

**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:*

20<sup>th</sup> February 2019

Dear Councillor

**Interim Planning Committee Meeting – Monday 25<sup>th</sup> February 2019**

You are summoned to attend an Interim Meeting of the Redruth Town Council Planning Committee to be held in the Council Chamber, 1st Floor, The Chambers, Penryn Street on Monday 25<sup>th</sup> February 2019, commencing at **18:30**.

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 Mrs A Biscoe  
Cllr H 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**  
**Interim Planning Committee Meeting – 25<sup>th</sup> February 2019**

**AGENDA**

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
5. *To reinstate Standing Orders*
6. To consider planning applications [see schedule attached]
7. To receive correspondence:
  - 7.1 The Planning Inspectorate – Appeal Decision, APP/D0840/W/18/3200639, Land East of Plen an Merther, Radnor Road, Radnor
  - 7.2 Neighbourhood Planning E-Bulletin, January 2019

# REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 25<sup>th</sup> February 2019

## LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA19/ unless otherwise stated)	Details	Reply
1	00889	Winterwood, 1 Churchtown  Listed building consent for replacement of upvc sliding sash windows and entrance door to timber equivalent  For Mr Ian Hitchens	Recommended for Approval
2	00790	Unit 1, Wheal Harmony Business Park, Rule Street  Proposed construction of 2 new commercial/light industrial units at land to previously approved application PA16/10522  For Mr Nick Morrish, Southwest Automation Systems	Recommended for Approval
3	00602	Post Office, 61 Fore Street  Certificate of lawfulness for existing mixed use of Post Office (Use Class A1), Delivery Office (Use Class B8) and Vehicle Servicing Centre (Use B2)  For c/o Agent Royal Mail Group Ltd	Recommended for Approval
4	00860	22 Albany Road  Replacement single storey extension and new garage  For Mr Keith Harris	Recommended for Approval
5	01136	Rosemorrán, Basset Road, Treleigh  Retention of two dwellings (decision PA16/08853) with extended gardens and amended parking  For Mr and Mrs Stevens	Recommended for Approval
6	01119	56 Adelaide Road  Rear extensions to dwelling  For Mr and Mrs P Howells	Recommended for Approval

7	00659	1 The Old Orchard, Trewirgie Road To build a single storey garage with a flat roof on the side of the existing garage as shown on the drawings  For Mr Richard Beeching Well Farm, Sparnon Gate	Recommended for Approval
8	12046 (PA18)	Proposed development of 2 no residential dwellings  For Syass Developments Ltd	Recommended for Approval

## LIST 2

Ser No	Planning App No <i>(All PA19/ unless otherwise stated)</i>	Details	Reply
9	00890 (Cllr Ms Reeve & Cllr Ms MacCaul)	Land Rear of 78 Albany Road, Park Road  Construction of bungalow and associated works (re-submission of Application No. PA18/04109)  For Mr R Maddern	



## Appeal Decision

Site visit made on 20 November 2018

by **I Bowen BA(Hons) BTP(Dist) MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 7 February 2019**

---

**Appeal Ref: APP/D0840/W/18/3200639**

**Land east of Plen an Merther, Radnor Road, Radnor, Cornwall TR16 5EL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr Nick Hancock against the decision of Cornwall Council.
  - The application Ref PA17/10345, dated 26 October 2017, was refused by notice dated 21 December 2017.
  - The development proposed is residential development.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. A revised National Planning Policy Framework (the revised Framework) was published on 24 July 2018, replacing the previous version. The appellant was notified of the publication and invited to make comments. I have had full regard to the revised Framework in determining this appeal.
3. For accuracy, I have used the appeal address as specified in the appeal form and on the Local Planning Authority's (LPA) refusal notice.
4. The planning application sought outline planning permission with all matters reserved for subsequent consideration except access. Whilst the description of the development on the application form referred merely to "residential development", the detail within the application form itself, the refusal notice, the appeal form and the appellant's appeal statement all refer to the scheme as comprising 2 dwellings. On that basis, I have therefore proceeded on the basis that the proposal is for 2 dwellings on the site. In this regard, a drawing was submitted with the planning application showing a possible development layout. Whilst this is illustrative only and is not to be taken as definitive, I have nevertheless taken it into account as a helpful guide as to how the site might be developed.
5. I saw on my site visit that, in line with comments received from an Interested Party, listed buildings forming part of a Scheduled Ancient Monument (SAM) and the World Heritage Site (WHS) were visible from the public highway across the appeal site. Accordingly, whilst details of the buildings' listings and SAM had been provided by the LPA, I requested details of the significance of the WHS and invited comments from the appellant on the LPA's response. Given the importance of conserving designated heritage assets, I deal with the effect

