



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:*  
6<sup>th</sup> March 2019

Dear Councillor

**Meeting of the Planning Committee – Monday 11<sup>th</sup> March 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 11<sup>th</sup> March 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', written over a horizontal line.

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 11<sup>th</sup> March 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 receive a presentation from representatives of the Penventon Park Hotel in relation to proposed changes to plans for on-site development
7. To consider the planning applications [See Planning Schedule attached]
8. To confirm minutes of the following meeting:
  - 8.1 Meeting of the Planning Committee held on 11<sup>th</sup> February 2019
  - 8.2 Interim Meeting of the Planning Committee held on 25<sup>th</sup> February 2019
9. Town Clerk's Report
10. To receive correspondence:
  - 10.1 Decision Notice Schedule
  - 10.2 Enforcement Notice Schedule
  - 10.3 Licensed Premises Schedule
  - 10.4 The Planning Inspectorate – Appeal Decision, APP/D0840/W/18/3207522, Unit E-F Bartles Industrial Estate, North Street
  - 10.5 Cornwall Council – 2018/2019 TRO list, CPIR Community Network Area Highways Scheme

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 11<sup>th</sup> March 2019

## LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA19/ unless otherwise stated)	Details	Reply
1	01237	Trevenner House, Nettles Hill  Change of use of long-term empty ground floor commercial space and basement area below into two two-bed flats and one one-bed flat  For Mr R Maddern	Recommended for Approval

## LIST 2

Ser No	Planning App No (All PA19/ unless otherwise stated)	Details	Reply
2	01599 (Cllr Brown)	Sybwedhen, Trewirgie Road  Outline planning permission (with all matters reserved) for the construction of two dwellings and associated works  For Mr and Mrs B Longman	
3	11707 (PA18) (Cllr Page)	Trethel, Mount Carbis Road  Replacement of existing house with one pair of semi-detached properties  For Mr T Robinson	
4	01602 (Cllr Eyre)	Church Farm, Radnor Road  Partial demolition, extension, reconstruction and change of use of existing redundant mill and outbuildings to form 7no. dwellings and 7no. domestic garages, associated external works and installation of a domestic sewage treatment plant  For Mrs C Stewart	



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**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 11<sup>th</sup> February 2019

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

In attendance: Ms A Hunt Administrator  
Cllr I Thomas

PART I – PUBLIC SESSION

1292.1 **To receive apologies for absence**

Cllrs Mrs Ellenbroek (family commitments) and Ms Reeve (other commitments)

1292.2 **Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

1292.3 **To consider the planning applications**

1292.3.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1292.4 **To confirm the Minutes of the following meetings:**

1292.4.1 *Meeting of the Planning Committee held on 15<sup>th</sup> January 2019:*

RESOLVED by Majority that the Minutes of the Planning Committee held on 15<sup>th</sup> January 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Brown; Seconded Cllr Ms Page] Cllr Ms MacCaul abstained as she had not been present at the meeting.

1292.4.2 *Interim Meeting of the Planning Committee held on 28<sup>th</sup> January 2019*

RESOLVED by Majority that the Interim Minutes of the Planning Committee held on 28<sup>th</sup> January 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Brown; Seconded Cllr Ms Eyre] Cllrs Biscoe, Mrs Biscoe and Ms MacCaul abstained as they had not been present at the meeting.

**1292.5 To receive Town Clerk's Report, circulated prior to the meeting.**

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

**1292.6 Correspondence**

**1292.6.1 Decision Notice Schedule**

The schedule was noted by Members.

**1292.6.2 Enforcement Notice Schedule**

The schedule was noted by Members.

**1292.6.3 Licensed Premises Schedule**

The schedule was noted by Members.

**1292.6.4 Cornwall Council – Local Town and Parish Council Newsletter, January 2019**

The correspondence was noted by Members.

**1292.6.5 Cornwall Council – Area Team Planning Update and Proposed Structure for Development Management**

Cllr Brown suggested that the new structure looked positive. The correspondence was noted by Members.

**1292.6.6 One & All Consulting Ltd – New Street Name, White Farms Park**

It was agreed to respond to One & All Consulting and enquire whether the intention had been to suggest Whites Farm Park. The correspondence was noted by Members.

