage and extension over garage to provide ancillary accommodation</p> <p>For Mr T Schofield</p>	Recommended for Approval
8	11221	<p>Hawks Croft, Sinns Common</p> <p>Non-Material Amendment to application no. PA17/03145 dated 22<sup>nd</sup> June 2017 for the demolition of existing dwelling and erection of replacement dwelling namely slight relocation of proposed dwelling, still over existing footprint of original dwelling, ground floor stonework removed and replaced with render and additional storm porch on western side of house</p> <p>For Mr &amp; Mrs Dave &amp; Karen Jones</p>	Recommended for Approval
9	11387	<p>Specsavers, 74 Fore Street</p> <p>Proposed 6 no. new outdoor AC condensing units</p> <p>For Mr Brian Lowles, Specsavers</p>	Recommended for Approval
10	11388	<p>Specsavers, 74 Fore Street</p> <p>Advertisement consent for 1no. non-illuminated fascia sign and 1 no. non-illuminated hanging sign</p> <p>For Mr Brian Lowles, Specsavers</p>	Recommended for Approval
11	11543	<p>St Eunys Church, Churchtown</p> <p>Works to trees</p> <p>For Mr Jon Mitchell, Cornwall Council</p>	Recommended for Approval
12	11600	<p>10 Clijah Close</p> <p>Retrospective application for fencing</p> <p>For Mr Christopher Rashleigh</p>	Recommended for Approval
13	11672	<p>Derelict Dwelling, Old Portreath Road</p> <p>Reinstatement of Cottage</p> <p>For Mr Richard Ward</p>	Recommended for Approval

## LIST 2

<b>Ser No</b>	<b>Planning App No (All PA18/ unless otherwise stated)</b>	<b>Details</b>	<b>Reply</b>
14	10918 (Cllrs Ms Page & Brown)	5 Trevingey Road  Retention of extension used as storage and preparation area  For Mr Graham Nance	
15	11126 (Cllrs Ms Reeve & Ms MacCaul)	62 Albany Road  Rear first floor extension to further bedroom and bathroom  For Mr Julian Pullen	



The Chambers, Penryn Street, Redruth, Cornwall TR15 2SP

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

**Town Mayor: Cllr Ms D L Reeve**

**Town Clerk: P B Bennett**

Minutes of a Meeting of the Redruth Town Council Planning Committee held in the Council Chamber, The Chambers, Penryn Street, Redruth, on Monday 10<sup>th</sup> December 2018

Present: Cllr H Biscoe Chairman  
Cllr Mrs A Biscoe  
Cllr Mrs B Ellenbroek  
Cllr L Eyre  
Cllr Ms C Page  
Cllr Ms D Reeve

In attendance: Ms A Hunt Administrator  
Cllr I Thomas  
One local resident also attended

PART I – PUBLIC SESSION

**1283.1 To receive apologies for absence**

Cllrs Brown and Ms MacCaul (other commitments)

**1283.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

**1283.3 To consider the planning applications**

1283.3.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

**1283.4 To confirm the Minutes of the following meetings:**

**1283.4.1 Meeting of the Planning Committee held on 12<sup>th</sup> November 2018:**

Unanimously RESOLVED that the Minutes of the Planning Committee held on 12<sup>th</sup> November 2018 be accepted as true and accurate records of the proceedings. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Page]

**1283.4.2 Interim Meeting of the Planning Committee held on 26<sup>th</sup> November 2018**

RESOLVED by Majority that the Interim Minutes of the Planning Committee held on 26<sup>th</sup> November 2018 be accepted as true and accurate records of the proceedings. [Proposed Cllr Ms Page; Seconded Cllr Mrs Biscoe] Cllr Mrs Ellenbroek abstained as she had not been present at the meeting

**1283.5 To receive Town Clerk's Report, circulated prior to the meeting.**

A report had been circulated prior to the meeting. The Clerk further advised that PA18/08655 would be considered by the Cornwall Council Planning Committee on 17<sup>th</sup> December. No Councillor was available to attend the meeting. The Clerk would liaise with the Chair as, in the absence of a Councillor attending, a written report setting out the Town Council's position had to be submitted to Cornwall Council at the earliest opportunity. An e-mail had also been sent to Councillors in relation to PA18/10075. The application had already been considered by the Committee when it had been resolved to recommend for approval. It was noted that no public comments appeared on the Planning portal at that time.