of the proposed development on their setting below as a main issue, despite those matters not forming part of the LPA's reasons for refusal.

### **Main Issues**

6. The main issues are:

- the effect of the proposed development on the character and appearance of the area with particular regard to whether it would conserve and enhance the listed buildings, designated WHS and SAM; and
- whether the appeal site would be suitable for the proposed development, having regard to national and local planning policies on the location of housing and accessibility to services.

### **Reasons**

#### *Character and appearance*

7. The appeal site lies a short distance from the Wheal Peevor former mining complex, an important site reflecting a concentrated phase of industry in the late 17<sup>th</sup> Century when it was worked for copper, tin and pyrite. The overall complex is a designated SAM and is focused on three surviving and substantial engine sheds, each of which are Grade II listed buildings. It also forms part of the wider WHS.
8. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, (the Act) requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. Similarly, the revised Framework advises more widely that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 193 of the Framework further states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Accordingly, any harm to the significance of a designated heritage asset (including development within its setting) should require clear and convincing justification.
9. The significance of the heritage assets, and in the case of the WHS, its Outstanding Universal Value (OUV), lies in their marking of the global importance of tin and copper mining in Cornwall. Whilst the 3 listed buildings are varied in their design and original purpose, their tall, elegant and distinctive proportions with associated chimneys nonetheless strongly exemplify the physical legacy of this historic industry. In this regard, the rare survival of the triple arrangement of engine houses is specifically acknowledged in the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018 (the WHSMP).
10. The LPA's statement noted that there is a lack of inter-visibility between the appeal site and the heritage assets. Following my request for information relating to the WHS, the LPA subsequently commented that the principal view across the appeal site is gained from the gateway in its south east corner; and that it is possible that an appropriate design may not have any effect upon the

appreciation of the heritage asset. However, I disagree. On my site visit I saw that whilst Wheal Peevor is largely screened by tree cover from the south there is, from the gateway, a striking and uninterrupted view across the open appeal site of much of the central of the 3 engine houses. Similarly, whilst that vista will vary according to the extent of leaf cover throughout the seasons, a significant proportion of the 2 other listed buildings were also nonetheless readily visible from this perspective. I therefore regard the appeal site as contributing positively to the setting of the designated heritage assets through enabling and forming part of this open public view across it.

11. To my mind, this view which is not compromised by any other intervening built development, therefore currently enables a strong public appreciation of the heritage assets in their landscape and historical setting in approaching Wheal Peevor from the south. I acknowledge the application was in outline with all matters except access reserved for future consideration. Nevertheless, the configuration of the appeal site is such that I cannot be confident that a detailed design, scale, landscaping and layout for the development of 2 houses with an access drive could be devised without interrupting or diminishing this setting.
12. Consequently, I consider that the proposal would cause 'less than substantial' harm to the significance of the setting of the heritage assets. In line with paragraph 196 of the revised Framework, such harm should be weighed against the public benefits of the proposal.
13. The proposal would deliver 2 dwellings which would provide limited benefits in terms of contributing to housing supply and supporting local services in other nearby settlements. Given the great weight which is required to be attached to such assets, the public benefits would be insufficient to outweigh the "less than substantial" harm I have found.
14. Accordingly, I find the proposal would fail to sustain or enhance the setting, and thereby the significance of, the designated heritage assets. As such, it would not accord with Policy 2 of the adopted Cornwall Local Plan: Strategic Policies 2010 – 2030 (November 2016) (the CLP) which requires development to respect and enhance the quality of place through protecting, conserving and enhancing the historic landscape, heritage and cultural assets of the area. It would also, for the same reasons not accord with policies set out in Section 12 of the revised Framework which seek to conserve and enhance the historic environment. In giving rise to less than substantial harm to the WHS, the proposal would also not accord with the WHSMP.

