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**

Our Reference:
RTC/420/3/Mtg
Date:
9th October 2019

See Distribution

Dear Councillor

Meeting of the Planning Committee – Monday 14th October 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 14th October 2019, commencing at **7pm**.

The Agenda and associated papers are enclosed for your reference and information.

Yours sincerely

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 C Page
Cllr Ms D Reeve
Cllr J Tregunna

For Information:
All other Councillors
Cornwall Council Members
Press & Public

REDRUTH TOWN COUNCIL

PLANNING COMMITTEE MEETING – Monday 14th October 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 9th September 2019
   - 7.2 Interim Meeting of the Planning Committee held on 30th September 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 Area of Outstanding Natural Beauty – Cornwall AONB Annual Conference
   - 9.5 The Planning Inspectorate – Appeal Decision, APP/D0840/W/19/3231968
   - 9.6 Locality – Neighbourhood Planning Newsletter, Issue 7

10. To consider the creation of a protocol for the conducting of List 2 visits [See draft Policy attached]

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 14th October 2019

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No *(All PA19/ unless otherwise stated)*	Details	Ward	Reply
1	07348	Solace Cottage, Harris Mill To erect a two storey annexe extension For Mr N Beswetherick	North	Recommended for Approval
2	07843	North End of Tolgus Trail, New Portreath Road Provision of a timber bridge for pedestrians, cyclists and equestrians, revised road crossing and verge improvement For Mr S Murray, Cornwall Council	Portreath Parish	Recommended for Approval
3	08190	Gethsemane, Church Lane Proposal to fell 2 x Elms due to Dutch Elm Disease For Mr C Green	North	Recommended for Approval
4	08393	26 Chyandour Proposed conversion and extension to form ancillary annexe For Mrs Cavanagh	North	Recommended for Approval
5	07706	The Fir Trees, Wheal Peevor Siting of a twin unit/park home in garden for residential use For Mr Henry Isaacs	North	Recommended for Approval
6	08280	The Old Fire Station, 8 Falmouth Road Development of site into three dwellings For Mr C Free	Central	Recommended for Approval
7	08281	The Old Fire Station, 8 Falmouth Road Listed building consent for development of site into three dwellings For Mr C Free	Central	Recommended for Approval

LIST 2

Ser No	Planning App No *(All **PA19/** unless otherwise stated)*	Details	Ward	Reply
NIL				

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**

Minutes of a Meeting of the Redruth Town Council Planning Committee held in the Council Chamber, The Chambers, Penryn Street, Redruth, on Monday 9th September 2019

Present:	Cllr H Biscoe	Chairman
	Cllr Mrs A Biscoe	
	Cllr M Brown	
	Cllr Mrs B Ellenbroek	
	Cllr Ms L Eyre	
	Cllr Ms C Page	
	Cllr J Tregunna	
In attendance:	Ms A Hunt	Administrator
	Cllr I Thomas	
	Ms C Pitt	Laurence Associates

PART I – PUBLIC SESSION

1327.1 **To receive apologies for absence**

Cllr Ms Reeve (other commitments).

1327.2 **Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

1327.3 **To suspend Standing Orders to allow the public to speak**

1327.3.1 Unanimously RESOLVED to suspend Standing Orders to allow the public to speak [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Mrs Biscoe].

1327.4 **To allow the public to put questions to the Council on any matters relating to this Agenda**

Ms Pitt spoke as the agent in relation to PA19/06259. She reminded Councillors of the planning history of the site and that Redruth Town Council had supported a previous planning application. She further advised that, since then, other applications in the area had been approved and the site was now considered to be in the urban area. The plans took into account the constraints of the site and would allow the applicant to move out of social rented housing. The World Heritage Site had been considered and Ms Pitt suggested that what had resulted was a quality design. To date, no objections or concerns had been raised. Ms Pitt was thanked for her attendance.

1327.5 **To reinstate Standing Orders**

Unanimously RESOLVED to reinstate Standing Orders [Proposed Cllr Mrs Biscoe; Seconded Cllr Ms Page].

1327.6 **To consider the planning applications**

1327.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1327.7 **To confirm the Minutes of the following meetings:**

1327.7.1 *Meeting of the Planning Committee held on 12th August 2019:*

RESOLVED by Majority that the Minutes of the Planning Committee held on 12th August 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Mrs Biscoe; Seconded Cllr Brown]. Cllr Ms Eyre abstained as she had not been present at the meeting.