**1292.6.7 Cornwall Council – Meet the Planners event for Camborne, Pool, Illogan, Redruth; Helston and South Kerrier Community Network Areas**

Cllr Biscoe agreed to attend as Chair of Planning. The Clerk would enquire of Cllr Mrs Ellenbroek whether she was able to attend as Chair of the Neighbourhood Planning Sub Group. Cllrs Ms Eyre and Mrs Biscoe volunteered to attend were any additional places available.

**Chairman**

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

All references for PA18/ unless otherwise stated

Meeting: 11<sup>th</sup> February 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
<b>LIST 1</b>				
Unanimously RESOLVED that Recommendations on list 1 are supported en bloc. [Proposed Cllr Brown; Seconded Cllr Ms Eyre]				
<b>LIST 2</b>				
5	04824	The Caravan, Orion, North Country	Construction of two detached dwellings	Unanimously RESOLVED to Recommend for Refusal on the grounds of overdevelopment and that the application does not meet the outline approval, which clearly stipulated one dwelling, previously granted. [Proposed Cllr Biscoe; Seconded Cllr Brown]
6	11855	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	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Ms Eyre; Seconded Cllr Mrs Biscoe]



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**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 25<sup>th</sup> February 2019

Present: Cllr H Biscoe Chairman  
Cllr Mrs A Biscoe  
Cllr M Brown  
Cllr Mrs Ellenbroek  
Cllr Ms C Page  
Cllr Ms D Reeve

In attendance: Ms A Hunt Office Administrator  
Cllr I Thomas

PART I – PUBLIC SESSION

**1294.1 To receive apologies for absence**

Cllrs Ms Eyre and Ms MacCaul (family commitments).

**1294.2 Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

**1294.3 To consider the planning applications**

1294.3.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

**1294.4 To receive correspondence**

1294.4.1 *The Planning Inspectorate – Appeal Decision, APP/D0840/W/18/3200639, Land East of Plen an Merther, Radnor Road, Radnor*

The correspondence, and in particular comments in relation to the impact of development on the World Heritage Site landscape, were noted.

1294.4.2 *Neighbourhood Planning E-Bulletin, January 2019*

Cllr Mrs Ellenbroek advised that the Neighbourhood Planning Sub Group had a new designated Cornwall Council officer. The correspondence was noted.

**Chairman**

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

All references for PA19/ unless otherwise stated

Meeting: 25<sup>th</sup> February 2019

<b>REF NO</b>	<b>CC REF</b>	<b>SITE</b>	<b>PROPOSAL</b>	<b>DECISION</b>
<b>LIST 1</b>				
Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Mrs Biscoe; Seconded Cllr Brown]				
<b>LIST 2</b>				
9	00890	Land Rear of 78 Albany Road, Park Road	Construction of bungalow and associated works (re-submission of Application No. PA18/04109)	Unanimously RESOLVED to Recommend for Refusal on the grounds that: (i) The plans represent overdevelopment of the site; there are no other properties with houses in the gardens in the row and it could create a precedent, leading to so-called 'garden grabbing'; (ii) National Planning Policy Framework allows for emerging NDP policy to be taken into consideration and the Redruth Town Council Neighbourhood Planning Sub Group is advocating not building in existing gardens unless there are exceptional circumstances;



				<p>(iii) the proposed development will have a negative and adverse visual impact on the landscape and locality, in particular the height and pitch of the roof and taking into account the character and appearance of the Conservation Area; and (iv) it will exacerbate the already at capacity parking issues in surrounding streets.</p>
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**Redruth Town Council**  
**Town Clerks Report – Planning Committee**  
**Meeting Date: 11<sup>th</sup> March 2019**

<b>Ser No</b>	<b>Item</b>	<b>Action</b>	<b>Response</b>
1292.6.7	Cornwall Council Meet the Planners Event	Cllr Biscoe agreed to attend as Chair of Planning. Cllrs Eyre and Mrs Biscoe volunteered were any additional places available.	Invitation accepted on behalf of Cllrs Biscoe and Eyre, as Chair and Vice Chair of the Planning Committee, and Cllr Ellenbroek as Chair of the Neighbourhood Planning Sub Group. Event held on 4 <sup>th</sup> March.