*Suitability of the location*

15. In line with a strategy for achieving sustainable development, CLP Policy 2 and Policy 3 steer development to larger settlements including main towns. More limited development is planned for at other settlements and in the countryside and CLP Policy 3 sets out the approach which prescribes the manner in which development in such locations can take place.
16. The policy establishes that outside the named towns, housing growth is to be accommodated through the identification of sites in neighbourhood plans, rounding off of settlements and development of previously developed land (PDL) within or immediately adjoining settlements at an appropriate scale, infill schemes that fill a small gap in an otherwise built up frontage and rural

exception sites. Outside those areas, development is restricted, under CLP Policy 7, to a finite range of types of development which have a requirement to be located in the countryside. The site is not allocated for development in a neighbourhood plan or been demonstrated to be PDL and is not being proposed as a rural exception site.

17. Despite the LPA's reason for refusal referring to Radnor as a "hamlet", it seeks to argue in its appeal statement that it constitutes merely a dispersed collection and grouping of buildings lacking in any clear form or shape. Given the terms of CLP Policy 3, it is a matter of some significance as to whether Radnor represents a "settlement" for the purposes of the policy and whether the site lies within or adjoining it and I consider this matter below.
18. The explanatory text to CLP Policy 3 confirms that smaller villages and hamlets can be regarded as settlements in their own right where they have a "form and shape and clearly definable boundaries, not just a low straggle of development". Such settlements are also required to be part of a network of settlements and/or be in reasonable proximity to larger village or town with more significant community facilities.
19. The site occupies a fairly large piece of open land adjacent to a rural lane in the north west quadrant of the crossroads with Radnor Road. The site has the appearance of an open field, albeit fairly manicured, and is bounded to the west by the property known as Plen an Merther, to the south by dwellings and Radnor Road and to the north by dwellings. To the east the site is demarcated by a mature hedge beyond which is a ditch adjoining the narrow lane connecting Radnor Road to the Wheal Peevor site.
20. In the vicinity of the site, the crossroads presents something of a focus for the collection of dwellings, leisure and commercial uses around the area. The surrounding area is largely open countryside. Having carefully considered the evidence and visited the site, this built up area, to my mind, has a discernible form and shape and constitutes a settlement for the purposes of the Development Plan, comprising buildings around the crossroads and towards Wheal Peevor. My view in this regard is reinforced by the fact that Radnor is referred to in correspondence and on local road signage. The appellant has also drawn my attention to the Chief Planning Officer's Note which the LPA published in December 2017 (CPOAN). Whilst this document does not appear to have any formal status which limits the weight I attach to it, I have nonetheless taken it into account to the extent that it is relevant. The CPOAN refers to well-defined groups of dwellings with a collective name and this further supports my view that Radnor constitutes a settlement, and the appeal site, whilst open, forms part of the hamlet.
21. Whilst there are very few community facilities available in Radnor or accessible within easy walking or cycling distance, it is nonetheless reasonably proximate to Redruth and Camborne and therefore complies with the requirement of CLP Policy 3 and the advice of the CPOAN that such settlements should be part of a wider network of settlements. I therefore agree with the appellant that Radnor is a settlement for the purposes of CLP Policy 3.
22. I now turn to the question of whether the development would constitute "infilling" or "rounding off" of the settlement and in this respect I note that the appellant has variously contended that it could be both.