1327.7.2 *Interim Meeting of the Planning Committee held on 27th August 2019*

RESOLVED by Majority that the Interim Minutes of the Planning Committee held on 27th August 2019 be accepted as true and accurate records of the proceedings. [Proposed Cllr Mrs Biscoe; Seconded Cllr Mrs Ellenbroek] Cllr Ms Page abstained as she had not been present at the meeting.

1327.8 **To receive the Town Clerk's Report**

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

1327.9 **Correspondence**

1327.9.1 *Decision Notice Schedule*

The schedule was noted by Members.

1327.9.2 *Enforcement Notice Schedule*

The schedule was noted by Members.

1327.9.3 *Licensed Premises Schedule*

The schedule was noted by Members.

1327.9.4 *Cornwall Council – Land adjacent to Trewirgie Gardens Redruth – Tree Preservation Order 2019*

The correspondence was noted by Members.

1327.10 *To consider the creation of a protocol for the conducting of List 2 visits*

Cllrs Biscoe and Brown had not yet had the opportunity to meet. The Town Clerk was working on a written policy and would have a draft available for the next full meeting of the Planning Committee. Members were advised that enquiries had been made of a number of local Councils, but none had a written policy in this regard. Cllrs Thomas and Ellenbroek raised the subject of mandatory training for members of the Planning Committee and were advised that the Town Clerk was looking at how this could best be provided. Councillors offered a number of comments and suggestions in relation to the protocol. The Clerk would advise the Town Clerk of these.

Chairman

REDRUTH TOWN COUNCIL – PLANNING SCHEDULE

ANNEX A

All references for PA19/ unless otherwise stated

Meeting: 9th September 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 NIL				
LIST 2				
1	06259	Stables, Tolgus Place	Outline planning consent for the construction of dwelling with some matters reserved, except the point of access	RESOLVED by Majority to Recommend for Refusal on the grounds: (i) that the plans represent isolated development in open countryside; (ii) of potential impact on the World Heritage Site area and (iii) of concerns that the existing access is not appropriate for a permanent dwelling [Proposed Cllr Ms Eyre; Seconded Cllr Mrs Biscoe] Cllr Biscoe abstained Ms Pitt left the meeting following consideration of this application.
2	07370	Tre Vab Yowann, 6 Trevingey Road	Proposal to fell ash tree	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Ms Page; Seconded Cllr Mrs Biscoe]

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**

Minutes of a Meeting of the Redruth Town Council Interim Planning Committee held in the Council Chamber, The Chambers, Penryn Street, Redruth, on Monday 30th September 2019

Present:	Cllr H Biscoe	Chairman
	Cllr Mrs Biscoe	
	Cllr M Brown	
	Cllr Mrs Ellenbroek	
	Cllr Ms D Reeve	
In attendance:	Abigail Hunt	Office Administrator
	Cllr I Thomas	
	Mr C Green	Charles Green Design
	One local resident also attended	

PART I – PUBLIC SESSION

1329.1 **To receive apologies for absence**

Cllrs Ms Eyre and Ms Page (other commitments), Cllr Tregunna (unwell).

1329.2 **Members to declare any personal and prejudicial interests (including details thereof) in respect of any item(s) on this Agenda**

None were declared.

1329.3 **To suspend Standing Orders to allow the public to speak**

Unanimously RESOLVED to suspend Standing Orders to allow the public to speak. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Mrs Biscoe]

1329.4 **To allow the public to put questions to the Council**

Mr Green spoke as the agent in relation to PA19/07637. He stated that permission had previously been granted, however an application submitted to discharge conditions had effectively reduced the time in which works needed to start from three years to two. As a result, permission had lapsed. Mr Green advised that there had been no changes to planning policy since the previous permission had been granted and that it was the same proposal being submitted. Mr Green was thanked for his attendance.

1329.5 **To reinstate Standing Orders**

Unanimously RESOLVED to reinstate Standing Orders. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Mrs Biscoe]

1329.6 **To consider the planning applications**

1329.6.1 The Planning Applications were dealt with in accordance with the attached Annex A to these Minutes.

1329.7 **To receive correspondence**

1329.7.1 *UK Community Works CIC – Cornwall New Energy 2019 Annual Conference*

The correspondence was noted.