1283.5.1 Unanimously RESOLVED to: (i) respond to the e-mail suggesting that, while the Town Council was sympathetic to the concerns, that these be raised with the relevant Cornwall Councillor, Cllr Barnes, and (ii) formally request that Cllr Barnes take forward the concerns raised. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Ms Reeve]

**1283.6 Correspondence**

**1283.6.1 *Decision Notice Schedule***

Cornwall Council had stated that formalising the one-way system in relation to PA18/08381 was outside the scope of the planning application and would require a Traffic Regulation Order. The schedule was noted by Members.

1283.6.2 Unanimously RESOLVED to suggest that Cllr Barnes, in his role as Cornwall Councillor, put a request into the Community Network Highways Budget for 2019-2020 in relation to the formalisation of the current informal one-way system at Treleigh. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Biscoe]

**1283.6.3 *Enforcement Notice Schedule***

The schedule was noted by Members.

**1283.6.4 *Licensed Premises Schedule***

The schedule was noted by Members.

**1283.6.5 *Cornwall Council – Section 38 Adoption Notification for the Development at Land off Bassett Road, North Country***

The correspondence was noted by Members.

**1283.6.6 *Cornwall Council – Section 228 Adoption Notification for Wentworth Close***

The correspondence was noted by Members.

**1283.6.7 *Mary Gosling – Walk to School Zone, Treleigh School***

A discussion took place around the concerns raised in the correspondence. It was agreed to respond sympathising with the concerns raised, advising that it was a countywide problem, that parking was available at The Inn for All Seasons, suggesting that issues be raised through the school and that Cllr Barnes be contacted as the relevant Cornwall Councillor.

1283.6.8 *Cornwall Council – Neighbourhood Planning E-Bulletin*

The correspondence was noted by Members.

**Chairman**



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

All references for PA18/ unless otherwise stated

Meeting: 10<sup>th</sup> December 2018

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b>				
RESOLVED by Majority that Recommendations on list 1 are supported en bloc. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Eyre] Cllr Mrs Ellenbroek abstained.				
<b>LIST 2</b>				
7	10746	5 Hawthorn Close	Construction of one fully accessible, low energy, detached dwelling	Unanimously RESOLVED to Recommend for Refusal on the grounds of overdevelopment [Proposed Cllr Ms Eyre; Seconded Cllr Mrs Ellenbroek]

**Redruth Town Council**  
**Town Clerks Report – Planning Committee**  
**Meeting Date: 15<sup>th</sup> January 2019**

<b>Ser No</b>	<b>Item</b>	<b>Action</b>	<b>Response</b>
NIL			

**Planning Committee**

**Meeting 15<sup>th</sup> January 2019**

**Decision Notice Schedule**

All references for PA18 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1271.4.1.5	07599	Tresco, Highway Lane	Reserved matters application for access, appearance, landscaping, layout and scale following out line approval PA18/02933 dated 18.07.18 for demolition of part of dwelling, erection of new dwelling and associated works	<b>RESOLVED</b> by Majority to Recommend for Refusal on the grounds that (i) the scale of the proposed dwelling represents overdevelopment and (ii) there are concerns that the upper bedroom window will cause overlooking	Approved
1271.4.1.8	08176	Redruth Methodist Church, Wesley Street	Proposed change of use and refurbishment of Jubilee Hall to provide 5 no. class B1 commercial units. Extension to South of Jubilee Hall t provide 1 no. class B1 commercial unit	RESOLVED by Majority to Recommend for Approval but to express concern over the resulting additional vehicular movements at what is already a dangerous junction.	Approved
1271.4.1.9	08177	Redruth Methodist Church, Wesley Street	Listed building consent for refurbishment and extension of Jubilee	RESOLVED by Majority to Recommend for Approval but to express concern over the resulting additional vehicular movements at what is already a dangerous junction.	Approved

