

**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:

6th February 2019

Dear Councillor

Meeting of the Planning Committee – Monday 11th February 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 Monday 11th February 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 – Monday 11th February 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 15th January 2019
 - 7.2 Interim Meeting of the Planning Committee held on 28th January 2019
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 – Local Town and Parish Council Newsletter, January 2019
 - 9.5 Cornwall Council – Area Team Planning Update and Proposed Structure for Development Management
 - 9.6 One & All Consulting Ltd – New Street Name, White Farms Park
 - 9.7 Cornwall Council – Meet the Planners event for Camborne, Pool, Illogan, Redruth; Helston and South Kerrier Community Network Areas

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 11th February 2019

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA19/ unless otherwise stated)	Details	Reply
1	00427	29 Chyandour Proposed two storey extension and cladding For Miss Datson	Recommended for Approval
2	00434	22 Trelawney Avenue, Treskerby Conversion of loft to form additional bedroom space and second family bathroom, creating a new first floor. Demolition of the existing garage and exterior storage shed to form extra living space on the ground floor For Mr Styles	Recommended for Approval
3	00508	21 Penhale Estate To erect a two storey extension to the rear elevation For Mr & Mrs J Keeler	Recommended for Approval
4	00526	Wheal Prussia Dry, Wheal Prussia, Treleigh Certificate of lawfulness for existing caravan used as dwelling For Mr N Curnow	Recommended for Approval

LIST 2

Ser No	Planning App No (All PA19/ unless otherwise stated)	Details	Reply
5	04824 (PA18)	The Caravan, Orion, North Country Construction of two semi-detached dwellings For Mr & Mrs Mills	
6	11855 (PA18)	John Anker Car Sales, Scorrier Filling Station, Scorrier Road Alterations and extension including change of use of former car showroom and workshop to pasty shop, offices and food production facility For Mr G Williams, Cornish Oven	



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 Tuesday 15th January 2019

Present: Cllr H Biscoe Chairman
Cllr Mrs A Biscoe
Cllr M Brown
Cllr Ms L Eyre
Cllr Ms C Page

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

PART I – PUBLIC SESSION

- 1286.1 A one minute silence was held in memory of the late Michael Eddowes, a former Member of the Town Council who had recently passed away.
- 1286.2 **To receive apologies for absence**
Cllrs Mrs Ellenbroek, Ms MacCaul and Ms Reeve (other commitments)
- 1286.3 **Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**
None were declared.
- 1286.4 **To consider the planning applications**
- 1286.4.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.
- 1286.5 **To confirm the Minutes of the following meetings:**
- 1286.5.1 *Meeting of the Planning Committee held on 10th December 2018:*

RESOLVED by Majority that the Minutes of the Planning Committee held on 10th December 2018 be accepted as true and accurate records of the proceedings. [Proposed Cllr Ms Page; Seconded Cllr Ms Eyre] Cllr Brown abstained as he had not been present at the meeting.

1286.6 To receive Town Clerk's Report, circulated prior to the meeting.

A report had been circulated prior to the meeting. The report was noted.

1286.7 Correspondence

1286.7.1 *Decision Notice Schedule*

The schedule was noted by Members.

1286.7.2 *Enforcement Notice Schedule*

The schedule was noted by Members.

1286.7.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1286.7.4 *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*

The correspondence was noted by Members.

1286.7.5 *Cornwall Council – Brownfield Register 2018*

The Clerk pointed out that, as a result of the consultation responses received, a comment had been added to consider incorporation of a community centre at the former Murdoch and Trevithick site. The correspondence was noted by Members.

1286.7.6 *Cornwall Council – Adoption of the Cornwall Minerals Safeguarding Development Plan Document*

The correspondence was noted by Members.

1286.7.7 *Cornwall Council – Neighbourhood Planning Update, December 2018*

The correspondence was noted by Members.

1286.7.8 *One & All Consulting Ltd – 1-20 Brewery Court*

The correspondence was noted by Members.

Chairman

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

All references for PA18/ unless otherwise stated

Meeting: 15th January 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1				
Unanimously RESOLVED that Recommendations on list 1 are supported en bloc. [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Eyre]				
LIST 2				
14	10918	5 Trevingey Road	Retention of extension used as storage and preparation area	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Brown; Seconded Cllr Ms Page]
15	11126	62 Albany Road	Rear first floor extension to further bedroom and bathroom	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Biscoe; Seconded Cllr Brown]



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 Interim Planning Committee held in the Council Chamber, The Chambers, Penryn Street, Redruth, on Monday 28th January 2019

Present: Cllr Ms L Eyre Chairman
Cllr M Brown
Cllr Ms C Page
Cllr Ms D Reeve

In attendance: Ms A Hunt Office Administrator
Cllr I Thomas
Cllr J Tregunna
Two local residents also attended

PART I – PUBLIC SESSION

1289.1 To receive apologies for absence

Cllrs Biscoe, Mrs Biscoe, Ms MacCaul (other commitments) and Cllr Mrs Ellenbroek (unwell)

1289.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda

None were declared.