1329.4.2 *NHS England – Application for inclusion in a pharmaceutical list at Boots (existing unit), Parc Erissey Industrial Estate in respect of distance selling premises by Boots UK Ltd*

The correspondence was noted.

1329.4.3 *Cornwall Council – Hayle Growth Area Masterplan: Public Consultation*

The correspondence was noted.

1329.4.4 *Cornwall Council – Launceston Southern Growth Area Masterplan: Public Consultation*

The correspondence was noted.

Chairman

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

All references for PA19/ unless otherwise stated

Meeting: 30th September 2019

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr Mrs Ellenbroek; Seconded Cllr Brown]				
LIST 2				
4	07637	Land Adj to Kernow Cottage, The Old Workhouses, North Country	Construction of a single detached self-build dwelling to round off existing settlement	Unanimously RESOLVED to Recommend for Approval [Proposed Cllr Ms Reeve; Seconded Cllr Mrs Biscoe]

Redruth Town Council
Town Clerks Report – Planning Committee
Meeting Date: 14th October 2019

Ser No	Item	Action	Response
NIL			

Planning Committee

Meeting 14th October 2019

Decision Notice Schedule

All references for PA19 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1324.6.1.2	04771	Treleigh Farm, Wheal Prussia, Treleigh	Change of use of land to allow the seasonal stationing of 3 no. demountable 'glamping' tents, formation of a new vehicle access onto an existing vehicle access lane and the installation of a packaged sewage treatment plant with drainage field	Unanimously RESOLVED to Recommend for Approval	Approved
1324.6.1.3	05391	Seton Business Centre, Scorrier Road	Change of use to self storage to extend existing self storage depot	Unanimously RESOLVED to Recommend for Approval	Approved
1321.6.1.3	05618	22 Fore Street	Replacement of existing fascia, projecting and ATM signage, works to include the preparation and decoration of existing shopfront and replacement of existing ATM and surround	Unanimously RESOLVED to Recommend for Approval	Approved
1321.6.1.4	05619	22 Fore Street	Advertisement consent for new fascia, projecting and ATM signage to new NBS branding	Unanimously RESOLVED to Recommend for Approval	Approved
1325.3.1.3	06013	Penair, Wheal Buller, Buller Downs	Conversion of existing roof space with balcony and additional extension	RESOLVED by Majority to Recommend for Approval	Approved
1324.6.1.4	06635	Rhonallea, 19 Trewirgie Road	Demolition of existing external store and construct single storey extension	Unanimously RESOLVED to Recommend for Approval	Approved
1318.7.1.1	04224	Storms Stables, Wheal Montague, North Country	Certificate of Lawfulness for use of land for stationing of a residential caravan	Unanimously RESOLVED to Recommend for Approval	Granted

1324.6.1.1	05931	Trewirgie Junior School, Falmouth Road	The construction of a single storey classroom block to the South Western side of the School site, to provide 2Nr classrooms along with sanitary and storage facilities. The new teaching space will allow the school intake to increase	Unanimously RESOLVED to Recommend for Approval	Approved
1315.6.1.6	04444	Land to the North of Drump Road	The proposals are for the development of 52 no. homes of varying sizes/types. 9 no. dwellings are housed with an apartment block. 100% of which will be secured as affordable homes, delivered on a 50/50 split between shared ownership and affordable rent. Creation of access roads, car parking areas and landscaped public open space	Unanimously RESOLVED to Recommend for Approval but to ask: (i) if adopted by Cornwall Council as highway, that restrictions are placed on parking except for in the designated parking areas; and (ii) in light of the climate emergency declared by Cornwall Council, what energy efficiency measures will be put in place given the apparent absence of solar panels and so on within the plans	Approved
1324.6.1.5	06294	Land West of Jens Diner, Gilberts Coombe, Old Portreath Road	Proposed creation of 3no. additional car parking spaces	Unanimously RESOLVED to Recommend for Approval	Approved
1325.3.1.5	06692	Land East of 3 Park Rosmoren, Treleigh	Proposed conversion of a residential garage to a dwelling	RESOLVED by Majority to Recommend for Approval	Approved
1325.3.1.6	06796	The Pryors, Sinns Common	Two-storey side extension and single-storey link extension to join existing garage	RESOLVED by Majority to Recommend for Approval	Approved
1325.3.1.8	06911	Trevarrack, West Trewirgie Road	T1 C.Macrocarpa - Fell	RESOLVED by Majority to Recommend for Approval	Approved