**Planning Committee**

**Meeting 11<sup>th</sup> March 2019**

**Decision Notice Schedule**

**All references for PA18 unless otherwise stated**

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1283.3.1.2	10510	Plot 21, Parc Erissey Industrial Estate, New Portreath Road	Proposed use of existing serviced industrial land for open storage uses (B8 Use Class)	RESOLVED by Majority to Recommend for Approval	Approved
1286.4.1.11	11543	St Euny's Church, Churchtown	Works to trees	Unanimously RESOLVED to Recommend for Approval	Approved
1286.4.1.3	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	Unanimously RESOLVED to Recommend for Approval	Approved
1286.4.1.4	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	Unanimously RESOLVED to Recommend for Approval	Approved
1289.3.1.2	11221	Hawks Croft, Sinns Common	Demolition of existing dwelling and erection of replacement dwelling with variation of condition 2 of decision PA17/03145 dated 22.06.2017 to allow revised plans to amend the siting of the dwelling, change materials and add a porch	Unanimously RESOLVED to Recommend for Approval	Approved
1283.3.1.6	09213	Red River Kindergarten and Holistic Learning Centre, Scorrier Estate, Treskerby Road	Change of use of land and buildings from D2 leisure/agricultural to D1 educational/agricultural with retention of 5 timber clad containers and an additional toilet	RESOLVED by Majority to Recommend for Approval	Approved
1283.3.1.7	10746	5 Hawthorn Close	Construction of one fully accessible, low energy detached dwelling	Unanimously RESOLVED to Recommend for Refusal on the grounds of overdevelopment	Approved

<p>1264.6.1.7 1271.4.1.4</p>	<p>07145</p>	<p>77 Plain An Gwarry</p>	<p>Conversion of existing dwelling to form two dwellings &amp; associated works</p>	<p>Unanimously RESOLVED to Recommend for Refusal on the grounds of: (i) insufficient amenities for two households, including open space, refuse and recycling provision, (ii) concerns about access to such provision and (iii) impact on parking in the immediate area. We also have concerns on the loss of a substantial family home and note there has been no positive comment yet on the application by the Historic Environment (West) Unanimously RESOLVED to Recommend for Refusal. With the emerging Redruth Neighbourhood Development Plan, there is concern at the destruction of historical assets which has already taken place in Redruth. Further such destruction should be avoided. The Planning Committee notes and supports the comments from WHS Planning Advice and also continues to have concerns that there is insufficient amenity provision for two households.</p>	<p>Approved</p>
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1286.4.1.7	11019	27 Blights Row	Proposed extension at ground floor level to existing garage and extension over garage to provide ancillary accommodation	Unanimously RESOLVED to Recommend for Approval	Approved
1286.4.1.10	11388	Specsavers, 74 Fore Street	Advertisement consent for 1no. non-illuminated fascia sign and 1no. non-illuminated hanging sign	Unanimously RESOLVED to Recommend for Approval	Approved
1286.4.1.12	11600	10 Clijah Close	Retrospective application for fencing	Unanimously RESOLVED to Recommend for Approval	Approved
1263.6.1.8	06616	Land North of Well Farm, Sparnon Gate	Proposed erection of single agricultural/horticultural barn	Unanimously RESOLVED to Recommend for Approval	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.

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

**Planning Committee**

**Meeting 11<sup>th</sup> March 2019**

**Enforcement Notice Schedule**

**EN19 unless otherwise stated**

Date	CC REF	SITE	NATURE
NIL			

**REDRUTH TOWN COUNCIL PLANNING COMMITTEE**  
**LICENSED PREMISES SUBMISSIONS FOR:**

**Monday 11<sup>th</sup> March 2019**

<b>Ser No</b>	<b>License No</b> <i>(All LI19/ unless otherwise stated)</i>	<b>Details</b>
NIL		

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## Appeal Decision

Site visit made on 27 November 2018

by **Benjamin Webb BA(Hons) MA MA MSc PGDip(UD) MRTPI IHBC**

an Inspector appointed by the Secretary of State

Decision date: 4<sup>th</sup> February 2019

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**Appeal Ref: APP/D0840/W/18/3207522**

**Unit E-F Bartles Industrial Estate, North Street, Redruth TR15 1HR**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Michael Burrell of MJB Tyres Ltd against the decision of Cornwall Council.
  - The application Ref PA17/06844, dated 20 July 2017, was refused by notice dated 16 January 2018.
  - The development proposed is, part demolition of existing industrial/commercial units and demolition of storage building with construction of 9 two storey dwellings.
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### Decision

1. The appeal is allowed and planning permission is granted for part demolition of existing industrial/commercial units and demolition of storage building with construction of 9 two storey dwellings at Unit E-F Bartles Industrial Estate, North Street, Redruth TR15 1HR in accordance with the terms of the application, Ref PA17/06844, dated 20 July 2017, subject to the conditions set out in the schedule at the end of this decision.