1289.3 To consider the planning applications

1289.3.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1289.4 To receive correspondence

1289.4.1 Cornwall Council – 2019 Off-Street Parking Order

It was noted that four car parks would be revoked from the Order as they would no longer be under Cornwall Council control. In light of this it was suggested that Redruth Town Council pursue its ambition to take on some of the Cornwall Council car parks in its Parish.

1289.4.2 Unanimously RESOLVED to request that Cornwall Council offer a free 30 minute parking period in the town car parks. [Proposed Cllr Ms Reeve; Seconded Cllr Brown]

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULEANNEX A

All references for PA18/ unless otherwise stated

Meeting: 28th January 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
<p style="text-align: center;">LIST 1</p> <p>Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Ms Reeve; Seconded Cllr Brown]</p>				
<p style="text-align: center;">LIST 2</p>				
<p style="text-align: center;">NIL</p>				

Redruth Town Council
Town Clerks Report – Planning Committee
Meeting Date: 11th February 2019

Ser No	Item	Action	Response
1289.4.2	Cornwall Council 2019 Off-Street Parking Order	Unanimously RESOLVED to request that Cornwall Council offer a free 30 minute parking period in the town car parks	Consultation response sent to Cornwall Council

Planning Committee

Meeting 11th February 2019

Decision Notice Schedule

All references for PA18 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1277.3.7	10065	Miners Court, Miners Row	Non-material amendment (No. 2) for: repositioning block C northwards by 1m and addition of 2no. roof lights (PA17/10383) Proposed older persons' accommodation, 22 units with parking, turning head, scooter and bin stores	Unanimously RESOLVED to Recommend for Approval	Approved
1277.3.1	09348	Land adj to The Ponderosa, Tolgus Mount	Application for Approval of reserved matters following Outline Approval under PA17/05163 for the construction of a single storey dwelling with all matters reserved	Unanimously RESOLVED to Recommend for Approval	Approved
1283.3.1.3	10592	Monument Vets Ltd, The Veterinary Centre, Drump Road	Change of use application from D1 to B1	RESOLVED by Majority to Recommend for Approval	Approved
	10813	Willows End, Trewirgie Hill	Application to raise crown detailed trees to 4.3 metre, in accordance with BS 3998	RTC not consulted	Approved
1286.4.1.6	10859	Bond Street Dental Surgery, 12-12A Bond Street	Advertisement consent to erect 3 fascia signs	Unanimously RESOLVED to Recommend for Approval	Approved
1286.4.1.14	10918	5 Trevingey Road	Retention of extension used as storage and preparation area	Unanimously RESOLVED to Recommend for Approval	Approved
1283.3.1.5	10831	Dumblederry Orchard, Mount Ambrose	Outline application for the construction of 2 dwellings with formation of access with variation of conditions 5,6 and 7 in respect of decision PA16/10325 dated 10.01.17 to amend plans relating to access and visibility	RESOLVED by Majority to Recommend for Approval	Approved

1286.4.1.15	11126	62 Albany Road	Rear first floor extension	Unanimously RESOLVED to Recommend for Approval	Approved
1286.4.1.11	11543	St Euny Church, Churchtown	Works to trees	Unanimously RESOLVED to Recommend for Approval	Approved
1268.3.1.2	07267	15 Trevingey Road	Sub-division of plot to create new dwelling in side garden of 15 Trevingey Road	Unanimously RESOLVED to Recommend for Approval	Approved
1268.3.1.4 1286.4.1.2	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	Unanimously RESOLVED to Recommend for Approval (i) on the proviso that emergency access for Murdoch House is maintained and (ii) subject to satisfactory appraisal by Historic Environment Planning Unanimously RESOLVED 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 11th February 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:

Monday 11th February 2019

Ser No	License No <i>(All LI19/ unless otherwise stated)</i>	Details
7	000436	Treebeards Tavern, Knights Arcade Minor Variation - move location of bar to facilitate easier operations for bar staff For Treebeard's Limited

Local Town and Parish Council Newsletter

January 2019

Welcome to the Planning Newsletter

We hope you find the information in this Planning Newsletter interesting and useful. Please let us know if there is anything you would like us to cover in future newsletters.