1325.3.1.4	06348	5-6 Jon Davey Drive, Treleigh Industrial Estate	Extending the first floor of Unit 5	RESOLVED by Majority to Recommend for Approval	Approved
1327.6.1.2	07370	Tre Vab Yowann, 6 Trevingey Road	Proposal to fell ash tree	Unanimously RESOLVED to Recommend for Approval	Approved
1329.6.1.2	07670	Redruth Station	Crown lift all trees (various species) to 3m from ground level	Unanimously RESOLVED to Recommend for Approval	Decided not to make a TPO

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 14th October 2019

Enforcement Notice Schedule

EN19 unless otherwise stated

Date	CC REF	SITE	NATURE
NIL			

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

LICENSED PREMISES SUBMISSIONS FOR:

Monday 14th October 2019

Ser No	License No *(All **LI19**/ unless otherwise stated)*	Details
NIL		

Abigail Hunt

From: [redacted]
Sent: 24 September 2019 13:37
To: [redacted]
Subject: **Save the Date** - Cornwall AONB Annual Conference: Saturday 23rd November 2019, 3.30pm

Information Classification: PUBLIC

Dear Cornwall AONB e-newsletter subscriber,

Save the Date! In case you missed it in our last e-news update, the Cornwall AONB Annual Conference is on Saturday 23rd November 2019, 3.30pm til 8.30pm at the Pavilion Centre, Royal Cornwall Showground, Wadebridge. To celebrate the 60th anniversary and to tie in with the date the Cornwall AONB was designated, back in November 1959, this year's Annual Conference is taking a different format. As it's November, there will be no field trips, but we have booked inspiring speakers to address the Conference followed by an evening celebratory dinner. Theme of the event is 'Diamond Landscapes – What does the future hold and what will be our vision for the next 10 years'. There is a jam packed Conference programme and we'll be charging £10 per delegate this year to help cover costs of running the event. Booking essential which will be available via Eventbrite in the next few weeks. So, Save the Date!

Also, we currently have a vacancy for a new Manager to head up our AONB team – closing date is midnight this Thursday (26th Sept) so still a couple of days to apply if you can please circulate to any friends or colleagues, groups or networks, that you think may be interested .....
Job Vacancy – Cornwall AONB Partnership Manager – Colette Beckham left the Cornwall AONB Unit earlier in the summer, we're currently looking for a new Manager to head up the Cornwall AONB Unit team. Closing date is 26th September 2019. Link to details and how to apply https://www.cornwall-aonb.gov.uk/cornwall-aonb-partnership-manager

60 years 1959 - 2019

Ranndir a Dekter Naturek a Vri Kernow

Cornwall Area of Outstanding Natural Beauty

(This email was circulated to all on the e-newsletter database, if you no longer wish to receive emails please pop me an email to let me know).

Many thanks

[redacted]

Cornwall Area of Outstanding Natural Beauty (AONB) Unit, Floor 4A, Pydar House, Pydar Street, Truro, Cornwall, TR1 1XU

Tel: 01872 322350 (or internal CC 492350)
Web: www.cornwallaonb.org.uk

The Planning Inspectorate

Appeal Decision

Site visit made on 24 September 2019

by Andrew Tucker BA (Hons) IHBC

an Inspector appointed by the Secretary of State

Decision date: 04 October 2019

Appeal Ref: APP/D0840/W/19/3231968
Rear of 62 Clinton Road, Redruth TR15 2QG

- 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 S Morrison against the decision of Cornwall Council.
- The application Ref PA19/01809, dated 28 February 2019, was refused by notice dated 9 May 2019.
- The development proposed is demolition of existing hair dressers salon and construction of two apartments & associated works.

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are;

   a) The effect on the character and appearance of the area, including the Camborne and Redruth Mining District of the Cornwall and West Devon Mining Landscape World Heritage Site,

   b) Whether the proposal would secure adequate living conditions for future occupiers of the proposed dwellings, with regard to privacy, and

   c) The effect on the living conditions of existing occupiers of No 152 Falmouth Road, with regard to outlook, daylight and privacy.