<p>1261.3.1.2 1263.6.1.4</p>	<p>05990</p>	<p>Land NW of White Acre, Harris Mill</p>	<p>Outline planning permission with some matters reserved: Proposed development of up to 3 dwellings on land to the North West of White Acre</p>	<p>Unanimously RESOLVED to defer a decision until 13/8/18 pending further enquiries RESOLVED by Majority to Recommend that the application be approved subject to the following conditions: 1) that permission be for not more than two dwellings of not more than a single storey (with two parking spaces each) in order to minimise impact on the natural character of the area and to reflect local housing density; 2) a detailed plan for environmental mitigation and enhancement (based on the environmental assessment and addressing public concerns), which impacts on the local economy, accompany any further application and 3) that an assessment be carried out into the potential flood risks in the area. Redruth Town Council further requests that the Cornish Mining World Heritage Site Office be consulted and, noting the proximity of the site to Illogan, that Illogan Parish Council be consulted as a courtesy.</p>	<p>Approved</p>
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1274.6.1.5	09512	68 Albany Road	Rear first floor extension to create a further bedroom and shower room	<b>RESOLVED by Majority to Recommend for Approval</b>	Refused
1277.3.3	09540	Land and Buildings adj to 101 Albany Road	Outline planning permission with all matters reserved: Demolition of existing garage/storage building and erection of up to 3 dwellings	Unanimously <b>RESOLVED</b> to Recommend for Approval	Approved
1266.6.1.2	07466	Land North of Chy An Gwyth, Old Portreath Road	Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA17/00725 dated 03.10.17	Unanimously <b>RESOLVED</b> to Recommend for Approval subject to positive comment on the drainage plan as outlined in the conditional outline approval	Approved
1277.3.4	09568	Land at Ten Acre Farm, Wheal Montague, North Country	Outline planning application (with all matters reserved) for the construction of a single dwellinghouse and associated works	<b>Unanimously RESOLVED</b> to Recommend for Approval	Refused
1283.3.1.4	10701	Meadowbank, Highway Lane	Rear extension and replacement front porch	<b>RESOLVED by Majority</b> to Recommend for Approval	Approved
1271.4.1.10	08655	Medda, Pond Lane	Proposed redevelopment of a 1960's bungalow to create 3 smaller properties in a traditional style	<b>Unanimously RESOLVED</b> to Recommend for Refusal in light of the emerging Redruth Neighbourhood Development Plan on the grounds that the proposals represent overdevelopment in a conservation area.	Approved
1277.3.5	09681	Jacaranda, Bucketts Hill	New domestic garage	Unanimously <b>RESOLVED</b> to Recommend for Approval	Approved
1274.6.1.4	09892	1 Langarth Court	Felling of an Ash tree [T1]. Raise the crown of two Sycamore trees to 5 metres [T2-T3]	Unanimously <b>RESOLVED</b> to Recommend for Approval	Approved

1280.3.1.6	10158	12 Foundry Row	Proposed two storey rear extension with Juliette balcony and internal alterations	RESOLVED by Majority to Recommend for Approval	Approved
1280.3.1.7	10295	2 Shallow Adit	Removal of static caravan and storage container. Demolition of garage. Erection of new garage and workshop	RESOLVED by Majority to Recommend for Approval	Approved
1280.3.1.8	10551	Land West of Dumblederry Orchard, Knights Way	Outline planning permission with all matters reserved: construction of dwelling	RESOLVED by Majority to Recommend for Approval	Approved

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

CAADs and LUs - Certificate of Appropriate Alternative Development and Lawful Use applications