Phone: 01872 323984
egdcustomerrelations@cornwall.gov.uk

Kind regards Customer Relations Team, Economic Growth & Development

Planning Conference 2019

Don't forget that the final planning conference in this series is Thursday 28 February 2019 at Liskeard Town Hall. For those attending, your Personal Agendas will be sent to you via email on the 25 February. Please ensure you print these out and bring them with you as a paper copy will not be available.

For any last minute queries or cancellations, please email Tanya Bicknell at egdcustomerrelations@conrwall.gov.uk

Planning Agent's Forums

Following the successful Agents' Forums held in 2018, we've taken note of your feedback and have put together the following programme for 2019.

Area Team Planning update

The preparations to launch the eight new area teams and Cornwall-wide team for Development Management are well advanced to be ready for the implementation date of 1 April 2019.

Important progress has been made with Areas 7 and 8: Area 7 was the original Area Team trial in Liskeard and Looe and Cornwall Gateway. From the beginning of this year, Area 7 expanded to include Caradon Community Network Area so is now fully launched. A second area was chosen to be implemented earlier than scheduled and that was Area 8 (Bude, Camelford and Launceston) which went 'live' on 28 January. More information on the Area Team approach is included in the full article.

There will be an opportunity in March for Local Councils and Neighbourhood Plan Steering Groups to send representatives to events being organised by Planning. This will be a chance for you to meet the planners from the different teams in Planning & Sustainable Development. There will be officers from the new Area Teams in Development Management, Policy, the Neighbourhood Planning team and Delivery who will be giving a short presentation. This will be followed by the opportunity to chat to officers informally – see the ‘Meet the Planners’ article for more details for your area.”

Community Infrastructure Levy Charging Commences

Following adoption of the Community Infrastructure Levy in July last year, the New Year saw Cornwall Council commence charging the levy on newly permitted development. The Community Infrastructure Levy (CIL) will help raise funds for infrastructure required to support development, and is less restrictive than existing methods of securing developer contributions.

Twice a year, a proportion of the CIL income received by Cornwall Council will be paid back to the parish in which development takes place, to be spent on anything the local community feel will address the demands that development places on their area. There are a number of parishes, including Camborne, Pool, Redruth, St Austell and Liskeard, where development will not be charged CIL (CIL Charging Zone 5 areas), but it was agreed at Cornwall Council’s Cabinet meeting on 18 December, that those parishes will still be given a proportion of CIL income to spend. Cornwall Council will automatically transfer this money to the relevant Parish and Town Councils, and guidance will be provided on the reporting requirements for any money spent or held by local Councils.

CIL is payable after development starts, so it is unlikely that Cornwall Council will start receiving any significant sums of money for another one to two years. However, discussions are now underway to determine what the remaining CIL income will be spent on. Following a public consultation in August/September last year, the most popular opinion was that the money should be spent on a mix of local and strategic infrastructure projects, with a heavier weighting towards local projects. How the money will be distributed is the focus of ongoing discussion, and an appropriate mechanism for this is expected to be agreed in March.

More information, including steps in the CIL process, Frequently Asked Questions, and a ‘How will CIL affect my development?’ page, is available on Cornwall Council’s website at www.cornwall.gov.uk/cil, and queries can be sent to cil@cornwall.gov.uk.

Meet the Planners in your area

Louise Wood, Acting Service Director for Planning and Sustainable Development would like to invite you to come along and meet the officers from the different Planning teams who are working together in your area. This will include the Development Management officers from the new Area Teams which will be operating from April 2019, officers from Policy and the Neighbourhood Planning teams, and also those involved in delivering specific projects from the Delivery team.

There are eight “Meet the Planner” events planned throughout March to which each parish and town council and Neighbourhood Planning Steering Group is invited to attend. We can offer three spaces at each event for each Local Council and NDP Steering Group combined (ie please coordinate between the Local Council and NDP group to agree the 3 places).

There will be a short presentation from the teams and then the opportunity to speak informally to the officers working in Planning in your local area.