23. CLP Policy 3 is clear in explaining that “infill” schemes are those that would fill a small gap in an otherwise built up frontage and the CPOAN adds that the layout and density of the development should be in character with and similar to others in the continuous frontage. Whilst the site is bounded by built development and other features including a road, it is a sizeable green and open space which would neither fill a small gap nor form part of a continuous frontage. In my judgement, the appeal development would not constitute infill development as envisaged in the CLP.
24. In terms of rounding off, CLP Policy 3 explains that sites should be substantially enclosed but outside the urban form of the settlement. Further requirements are that its edge is clearly defined by a physical feature that also acts as a barrier to further growth. It should not visually extend building into the open countryside.
25. In this case, the site as described above is contained within the hedgerow-lined road to the east and built development with associated curtilages on its other sides. Whilst the site is open, pleasant and green and contributes to the character of the settlement, I do not consider that its development would appear as an extension into the open countryside and it would therefore comply with the criteria specified in CLP Policy 3 for rounding off of a settlement.
26. In considering the above matters I have had regard to a number of examples brought to my attention by the appellant where the LPA has granted permission for other schemes on the basis they were regarded as being infilling or rounding off<sup>1</sup>. I have not been provided with full details of the background to these cases and I am not familiar with the sites. As such, I cannot be certain that they form reasonable comparisons with the appeal before me and this limits the weight I attach to them. In any event, regardless of the LPA’s previous decisions, I have determined the appeal on the basis of the circumstances relating to this appeal proposal.
27. In conclusion on this main issue, the proposed development would, in rounding off the hamlet of Radnor, be in a suitable location in principle for development and as such would accord with CLP Policy 3. That is because the policy seeks to promote development outside of the main towns in Cornwall on suitable sites in and on the edge of settlements commensurate with their role and function. Accordingly, whilst the LPA has cited CLP Policy 7, that is not relevant in this case as it is concerned with development in the countryside. Similarly, as the proposal is in outline, it would not, in this case, conflict with CLP Policy 12 and Policy 23 which respectively require developments to achieve good design, sustain local distinctiveness and respect landscape character.

### **Other matters**

28. I appreciate the appellant’s intention would be for one of the dwellings to be occupied by a family member in housing need. However, I have not been provided with any further evidence in this respect and, in any event, there is no mechanism before me which would restrict its occupation as such. I therefore attach little weight to this matter in favour of the appeal.

---

<sup>1</sup> Planning application references PA16/08105, PA16/09635, PA17/01224, PA17/08228.

## **Conclusions**

29. Whilst the proposed development would be appropriately located in rounding off a settlement, it would be likely to cause less than substantial harm to heritage assets which would not be outweighed by public benefits. It would not therefore accord with the Development Plan as a whole and, as such, would also conflict with CLP Policy 1 which promotes a presumption in favour of sustainable development in line with that set out in the revised Framework.
30. For the reasons given, the appeal should be dismissed.