**Planning Committee**

**Meeting 15<sup>th</sup> January 2019**

**Enforcement Notice Schedule**

**EN18 unless otherwise stated**

**Applications to Enforcement team may not appear on this schedule due to either:**

**a) workload of officers OR b) work queue (i.e. still in validation process)**

Date	CC REF	SITE	NATURE
NIL			

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**

**LICENSED PREMISES SUBMISSIONS FOR:**

**Tuesday 15<sup>th</sup> January 2019**

<b>Ser No</b>	<b>License No</b> <i>(All L118/ unless otherwise stated)</i>	<b>Details</b>
NIL		



Mr Peter Bennett  
Clerk to Redruth Town Council  
The Chambers  
Penryn Street  
Redruth  
TR15 2SP

**Your ref:**  
**My ref:** CAT/SJD/WCA639/PRELIM  
**Date:** 13 December 2018

Dear Sir,

**Wildlife and Countryside Act, 1981 Section 53 Schedule 14  
Application for Modification of Definitive Map and Statement of Rights of Way  
Addition of a Byway Open to all Traffic from Travellers Rest to junction east  
of Homeleigh, North Cornwall in Redruth CP**

Cornwall Council is considering an application 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 as set out above, shown as routes A to B on the attached map.

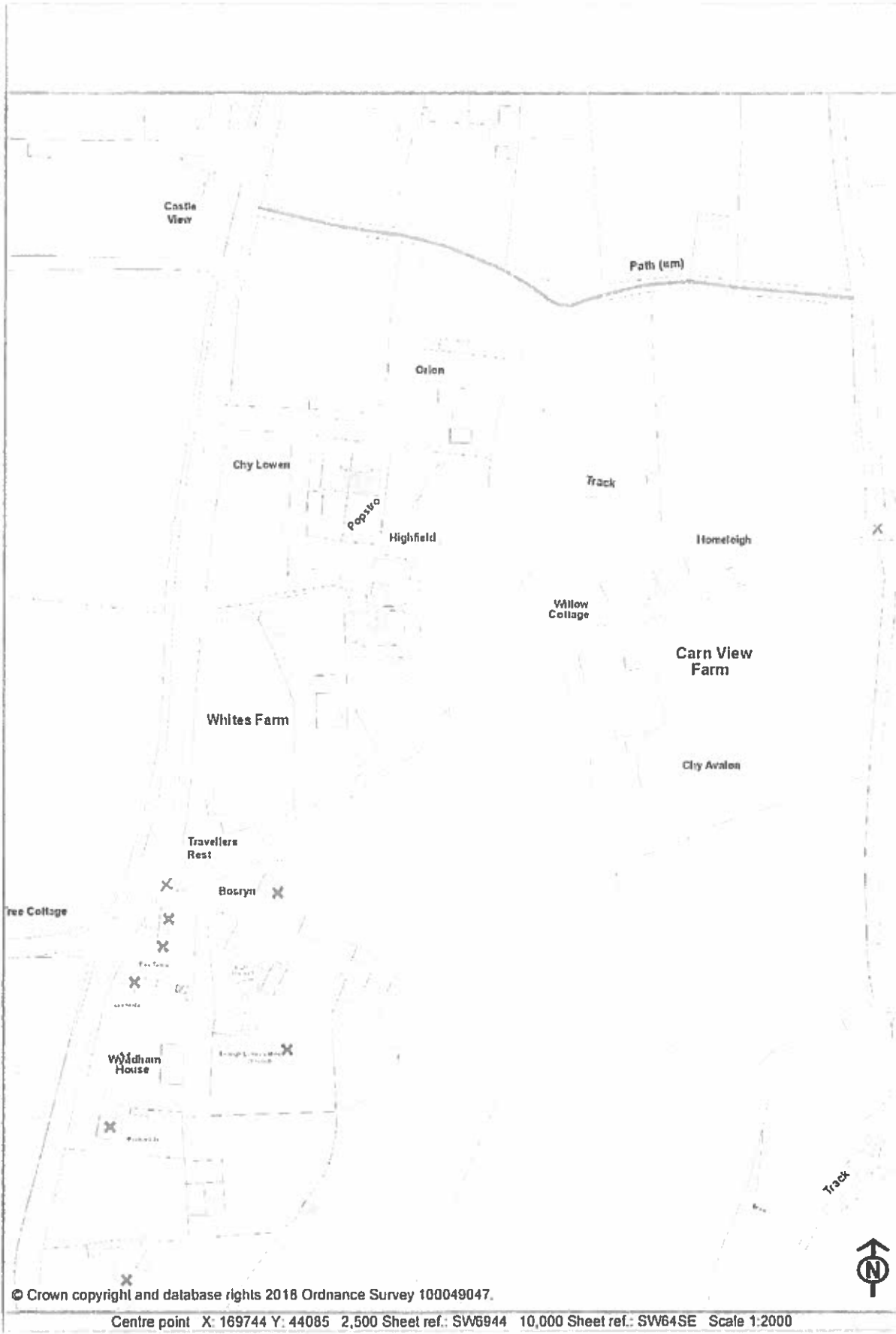
In accordance with Schedule 14, Paragraph 3(1) (b) of the Act, I am required to consult you regarding this application, and would therefore be pleased to receive your observations. I look forward to hearing from you as soon as possible, but in any case no later than six weeks from the date of this letter (24 January 2018). 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.