The events are grouped according to the eight new Development Management Areas (Area Teams) and will be held at:

- West Penwith, Hayle and St Ives Community Network Areas (Area 1) – 11 March 2019 – 4.30-6.00 pm in Ludgvan Community Centre
- Camborne, Pool, Illogan, Redruth, Helston and South Kerrier Community Network Areas (Area 2) – 4 March 2019 – 4.30-6.00 pm in Heartlands, Pool
- Falmouth and Penryn Community Network Areas (Area 3) – 13 March 2019 – 4.30-6.00 pm in Emmanuel Baptist Church, Falmouth
- St Agnes and Perranporth, Truro and the Roseland (Area 4) – 22 March 2019 – 4.30-6.00 pm in Threemilestone Community Centre
- Newquay and St Columb, Wadebridge and Padstow, Bodmin (Area 5) – 20 March 2019 – 5.00-6.30 pm in Wadebridge Town Hall
- China Clay, St Austell and Mevagissey, St Blazey, Fowey and Lostwithiel (Area 6) – 21 March 2019 – 5.00-6.30 pm in the Council Chamber, St Austell One Stop Shop
- Liskeard and Looe, Cornwall Gateway, Caradon (Area 7) – 27 March 2019 – 5.00-6.30 pm in Liskeard Town Hall
- Bude, Camelford, Launceston (Area 8) – 28 March 2019 – 4.30-6.00 pm in Launceston Town Hall

We look forward to seeing you at these events.

Post-decision community engagement

The Cornwall Planning Partnership have been working on [guidance for local councils](#) that would be helpful in those cases where communities feel that a particular development may need some form of ongoing communication between the developers and local residents during the construction phase.

Local Councils can:

- Raise the likely need for post-decision community engagement on Planning Application consultation responses, during the consideration of applications, or
- Speak with the Planning case officer about what form of engagement would be appropriate to your Council were planning permission to be granted.

Where appropriate, Cornwall Council will add informatives, planning conditions, or S106 agreement clauses on planning permissions to address this point. The guidance produced by the Planning Partnership was agreed on 17 January 2019 and includes an example of a condition that local councils can suggest.

More details on the work of the Cornwall Planning Partnership are contained on the [Planning Partnership Meetings](#) webpage.

Replacement Dwellings in the Countryside Guidance Note

Policy 7 of the Cornwall Local Plan states that “the development of new homes in the open countryside will only be permitted where there are special circumstances”. The policy sets out different ways (the ‘special circumstances’) for providing dwellings in the countryside and this guidance note concentrates on the first part: “Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location”. The purpose of the note is to assist with the submission and assessment of planning applications for replacement dwellings in the countryside by offering an interpretation of the term ‘broadly comparable’. The aim is to provide greater certainty and ensure more consistent and better quality decision making in the planning process.

The [Replacement Dwellings in the Countryside guidance note](#) is the product of an agent/officer workshop held in September 2018.

Great green spaces for all – play, biodiversity and people

Cornwall has some great green spaces, but there is always room to make spaces even better. We're keen to pass on good practice that we have learned from working with local councils and partners across Cornwall to get the most out of our green spaces for all ages.

Cornwall Council is holding a one day conference at Heartlands on the 24 April 2019 for all Local Councils and others with an interest in providing great green spaces to get together and hear about initiatives in Cornwall and to pick up some thoughts for improving local spaces. Entry to the event is free and will include a light lunch.

This is a chance to hear from a range of experienced speakers about initiatives for natural play, making our spaces better for people and nature and bringing communities together. Topics will include encouraging natural play and equipment, creating biodiverse spaces, promoting inter-generational play and use of spaces and practical advice on safety. There will also be a chance to hear about the Council's Green Infrastructure for Growth and PERFECT projects.

All parishes and organisations with an interest in green spaces are welcome to attend. If you would like to attend please register your interest at: localplan@cornwall.gov.uk. More details will be published over the coming weeks

A useful Historic Environment resource you might have forgotten about.....

The historic towns of Cornwall and Scilly have a rich historical and archaeological legacy giving each its own distinctiveness and character. Regeneration initiatives bring major benefits to these towns. The **Cornwall and Scilly Urban Survey** (CSUS) supports this process of change, seeking to ensure that in each case regeneration is based on a thorough understanding of the historic environment and builds upon the existing distinctive character of the place.

The project investigated 19 towns and created for each an information base and character assessment to provide a framework for sustainable action within these historic settlements. These towns were identified in consultation with planning, conservation and economic regeneration officers as those which were likely to be the focus for regeneration.

CSUS was a pioneering initiative aimed at cutting across the boundary that traditionally divides conservation and economic development. Nationally, it was the first such project carrying out a characterisation-based assessment of the historic urban environment specifically to inform and support a regional economic regeneration programme. Future regeneration initiatives in other historic settlements, both in Cornwall and Scilly, and further afield, will benefit from the approach developed by this project.