*Ian Bowen*

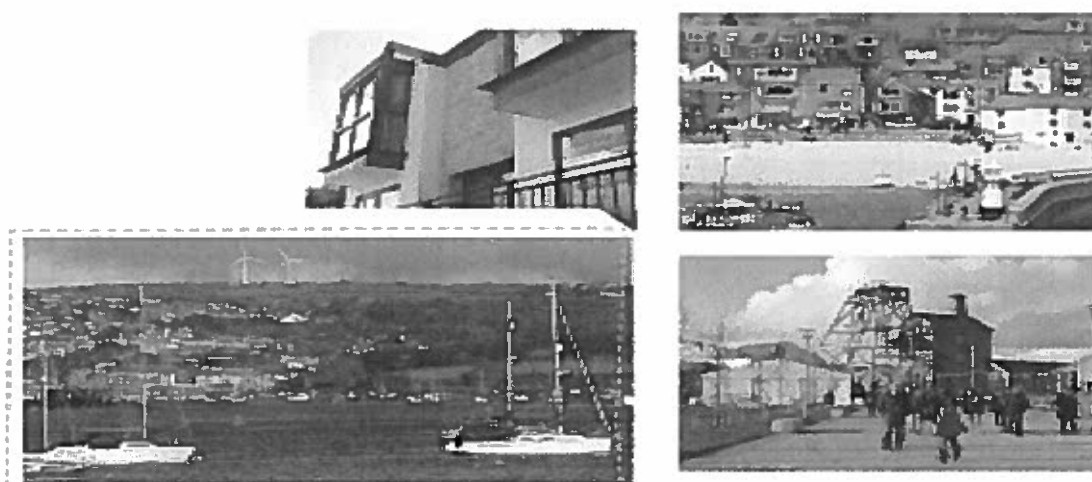
INSPECTOR

# Neighbourhood Planning

Update • January 2019

## 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 January 2019

The New Year has got off to a busy start with multiple designations received and plans submitted, with many other plans within the statutory process progressing through to being made. This year we are focussing on the quality of the guidance that we provide to Steering Groups. To that end, please be aware that the guidance notes on the Neighbourhood Planning webpage are being updated. We are also offering the opportunity for groups to meet with other service officers during the quarterly surgeries that we host, to ensure that we can support groups in producing high quality NDPs going forward. Melissa Burrow has been welcomed into the Neighbourhood Planning Team, and there will be some restructuring regarding named officers for Steering Groups. An email will follow in the coming weeks to update groups on this. We are looking forward to a productive year of Neighbourhood Planning across Cornwall.

Neighbourhood Planning Team

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

## Neighbourhood Planning Surgeries

The next round of Neighbourhood Planning surgeries will be held in March. This will provide Steering Groups with an opportunity to speak to Neighbourhood Planning officers about any queries and be provided with some guidance on the development of their plan. Each steering group can book a 45 minute slot, which will need to be booked advance. There will be the opportunity to speak to officers from other services within Cornwall Council if you book well in advance, and subject to officer availability.

If you are interested in attending one of the surgeries please e-mail the Neighbourhood Planning Team at [Neighbourhoodplanning@cornwall.gov.uk](mailto:Neighbourhoodplanning@cornwall.gov.uk).

The next round of surgeries will be held on the following dates, between 9am and 4pm:

- Friday 8<sup>th</sup> March- Dolcoath Offices, Camborne
- Wednesday 13<sup>th</sup> March- Pydar House, Truro
- Friday 15<sup>th</sup> March- Penwinnick House, St Austell
- Monday 18<sup>th</sup> March- Chy Trevail, Bodmin
- Wednesday 27<sup>th</sup> March- Luxstowe House, Liskeard
- Friday 29<sup>th</sup> March- St John's Hall, Penzance

## Neighbourhood Planning in Cornwall

**128**

**Town and Parish Councils submitted Designation Applications**

**116**

**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 and 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.

Cubert Parish Council has designated the Parish as a Neighbourhood Area.

Gweek Parish Council has designated their Parish as a Neighbourhood Area.

## Strategic Environmental Assessment Screening (SEA):

Calstock NDP is currently being screened for SEA.

St Endellion NDP is currently being screened for SEA.

Ludgvan NDP is currently being screened for SEA.

Lezant NDP is currently being screened for SEA.

## 35

### 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, St Stephen by Launceston and Fowey

## 27

### 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, Illogan

## 24

### 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, Lanlivery, Polperro &

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

St Enober NDP is currently at Pre-submission consultation from 7<sup>th</sup> January to 18<sup>th</sup> February 2019.

### **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.

Crowan NDP Regulation 16 consultation will run from 7<sup>th</sup> January to 21<sup>st</sup> February 2019.

Landulph NDP Regulation 16 consultation will run from 8<sup>th</sup> January to 22<sup>nd</sup> February 2019.

St Stephen by Launceston Regulation 16 consultation will run from 30<sup>th</sup> January to 13<sup>th</sup> March.

### **Examination:**

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

Illogan NDP has now finished Examination. The Referendum date is yet to be confirmed.

### **Referendum:**

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

Lanner and Lostwithiel NDPs will be going to referendum on 21<sup>st</sup> February 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 and 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

[A briefing note on the recent Crantock decision has been placed on the website.](#)

## 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](#)