Yours sincerely

*Steve Dyer*

Definitive Map Officer  
Countryside Service  
E-mail [sjdyer@cornwall.gov.uk](mailto:sjdyer@cornwall.gov.uk)



## Abigail Hunt

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**From:** Ellenbroek Barbara CC <barbara.ellenbroek@cornwallcouncillors.org.uk>  
**Sent:** 17 December 2018 18:19  
**To:** Town Clerk; 'Abigail Hunt'  
**Subject:** Fw: Brownfield Register 2018

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**From:** [REDACTED] on behalf of EP&E Local Plan  
**Sent:** 12 December 2018 15:27  
**To:** EP&E Local Plan  
**Subject:** Brownfield Register 2018

Dear All,

Further to the recent consultation I can confirm that the 2018 Brownfield Register has been published today. It lists 121 sites including the expanded site BR7 Former Murdoch and Trevithick site in Redruth. This site has a guide range of 52-75 dwellings with a comment to consider incorporation of a community centre (reflecting consultation responses). The other sites on the Register without planning permission are BR1 Former Liskeard Enterprise Centre, BR2 Land to rear Old County Hall (Truro), BR4 Forge Industrial Park, North Roskear (Camborne) and BR5 Land at North Roskear Road (Camborne).

The Register, accompanying assessments and methodology are available at [www.cornwall.gov.uk/brownfieldregister](http://www.cornwall.gov.uk/brownfieldregister) and all of the sites can be viewed on the Council's [Interactive Map](#).

## Register of Brownfield Land - Cornwall Council

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

Following the introduction of The Town and Country Planning (Brownfield Land Register) Regulations 2017, Cornwall Council is required to publish and maintain a register of brownfield land exceeding 0.25ha which is suitable, available and achievable for residential-led development.

The Register will be updated at least annually. It is currently a Part 1 only register which means that it does not grant any sites permission in principle. It is not a material consideration in the determination of planning applications.

If you have any queries about the Brownfield Register please do not hesitate to contact me.

Best wishes,

[REDACTED]  
**Senior Planning Policy Officer**  
**Local Planning Team**  
**Planning and Sustainable Development Service**  
**Cornwall Council**