If your council is considering a planning application in one of the towns listed, please have a look at the document here: [Cornwall and Scilly Urban Survey](#), to help inform your consultation response. You'll also find it in the Local Councils' area of the Council's website under 'Links to useful information': 'Conservation advice'.

Quarterly Planning Enforcement Report

To find the quarterly planning enforcement report for 1 October 2018 – 31 December 2018 please click [here](#).

Useful information for Planning Consultees

Find out about the online planning register, how to respond and what happens after your comments are received. <http://www.cornwall.gov.uk/environment-and-planning/planning/information-for-planning-consultees/>

Useful links

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

- [Planning Agents Area](#)
- [Planning Technical Updates](#)
- [Community networks](#)
- [Town and Parish Councils](#)
- [Information for Town and Parish Council's](#)

www.cornwall.gov.uk

Abigail Hunt

From: Town Clerk <townclerk@redruth-tc.gov.uk>
Sent: 24 January 2019 09:02
To: RTC Admin (RTC Admin)
Subject: FW: Area Team Planning update

From: Bicknell Tanya [REDACTED] On Behalf Of EGD - Customer Relations
Sent: 23 January 2019 15:42
To: undisclosed-recipients:
Subject: Area Team Planning update

Implementing Area Team Planning in Cornwall

It has been recognised that the increase in neighbourhood planning necessitates a more localised approach to decision-making. A trial has been running in the Liskeard/Looe Community Network Area (recently expanded to include Cornwall Gateway) exploring different ways of working. The trial operated an area-based approach to all types of planning and enforcement related matters and consisted of a small multi-disciplinary team of officers who reviewed the processes from receipt through to decision to explore opportunities for efficiencies. The aim of this Area Team Trial was to improve the quality of development within a supportive community and with positive and engaged staff.

The Area Team Trial has demonstrated a number of benefits in respect of helping to develop positive working relationships with Local Councils. The team have met with most Local Councils within the Community Network Area and have given a short talk on the work of the Area Team Trial, whilst obtaining feedback on ways that we can work better together. This has helped Local Councils put faces to names in order to build relationships and improve trust in the decision-making process. This has also opened up channels of communication so that that Local Councils have the ability to contact and discuss planning related issues with the officers working within their area. It has also enabled us to develop bespoke ways of working with Local Councils including (for example) the provision of a short summary of the relevant considerations for particular applications before they are discussed at Local Council Meetings.

Several of the Local Councils taking part in the Trial have expressed how helpful this has been in setting out the relevant material planning considerations. Indeed, within the Area Team Trial area, over 97% of recommendations in respect of planning applications have been in accordance with the Local Council consultation response, demonstrating that this approach to working has the potential to result in more aligned decision making. This closer working relationship means that Local Councils will get to know the officers individually in their area and at that point, the area team network of officers will replace the current arrangement for friendly link officers in Development Management.

The area-based approach to working has also enabled officers to develop deeper knowledge and understanding of Neighbourhood Development Plans (NDPs) to ensure decisions are made in accordance with the relevant NDPs. Furthermore, working in a more concentrated geographical area has enabled officers to improve their knowledge of the local area and local issues whilst strengthening their emotional connection with the area. All of these factors have the potential to improve the quality of planning decisions.

As a result of this successful trial it is intended to roll out this area-based approach to ensure that the benefits are achieved across Cornwall:

- Eight multi-disciplinary planning teams based on a group of community network areas dealing with all types of planning applications and enforcement matters from receipt through to decision;
- a Cornwall-wide team of specialist functions, including a dedicated development management function for the Council’s Investment and Housing Development Programmes and a pro-active enforcement service; and
- a central flexible and responsive function of support services.

Proposed structure for Development Management



The principle of the Area Team approach has received endorsement from The Cornwall Planning Partnership and positive feedback was received at the first of the Local Council’s Planning Conferences in Penzance and St Austell. Further updates on the area team

structures and also the Development Management and Planning Enforcement process changes are being given at the remaining Local Council Planning conference on 28.2.19 in Liskeard.

Latest news

The preparations to launch the eight new area teams and Cornwall-wide team for Development Management are well advanced to be ready for the implementation date of 1 April 2019.

Development Management Area Planning Teams from April 2019



© Cornwall Council and associated agencies and Ordnance Survey 2018

Important progress has been made with Areas 7 and 8: Area 7 was the original Area Team trial in Liskeard and Looe and Cornwall Gateway. From the beginning of this year, Area 7 expanded to include Caradon Community Network Area so is now fully launched. A second area will be implemented earlier than scheduled - Area 8 (Bude, Camelford and Launceston) will be going 'live' on 28 January.