### Procedural Matters

2. The revised National Planning Policy Framework (the Framework) came into force during the course of the appeal. The parties have been given the opportunity to comment on the implications of this on the appeal, and I have also taken it into account in reaching my decision.

### Main Issues

3. The main issue is the effect of the development on the local economy.

### Reasons

4. The site forms part of a small industrial estate located within a principally residential area. The submissions indicate that the buildings on site were constructed in association with a former industrial use and are of considerable age. These consist of the end of a large stone walled building which appears to be in reasonable repair, and is otherwise subdivided between a number of users, and a long shed (storage building), of concrete and asbestos construction. The latter is somewhat dilapidated, and relative to its size, appears to be little used at present.
5. Anecdotal evidence has been offered to show that there is local demand for small business premises. However, despite a period of marketing undertaken



by the appellant, and accepted as adequate by the Council, no such demand for the storage building has been shown to exist.

6. The appellant has undertaken a further investigation of the costs required to carry out refurbishment of the storage building to suit the demand for the type of business premises which currently exists. In common with the appeal scheme, the concept layout would require shortening of the stone walled building to enable access. The scheme has been shown as financially unviable. The Council has not challenged the validity of this evidence.
7. The Council however indicates that loss of the storage building would run contrary to the first objective set for the Community Network Area (CNA) in the Cornwall Local Plan Strategic Policies 2010-2030 (2016) (the LP), which seeks to sustain and enhance the area's role as one of Cornwall's primary employment hubs. It would also modestly affect delivery against targets for industrial space set out in set out for the CNA in the supporting text of Policy 5 of the LP. Be that as it may however, in the absence of productive use due to apparent functional redundancy, the storage building appears to have little to no future potential to make a positive contribution to the local economy through provision of employment. In such cases, notwithstanding broader policy objectives, Policy 5 of the LP realistically allows for loss of business space where no market demand has been demonstrated.
8. In contrast the substantial stone walled building on site currently appears to be fully utilised. However its modest shortening would occur within both the proposed redevelopment and refurbishment scenario considered above, whilst the existing business would remain within the retained section of the building. As such any economic harm caused through minor loss of floor space would be minimal, and would be outweighed by the substantial benefits of providing housing on previously developed land within the settlement. This is supported on unallocated sites by Policy 3 of the LP.
9. The site is not otherwise identified as safeguarded for employment use within the Cornwall Site Allocation Development Plan Document Proposed Modifications September 2018 (the DPD). Though the Council indicates that safeguarding of small sites could nonetheless be undertaken through production of Neighbourhood Plans (NP), as yet no NP exists for the area in question, and the submissions show that very little progress has been made in producing one.
10. Claims as to whether the site may or may not be safeguarded within the NP are therefore speculative at this stage, regardless of their source. Furthermore, whilst I acknowledge the Council's reference to the Planning Practice Guidance (PPG), given the early stage of the NP and the size of the unit in question, the grant of permission cannot be seen to undermine the plan-making process. The Council nonetheless suggests that planning permission should be refused on the basis of prematurity despite having not listed this as a reason for refusal. In this context advice in paragraph 50 of the Framework, clearly indicates that refusal of planning permission on grounds of prematurity will seldom be justified before the end of the local planning authority publicity period on a draft plan. As this stage in production of the NP has yet to be reached, there is no basis on which to refuse planning permission on grounds of prematurity. I note that similar advice is provided within the PPG.

11. For the reasons outlined above I conclude that the proposed development would not cause unacceptable harm to the local economy. It would therefore be in accordance with Policy 5 of the LP, which allows for loss of business space where there is no market demand, and would also be in accordance with the Policy 3 of the LP, which allows housing development on previously developed land within a settlement. Consequently the development would also be consistent with Policy 1 of the LP which seeks to secure Planning applications that are in accordance with the policies in the LP.