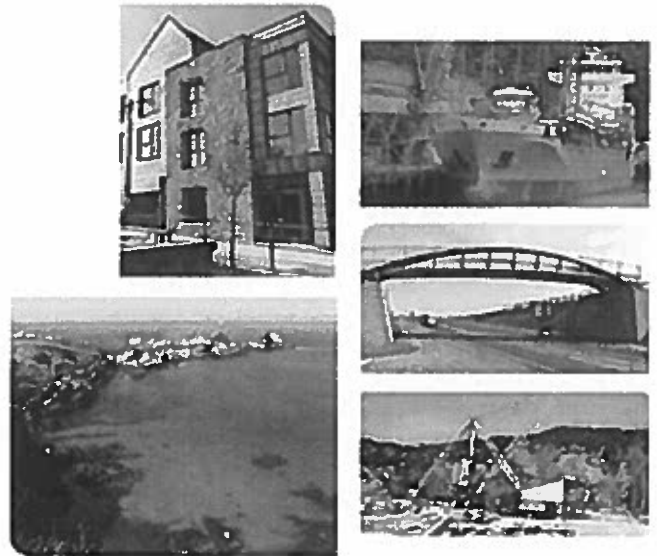
## Abigail Hunt

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**From:** [REDACTED] on behalf of EP&E Local Plan  
<localplan@cornwall.gov.uk>  
**Sent:** 20 December 2018 09:51  
**To:** undisclosed-recipients:  
**Subject:** Adoption of the Cornwall Minerals Safeguarding Development Plan Document.  
**Attachments:** Minerals DPD Adoption Statement.pdf  
**Categories:** Planning

# Adoption of the Cornwall Minerals Safeguarding Development Plan Document

December 2018



The Cornwall Minerals Safeguarding Development Plan Document was adopted by Cornwall Council on 4<sup>th</sup> December 2018. The DPD now carries full weight as part of the policy framework for Cornwall.

The Minerals Safeguarding DPD sets out areas of mineral resources and infrastructure to be safeguarded from other forms of development.

Copies of the DPD and accompanying documents can be downloaded from [www.cornwall.gov.uk/MineralsDPD](http://www.cornwall.gov.uk/MineralsDPD).

A copy of the Statement of Adoption is attached to this email or can be viewed at the above link.

The [Statement of Adoption of the Sustainability Appraisal](#) can also be viewed at the above link.

## General Data Protection Regulations

New data protection laws came into force on 25th May 2018. The new laws give you more rights over the data that companies hold about you.

For this reason, if you would no longer wish to receive emails about Planning Policy and Guidance documents, please opt out by completing the [Planning Policy General Data Protection Regulation](#)



**Planning and Compulsory Purchase Act 2004 (as amended)  
Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended) Regulation 26**

**Cornwall Minerals Safeguarding Development Plan Document (DPD)**

### **Adoption Statement**

In accordance with the above regulation, this Adoption Statement hereby gives notice that Cornwall Council adopted the Cornwall Minerals Safeguarding Development Plan Document on Tuesday 4<sup>th</sup> December 2018.

The Cornwall Minerals Safeguarding Development Plan Document sets out the areas of mineral resource and infrastructure to be safeguarded from other forms of development for the period to 2030 and covers the administrative area of Cornwall Council. The Minerals Safeguarding DPD supersedes saved policy S1 from the Cornwall Minerals Local Plan 1997.

An independent Inspector, Mr B J Sims BSc(Hons) CEng MICE MRTPI, appointed by the Secretary of State for Housing, Communities and Local Government examined the Cornwall Minerals Safeguarding DPD and held a hearing in January 2018. The Inspector's report was received on 17<sup>th</sup> July 2018, and was published on the Council's website. The Inspector concluded that the Minerals Safeguarding DPD is sound and legally compliant, subject to the inclusion of the Inspector's main modifications.

Copies of the Cornwall Minerals Safeguarding DPD, the Sustainability Appraisal Report, the Inspector's Report and this Adoption Statement are available for inspection on Cornwall Council's website at [www.cornwall.gov.uk/mineralsdpd](http://www.cornwall.gov.uk/mineralsdpd) and during normal opening hours at Pydar House, Pydar Street, Truro TR1 1XU, Cornwall Council Information Services and main libraries during normal library opening hours.

Any person aggrieved by the adoption of the Cornwall Minerals Safeguarding DPD may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with. An application must be made no later than the end of the six week period starting from the date of adoption. This period ends on 15<sup>th</sup> January 2019.