Meet the Planners in your area

There will be an opportunity in March for Local Councils and Neighbourhood Plan Steering Groups to send representatives to events being organised by Planning. This will be a chance for you to meet the planners from the different teams in Planning & Sustainable Development. There will be officers from the new Area Teams in Development Management, Policy, the Neighbourhood Planning team and Delivery who will be giving a short presentation. This will be followed by the opportunity to chat to officers informally.

- West Penwith, Hayle and St Ives Community Network Areas (Area 1) – 11 March 2019 – 4.30-6.00 pm in Ludgvan Community Centre
- Camborne Pool Illogan Redruth, Helston and South Kerrier Community Network Areas (Area 2) – 4 March 2019 – 4.30-6.00 pm in Heartlands, Pool
- Falmouth and Penryn Community Network Areas (Area 3) – 13 March 2019 – 4.30-6.00 pm in Emmanuel Baptist Church, Falmouth
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- Newquay and St Columb, Wadebridge and Padstow, Bodmin (Area 5) – 20 March 2019 – 5.00-6.30 pm in Wadebridge Town Hall
- China Clay, St Austell and Mevagissey, St Blazey Fowey and Lostwithiel (Area 6) – 21 March 2019 – 5.00-6.30 pm in the Council Chamber, St Austell One Stop Shop
- Liskeard and Looe, Cornwall Gateway, Caradon (Area 7) – 27 March 2019 – 5.00-6.30 pm in Liskeard Town Hall
- Bude, Camelford, Launceston (Area 8) – 28 March 2019 – 4.30-6.00 pm in Launceston Town Hall

Invitations will be sent nearer the time. However please note that places will be limited to three spaces per local council/NDP group together.

Updates will be published on the [What's new in Planning](#) webpage.

Area Team Planning Project Team

**Tanya Bicknell | Customer Relations Officer
Cornwall Council | Economic Growth and Development**

[REDACTED] | [REDACTED]

egdcustomerrelations@cornwall.gov.uk

<http://www.cornwall.gov.uk/> | 'Onen hag oll'

Proposed structure for Development Management

- | | | | |
|---|---|---|---|
| 1 - West Penwith
- Hayle and St Ives | 3 - Falmouth and Penryn | 5 - Newquay and St Columb
- Wadebridge and Padstow
- Bodmin | 7 - Liskeard and Looe
- Cornwall Gateway
- Caradon |
| 2 - Camborne, Pool, Illogan,
Redruth
- Helston and South Kerrier | 4 - St Agnes and Perranporth
- Truro and the Roseland | 6 - China Clay
- St Austell and Mevagissey
- St Blazey, Fowey and
Lostwithiel | 8 - Bude
- Camelford
- Launceston |

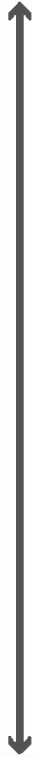
Area Planning teams based on the current Community Network Areas
applications, enforcement, validation, registration



Cornwall-wide specialisms and functions

- | | | | |
|---------------------------------|--|---------------------------------|--|
| A - Appeals | C - Design review panel | E - Historic Environment | G - Investment/Housing Development Programme case officers (strategic projects: new villages/roads) |
| B - Architectural advice | D - Highways development management | F - Partnerships | H - Proactive projects: enforcement, trees, Minerals and Waste |