### **Other Matters**

12. The Council has made reference to appeal APP/D0840/W/17/3166667 within which the Inspector set out an interpretation of Council policy with regard to business and tourism development. Whilst I see no particular reason to question the Inspector's interpretation, it does not alter my conclusion that the appeal scheme would be in accordance with Policy 5, as set out above.
13. The Council also referenced several paragraphs of the previous version of the Framework in its decision notice. Of these, paragraph 17 does not appear within the revised Framework, and the specific areas of alleged conflict are not otherwise identified. Paragraph 21 applied to policy making as opposed to decision taking, and so was not directly relevant. Paragraph 7 is carried forward as paragraph 8 of the revised Framework, and sets out the 3 objectives of 'sustainable development', the interplay of which was described in former paragraph 8, which is also referenced by the Council. However paragraph 9 of the revised Framework makes clear that these objectives are not criteria against which every decision can or should be judged. As such these paragraphs have not affected my consideration of the planning merits of the appeal.

### **Conditions**

14. The Council has recommended a number of planning conditions. I have considered these in the light of the advice contained within the PPG. In allowing the appeal I shall impose conditions accordingly, improving precision where necessary in accordance with the advice in the PPG.
15. I have imposed conditions setting out the time limit for commencement of development and identifying the approved plans for sake of certainty.
16. In view of the site's historic industrial use and the historic presence of quarrying nearby, it is at risk from contamination and possible instability. Conditions addressing site investigation and remediation measures are therefore essential in the interests of the health and safety both of those involved in the development, and of future occupants. It is necessary for the conditions addressing investigation and provision of a remediation scheme to be 'pre-commencement' given the risks involved in the process of developing the site. The appellants have provided consent for this.
17. I have also imposed a condition requiring the agreement of the external stone finish of the dwellings. This in the interests of ensuring that the stonework complements that of similar finishes typical within the locality, and complements the character and appearance of the area.
18. I have imposed a condition requiring the shortening of the retained building and construction of the new north elevation and roof prior to occupation of the

dwellings. This is in the interests of ensuring that this work takes place, and in order to avoid potentially adverse effects on the living conditions of future occupants that could otherwise arise were any part of this work to take place later.

19. I have lastly imposed conditions requiring provision of parking, boundary and drainage works prior to the occupation of the dwellings. This is in order to ensure that these essential elements of the scheme are provided, securing the availability of parking space, privacy of residents, and dispersal of surface water.
20. I have not included the Council's suggested requirement for a maintenance programme with regard to drainage, as it is unclear how this would operate in practice once the dwellings were in separate ownership. I have also not included reference to turning space given that none appears to be shown on the plans.

### **Conclusion**

21. Exercising my duty under section 38(6) of the Planning and Compulsory Purchase Act 2004 as amended, I find that in this case material considerations do not indicate that my decision should be made other than in accordance with the development plan. For the reasons set out above, and having regard to all other matters raised, I therefore conclude that the appeal should be allowed.

*Benjamin Webb*

INSPECTOR

### **Schedule of Conditions**

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) Unless otherwise modified under the conditions below, the development hereby permitted shall be carried out in accordance with the following approved plans: MJB-01, MJB-02, MJB-03 Rev. A, MJB-04 Rev. A, MJB-05, MJB-06, MJB-7, MJB-08, MJB-09 Rev. B.
- 3) No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:
  - i) a survey of the extent, scale and nature of contamination;
  - ii) the potential risks to:
    - human health;
    - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;

- adjoining land;
  - ground waters and surface waters;
  - ecological systems; and
  - archaeological sites and ancient monuments.
- 4) No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied.
  - 5) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.
  - 6) No development shall take place until a site investigation of the nature and extent of any land instability has been carried out in accordance with a methodology which shall have previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development takes place. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before construction of the dwellings hereby approved takes place.
  - 7) Construction of the north elevations of the dwellings hereby permitted shall not commence until details of the stonework to be used in the external surfaces of these elevations have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.
  - 8) None of the dwellings hereby permitted shall be occupied until works to shorten the retained building, and to construct its new north elevation and roof, have been completed.

- 9) None of the dwellings hereby permitted shall be occupied until the parking spaces shown on plan MJB-03 Rev. A have been provided and made available for the parking of vehicles. The spaces shall thereafter be retained and kept available at all times for the parking of vehicles.
- 10) None of the dwellings hereby permitted shall be occupied until works for the drainage of surface water have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.
- 11) None of the dwellings hereby approved shall be occupied until the boundary fences shown on plan MJB-03 Rev. A have been erected. The boundary fences shall thereafter be retained.