Further information can be obtained from the Planning Policy Team on 0300 1234 151 or by email [localplan@cornwall.gov.uk](mailto:localplan@cornwall.gov.uk)

# Neighbourhood Planning

Update • December 2018

## Quick links

- [Current Consultations](#) • [Government Legislation](#)
- [Toolkit and guide notes](#) • [Other Information](#)
- [Town, Parish & City Council Online Mapping](#)



## Welcome to the Neighbourhood Planning e-bulletin for December 2018

It's been a busy year for Neighbourhood Planning across Cornwall. We have recently had four neighbourhood plans formally submitted and a number of Plans will be proceeding to Referendum in 2019. Zoe Bernard John will be leaving the team at the end of December 2018. Zoe has worked with communities in the east for many years and has provided a lot of support to groups with their planning policies, whilst working on the Cornwall Site Allocations document. Zoe will be missed by the team and the groups she has supported.

Neighbourhood Planning Team

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## **Cornwall Site Allocations Development Plan Document (DPD) update**

The Cornwall Site Allocations DPD is currently at examination. The Cornwall Site Allocations Development Plan Document (DPD) identifies where new housing and employment uses will be delivered for 10 towns/conurbations and two eco-communities in Cornwall. The Inspectors sought clarification from the Council during the examination process and as a result the Council submitted an updated Schedule of (proposed) Modifications, together with an updated version of the Plan showing those proposed modifications.

The Main Modifications went out to a six week consultation earlier in the year and the representations received were submitted to the Inspectors. The final Inspectors' report is due in the New Year. You can find further information using the [Cornwall Site Allocations DPD web link](#).

## **Your Neighbourhood Plan websites**

It is really important that you keep the local Community up to date with the steering groups progress when developing a neighbourhood plan in your parish. Whether you have a separate website for the neighbourhood plan or a webpage on the local Council or community website.

You should clearly set out the steering group terms of reference, minutes of meetings, members of the Steering and/or working groups, draft documents when produced and details of public consultations during the neighbourhood plan process. Most importantly, how members of the public can contact the group with any queries.

## **Neighbourhood Planning in Cornwall**

**127**

### **Town and Parish Councils submitted Designation Applications**

**114**

### **Designated Areas**

This includes 5 cluster Neighbourhood Plans where two or more parishes are working together.

**39**

### **Pre-Submission Consultations held**

St Eval, Quethiock, Roseland Peninsula, St Ives, St Cleer, Bude-Stratton, St Minver Parishes, Rame Peninsula, Roche, Mevagissey, Gwinear-Gwithian, Feock, Withiel, North Hill, South Hill, St Erth, Liskeard, Falmouth, Lanlivery, Lanreath, St Mewan, Crantock, Hayle, Landrake and St Erney, Newquay, Lanner, Wadebridge with Egloshayle and St Breock, Illogan, Lostwithiel, Luxulyan, Polperro and Lansallos, St Agnes, Landulph, St Stephens by Launceston, Gwennap, Crowan, Chacewater, St Erme, Fowey

## Designations:

From the 1<sup>st</sup> October 2016, local authorities no longer need to publish designation applications and consult people who live, work or carry out business in the area as long as the application is in conformity with the parish boundary as set out in the Neighbourhood Planning Regulations 2012/16 5A (3).

Cornwall Council will continue to consult statutory organisations when designation applications are submitted. A report will be collated providing initial information and guidance from these organisations to support town or parish councils during the early stages of developing their Neighbourhood Plan.

Cornwall Council has approved a designation request from:

There are no new designations this month.

## Strategic Environmental Assessment Screening (SEA):

St Sampson is currently being screened for SEA.

Calstock NDP is currently being screened for SEA.

St Endellion NDP is currently being screened for SEA.