Policy - Sustainable Growth - Innovation



New Development

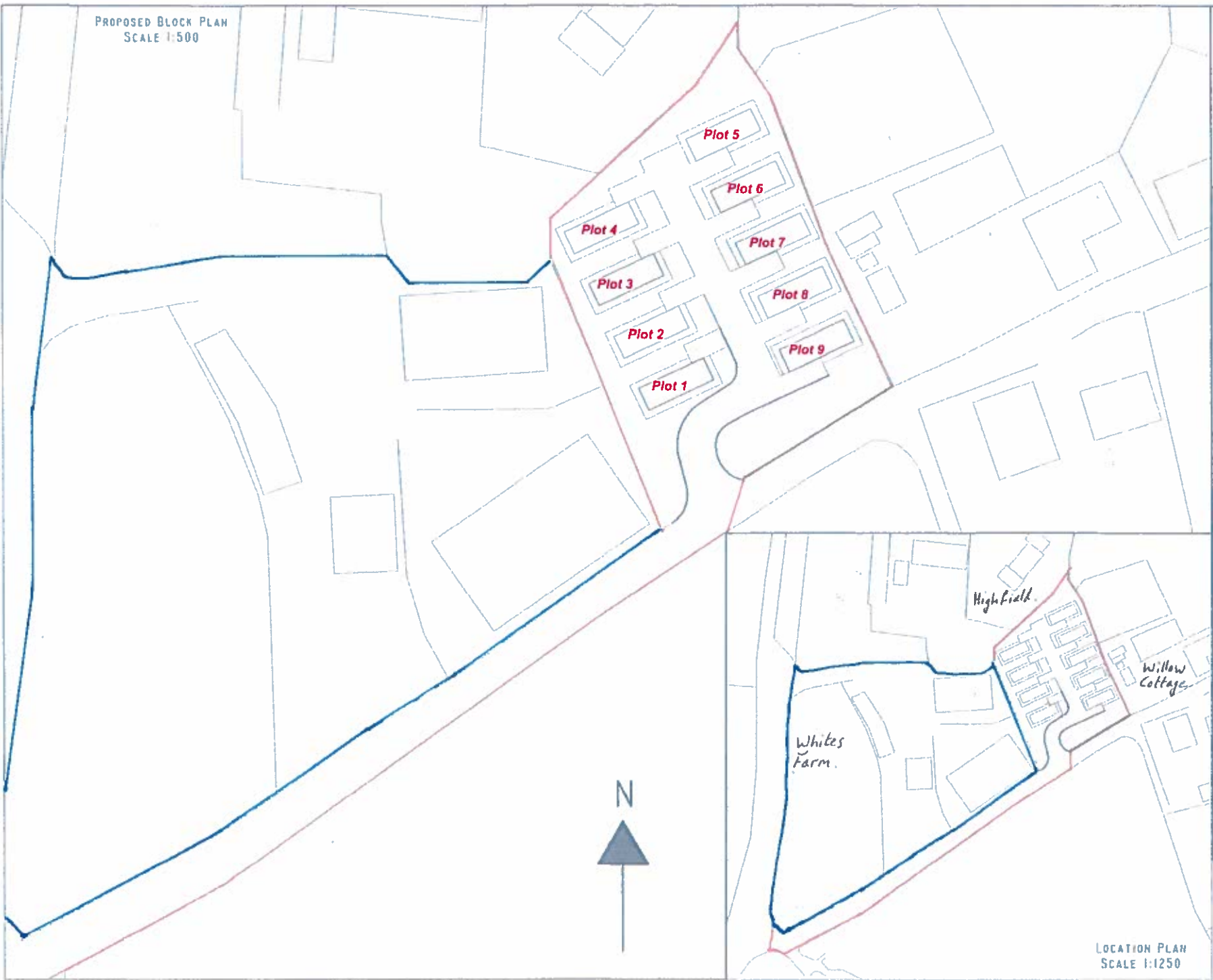
NAMING AND NUMBERING OF PROPERTIES/STREET(S)
 THE PUBLIC HEALTH ACT 1925: SECT 17 -19
 THE TOWNS IMPROVEMENT CLAUSES ACT 1847: SECT 64 & 65
 THE LOCAL GOVERNMENT ACT 2003: SECT 93



Please refer to the Councils Street Naming and Numbering Guidelines before filling out this form

Customer Details			
Name	[REDACTED]		
Address (inc postcode)	Leisure Life Parks Limited, c/o One & All Consulting Limited [REDACTED]		
Tel No.	[REDACTED]	Mobile	[REDACTED]
Email	(In order to be environmentally friendly and avoid delays Cornwall Council prefers to correspond via email)		
Site Address / Description	Plots 1 to 9 Adjacent to Whites Farm, North Country, Redruth, Cornwall, TR16 4BZ	Planning Ref No.	PA17/11627
Proposed Street Name(s) – 1 name per street required, 3 preferred (Cornwall Council can object to these names within one month of an application)			
Street	Preferred Name	Alternative 1	Alternative 2
1	White Farms Park		
2			
3			
Proposed Building Name(s). The names for any "multipart" buildings e.g. a block of flats. Please note the location of each building on the plan. (Cornwall Council offers consultation and notification services for these names)			
	Preferred Name	Alternative 1	Alternative 1
1	1 to 9		
2			
3			
Estimated Completion Date	1 st April 2019		
Additional Notes (Please continue on reverse if necessary)			
Continued.....			