Ref no	Network Areas	Proposer	Scheme name	Issue	LTP objective	Progress - EOI, CNP Approval, Portfolio holder approval, Cormac commission
1	CPIR	Collins	Moving taxi rank in Camborne.	Pedestrian safety	Support the vitality and integrity of town centres - 6 and improving road safety - 12	CNP Approval 05/09/18
2	CPIR	Collins	DYL Godolphin Court in Moor Street. Pt. 8.	Obstructive parking across entrance	Improving road safety - 12 and 13	CNP Approval 05/09/18
3	CPIR	Collins	DYL Godolphin Court, Camborne.		Improving road safety - 12	CNP Approval 05/09/18
4	CPIR	Herd	DYL Boscarn Close, Barripper, Camborne, TR14		Improving road safety - 12	CNP Approval 05/09/18
5	CPIR	Herd	DYL Junction Cadogan Road/Fore Street Beacon around junctions		Improving road safety - 12	CNP Approval 05/09/18
6	CPIR	Herd	DYL around bend/junction Penponds village Centre	Following serious accident in the Centre of Penponds residents would like DYL on right/left bend in the centre of the village	Improving road safety - 12	CNP Approval 05/09/18
7	CPIR	Atherfold	DYL BREA issue with parking on Chapel Hill	resident parking consideration and traffic calming	Improving road safety - 12 and 13	CNP Approval 05/09/18
8	CPIR	Atherfold	Troon DYL needed on Pendarves Road/Laity Road Junction		Improving road safety - 12	CNP Approval 05/09/18
9	CPIR	Atherfold	New Road DYL		Improving road safety - 12	CNP Approval 05/09/18
10	CPIR	Atherfold	Laity Road DYL		Improving road safety - 12	CNP Approval 05/09/18
11	CPIR	Herd	DYL Rectory Gardens Turning Point		Improving road safety - 12	CNP Approval 05/09/18
12	CPIR	White	DYL North Roskear Road		Improving road safety - 12	CNP Approval 05/09/18
13	CPIR	Biggs	Move speed restriction beyond last property - Park Holly		Improving road safety - 12	CNP Approval 05/09/18
14	CPIR	Biggs	DYL both sides of road alongside old Fire Station		Supporting economic prosperity - 6 and improving road safety - 12	CNP Approval 05/09/18

115	CPIR	Biggs	Move disabled parking bay from East side to West side of Treswithian Road		Improving road safety - 2 and supporting equality of opportunity - 15	CNP Approval 05/09/18
16	CPIR	Herd	Footway widening - via verge hardening - footpath Little Acorns, Barripper Road		Tackling climate change - 2, supporting economic prosperity - 6, encouraging healthy active lifestyles - 10 and 11 and	CNP Approval 05/09/18
17	CPIR	Herd	DYL turning area of Tregrea TR14 7ST	Cars parked in turning area mean residents must reverse out onto main road.	Improving road safety - 12 and 13	CNP Approval 05/09/18
18	CPIR	White	School Crossing Cliff View Road - pedestrian crossing facilities		Tackling climate change - 2, supporting economic prosperity - 6, encouraging healthy active lifestyles - 10 and 11 and	CNP Approval 05/09/18
19	CPIR	Desmond e	DYL opposite turning to Tehiddy Mill Farm on Tolvaddon Road	Cars parked on road impairs residents visibility to pull on to main road & turning from Tragarrion Road across Tolvaddon Road and into Tehiddy Mill Farm is not possible without reversing onto the road to make the turning.	Improving road safety - 12 and 13	CNP Approval 05/09/18
20	CPIR	White	Reduction to speed limit on Tehidy Road, Camborne	ell	Improving road safety - 12	CNP Approval 05/09/18
21	CPIR	Desmond e	Extension of DYL by 2 metres along Tolgarrick Road, Tuckingmill. As you go into Tolcarrick Road from Pendarves St, Tuckingmill the issue is opposite the Pub	Obstructive parking across driveways	Improving road safety - 12 and 13	CNP Approval 05/09/18
22	CPIR	Kaczmarek	DYL Church Hill, St Day		Improving road safety - 12	CNP Approval 05/09/18
23	CPIR	Kaczmarek	DYL opposite village shop	Junction often parked on making it difficult for vehicles especially	Supporting economic prosperity - 5, improving road safety - 12 and supporting	CNP Approval 05/09/18