### 33

#### Plan Proposals Submitted

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Bude-Stratton, Roche, Rame Peninsula, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Mevagissey, St Erth, Withiel, Liskeard, St Mewan, Crantock, Hayle, Lanlivery, Landrake with St Erney, Newquay, Lanner, Polperro and Lansallos, Illogan, Lostwithiel, St Agnes, Chacewater, Luxulyan, Landulph, Crowan

### 25

#### Examinations held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Roche, Bude-Stratton, Rame Peninsula, Gwinear – Gwithian, North Hill, Lanreath, South Hill, Feock, Withiel, St Mewan, Mevagissey, Crantock, Hayle, St Erth, Liskeard, Landrake with St Erney, Lanlivery, Polperro and Lansallos, Lanner

### 22

#### Referendums held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro & Kenwyn, Bude – Stratton, Rame Peninsula, St Minver Parishes, Roche, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Withiel, St Mewan, Crantock, Hayle, St Erth, Mevagissey, Liskeard, Landrake with St Erney



### **Pre-Submission Consultation:**

There are no plans currently at pre-submission consultation.

### **Plan Proposals Statutory Consultation:**

Chacewater and Luxulyan NDPs Regulation 16 consultation will run from 20<sup>th</sup> December to 7<sup>th</sup> February 2019.

### **Examination:**

Lostwithiel NDP is currently at examination. The independent Examiner is Andrew Ashcroft.

Newquay and St Agnes NDPs are currently at examination. The independent Examiner is Deborah McCann.

Illogan NDP is currently at examination. The independent Examiner is Barbara Maksymiw.

Lanner NDP examination has concluded. The referendum is being organised with a date to be confirmed.

### **Referendum:**

Lanlivery, and Polperro and Lansallos NDPs are both going to referendum on 24 January 2019.

### **Made Neighbourhood Plans:**

Landrake with St Erney NDP was formally made on 5 December 2018.

22

### **Made Plans**

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, Bude – Stratton, Rame Peninsula, Roche, St Minver Parishes, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Withiel, St Mewan, Crantock, Hayle, St Erth, Mevagissey, Liskeard, Landrake with St Erney

For more information or if you would like to contact us please email the [Neighbourhood Planning Team](#).

### **Neighbourhood Planning Toolkit links**

- [Neighbourhood Planning in Cornwall](#)
- [Neighbourhood Development Plan Proposals](#)
- [Neighbourhood Planning Examinations and Referendums](#)
- [Neighbourhood Planning Guide Notes and Templates](#)

## Toolkit and Guidance Notes

We have a number of [guidance notes](#) available on the toolkit including:

- [Wildlife, trees and woodland](#)
- [Sustainability Check \(Report Template and Guidance\)](#)
- [Design](#)
- [Flooding and Drainage](#)
- [Equalities Impact Assessment \(EQIA\)](#)
- [Principal Residence Policies](#)
- [Funding and Support](#)
- [Updated NDP Template](#)

## Government Legislation

There is currently no government legislation updates

## Other Information

There is currently no update.

## Useful web links

- [My Community](#)
- [Neighbourhood Planning Bill](#)
- [Cornwall Local Plan](#)
- [Neighbourhood Planning Roadmap Guide](#)
- [Neighbourhood Planning Regulations](#)
- [National Planning Policy Framework](#)
- [Upfront bulletin](#)
- [Cornwall Community Network Area](#)

## Abigail Hunt

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**From:** [REDACTED] <info@oneandallconsulting.co.uk>  
**Sent:** 04 January 2019 13:52  
**To:** admin@redruth-tc.gov.uk  
**Subject:** Fwd: 1-20 Brewery Court, Redruth TR15

**Categories:** Planning

Hi Peter,

As per our phone conversation before, please find attached a map of the proposed addresses for the name Brewery Court for the development to the rear of the Penventon Hotel.

Cornwall Council have confirmed they do not have any issues with the name Brewery Court and they have voiced their approval for the layout of numbers attached too.

I look forward to the decision of the local planning committee which I understand will take place in the next few days.

Please could you keep me updated on any developments or issues.

Kind Regards,

[REDACTED]

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1:1000  
1:2000  
1:5000  
1:10000  
1:20000  
1:50000  
1:100000  
1:200000  
1:500000  
1:1000000