PROPOSED BLOCK PLAN
SCALE 1:500



THESE PLANS ARE FOR PLANNING
AND SHOULD NOT BE USED
AS CONSTRUCTION PLANS

CLIENT
LEISURELIFE PARKS LTD

SIZE ADDRESS:
WHITES FARMS

PROJECT:
CLASS OF USE

DRAWING NO.
LLPLTD0117LB001

SCALE
WHERE INDICATED

PAPER: A3

PLAN DESCRIPTION
LOCATION AND BLOCK PLAN

DATE: 2017

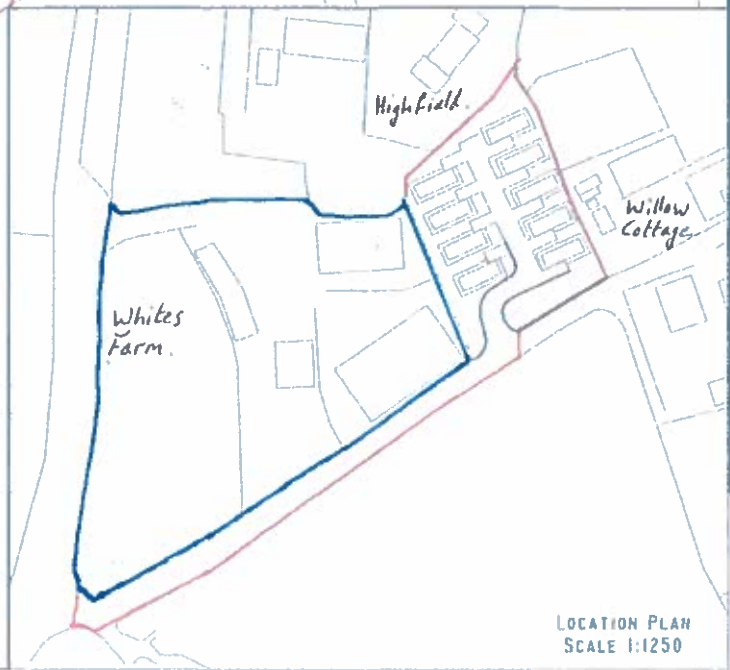
DRAWN BY: E.H

CHECKED BY:

**There are no road names
in this location.
The postcode is TR16 4BZ**



IN PARTNERSHIP WITH
LOCAL AUTHORITY SULLYAS GROUP



LOCATION PLAN
SCALE 1:1250

Abigail Hunt

From: Town Clerk <townclerk@redruth-tc.gov.uk>
Sent: 06 February 2019 09:29
To: RTC Admin (RTC Admin)
Subject: FW: Meet the Planners
Attachments: Agenda Meet the Planners.docx; Meet the Planners Event Booking Form.docx

From: Taylor Rebecca [REDACTED]
Sent: 06 February 2019 09:15
To: undisclosed-recipients:
Subject: Meet the Planners

Meet the Planners in your area

Camborne, Pool, Illogan, Redruth; Helston and South Kerrier (Area 2)

4th March- 4.30-6.00 pm at The Main Hall, Heartlands, Robinson's Shaft, Dudnance Lane, Pool, Redruth, TR15 3QY

Louise Wood, Acting Service Director for Planning and Sustainable Development would like to invite you to come along and meet the officers from the different Planning teams who are working together in your area. This will include the Development Management officers from the new Area Teams which will be operating from April 2019, officers from Policy and the Neighbourhood Planning teams, and also those involved in delivering projects in the Sustainable Growth and Innovation team.

There are eight "Meet the Planner" events planned throughout March. This invitation is for your parish or town council and Neighbourhood Planning Steering Group (if applicable) to attend the event for the *Camborne, Pool, Illogan, Redruth; Helston and South Kerrier Community Network Areas (Area Planning Team 2)*.

We can offer up to three spaces at each event for each Local Council and NDP Steering Group combined (ie please coordinate to agree your representatives).

If you would like to take this opportunity to Meet the Planners, please return the attached or respond by email to rebecca.taylor@cornwall.gov.uk by 28/02/2019

There will be a short presentation from the teams and then the opportunity to speak informally to the officers over teas and coffees. A brief agenda is attached.

We look forward to seeing you next month.

Rebecca Taylor
Senior Business Officer
Planning & Sustainable Development
Cornwall Council

[REDACTED]
[REDACTED]

Level 3B
Pydar House
Truro
Cornwall
TR1 1XU

www.cornwall.gov.uk



To keep up to date with changes in the Planning & Sustainable Development Service, please check "What's new in Planning" on the cornwall.gov.uk website

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