24	CPIR	Thomas John	DYL Downs outside Chapel House		Improving road safety - 12	CNP Approval 05/09/18
25	CPIR	Thomas John	DYL Stithians at junctions		Improving road safety - 12	CNP Approval 05/09/18
26	CPIR	John Thomas	DYL South Downs outside Chapel House		Improving road safety - 12	CNP Approval 05/09/18
27	CPIR	John Thomas	Double yellow lines at Gribbas Corner	Sight lines obstructed and difficult for large vehicles to turn.	Improving road safety - 12 and 13	CNP Approval 05/09/18
28	CPIR	John Thomas	Double yellow lines in New Road at Collins Parc	Obstructive parking makes it difficult to turn into and out of Collins Parc.	Improving road safety - 12 and 13	CNP Approval 05/09/18
29	CPIR	John Thomas	Extension of existing yellow lines at junction of Crelow Lane and New Road	Obstructive parking across the bus stop.	Supporting economic prosperity - 5, improving road safety -12 and supporting equality of opportunity - 16	CNP Approval 05/09/18
30	CPIR	Kaczmarek	Double yellow lines for 50m at Vogue from the Pink Moors junction in the direction of Redruth.		Improving road safety - 12	CNP Approval 05/09/18
31	CPIR	Kaczmarek	Reinstatement of 'I' bars and virtual pavements at the end of Church St and Church Hill and on School Hill		Tackling climate change - 2, supporting economic prosperity - 5 and 6, encouraging healthy active lifestyles - 10 and 11 and Improving road safety -12	CNP Approval 05/09/18
32	CPIR	Hendry	DYL in Carn Brea Village	lack of parking space through CBV to Blowinghouse	Support the vitality and integrity of town centres - 6 and improving road safety - 12	CNP Approval 05/09/18
33	CPIR	Barnes	DYL South Park, Redruth, TR15 3AW		Improving road safety -12	CNP Approval 05/09/18
35	CPIR	Ellenbroek	Double yellow lines at the bottom of Cardrew Lane where there are spaces and a dead end currently obstructed by cones and bollards.	Plastic cones covering metal poles in the road.	Improving road safety - 12 and 13	CNP Approval 05/09/18
36	CPIR	Ellenbroek	Double yellow lines junction of new Lane Treskerby	Speeding and safety	Improving road safety - 12 and 13	CNP Approval 05/09/18
37	CPIR	Ian Thomas	New/renewed DYL at junctions along Falmouth Road between		Improving road safety - 12	CNP Approval 05/09/18



38	CPIR	Ian Thomas	New DYL around junctions of the service Lane and The Highway along Henton Terrace and Raymond Road		Improving road safety -12	CNP Approval 05/09/18
39	CPIR	Ian Thomas	Further parking bays where possible from bottom of Treruffe Hill to the traffic lights at the end of Falmouth Road (south)		Support the vitality and integrity of town centres - 6 and improving road safety - 12	CNP Approval 05/09/18
40	CPIR	Ian Thomas	Double yellow lines to prevent obstructive parking in the turning circle on Clijah Close, TR15 2NS		Improving road safety -12	CNP Approval 05/09/18
41	CPIR	Ian Thomas	DYL to the entrance of Wheal Euny and the nearby/opposite side of the road which fronts the new dwellings on Trewirgie Hill, Redruth		Improving road safety -12	CNP Approval 05/09/18
42	CPIR		Extending taxi rank in Redruth.		Support the vitality and integrity of town centres - 6 and improving road safety - 12	CNP Approval 05/09/18
43	CPIR	Ekinsmyth	DYL roadside of the railings as you exit Illogan Park, Trevelyan Road		Improving road safety - objective 12	CNP Approval 05/09/18
44	CPIR	Hendry	Cycleway Agar Road 24/7 restriction	Cars parking on cycleway	Tackling climate change - 1,2 and 3, supporting economic prosperity - 5, respecting and enhancing the environment - 7 and 8, encouraging healthy active	CNP Approval 05/09/18
45	CPIR	Desmond e	Cycleway Agar Road 24/7 restriction	Cars parking on cycleway	Tackling climate change - 1,2 and 3, supporting economic prosperity - 5, respecting and enhancing the environment - 7 and 8, encouraging healthy active	CNP Approval 05/09/18