Reasons

Character and appearance

3. The appeal site is in an area that is characterised by good quality late 19th and early 20th century housing associated with the mining development of the town. The site is within the Camborne and Redruth Mining District of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS). World Heritage Sites are internationally recognised to be of Outstanding Universal Value[1], and Redruth is acknowledged as the capital of the Cornish mining industry with its fine Victorian urban architecture.

4. Although away from the large and formal dwellings that front Clinton Road and outside the Redruth Conservation Area (CA), the appeal site is directly related to the more modest stone cottages and villas immediately to the south, which

[1] The National Planning Policy Framework, paragraph 184.

form a strong building line to either side of the road, and contribute to the character and appearance of the area. Existing development immediately north of the appeal site is more modern, with examples of broad rendered gables facing the road, and does not accord with the prevailing historic character of the area. However, beyond that there are further traditional rows of stone cottages and villas. The presence of these rows of traditional dwellings in the context of the appeal site, with the consistent use of natural rubble stone walls and slate, give the area and this part of the WHS a strong and easily identifiable character.

5. A modest single storey structure currently exists at the site. It has a very low form and is set into the slope of the site. Although it could not be considered to contribute to the character of the area it has the appearance of a small outbuilding associated with the host dwelling, which stands on much higher ground to the east, and faces away from the appeal site.

6. In contrast the proposed replacement building would be large. It would have a form that could be seen to broadly respect the traditional forms of buildings in the area with its front roof slope parallel to the road. However, its deep eaves and fascia would not relate well to the more modest equivalent details on traditional buildings nearby, especially as the eaves would stand well above the height of the first-floor windows to accommodate the mezzanine level.

7. In terms of the proposed materials and fenestration, the use of cladding and render would be at odds with the prevailing use of natural stone in the area. The horizontal arrangement of the cladding combined with the horizontal emphasis of the two front facing windows and the wide and over-scaled area of glazing on the north elevation would appear quite out of place. These elements would not accord with the strong vertical emphasis and more modest scale of openings found on traditional buildings to the south, and those on the rear of the host building.

8. The front elevation would include two prominent pairs of doors. The upper pair of doors would be enclosed behind a Juliet balcony. Rather than opening out onto a garden area, the ground floor doors would open onto a small area for parking and bin storage. As such these elements would not demonstrate an appropriate response to the context or constraints of the site. Furthermore, such details would look poor in the context of the front elevations of existing development in the area, which addresses the road in a more traditional manner.

9. Such design matters would be exacerbated by the prominent forward position of the proposed building. It would be easily viewed for a considerable length along Falmouth Road in both directions. I accept that for a short length the building line along Falmouth Road beyond the site to the north is not well defined. However, to the south of the site it is very well defined, and when approached from this direction the proposed building would be seen to step forward beyond this line considerably, to the extent that the whole of the south facing gable would be easily viewed. As a result, taking into account the inappropriate material palette and detailing, the building would appear quite incongruous in the context of the strong building line formed by the traditional rows of stone cottages.

10. In summary, the proposal would have a harmful effect on the character and appearance of the area, taking into account the prevailing character of

traditional buildings found in the WHS, which would be contrary to Policies 1, 2, 12, 21 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030 adopted 2016 (CLP), Policy C2 of the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018 and the National Planning Practice Framework (the Framework), which together seek to ensure that development proposals are of a high quality of design which maintain and enhance historic character and sustain the significance of the historic urban environment including the values of the WHS. The proposal would also be contrary to advice contained within the Cornwall Design Guide 2013 (CDG), which seeks to ensure that development proposals have regard to the context, building line, materials and form of existing development.

Living conditions for future occupiers

11. The rear bedroom of the ground floor flat would have a single window opening. This would be adjacent to the external staircase that would serve the first floor flat. The staircase and path alongside the building would be narrow. As a result, any person accessing the first floor flat would pass immediately alongside the ground floor bedroom window. This would create a significant lack of privacy for occupiers of the ground floor flat, particularly as persons on the stairs would also be able to look down into the room. It would not be satisfactory to overcome this by using obscured glazing as the window would serve a bedroom and therefore warrants a proper outlook.

12. In summary, the proposal would not secure adequate living conditions for future occupiers of the ground floor flat, contrary to Policies 1, 2 and 12 of the CLP and the Framework, which together seek to ensure that development proposals are designed to a high quality to prevent overlooking. The proposal would also be contrary to advice contained within the CDG, which seeks to ensure that development proposals take full account of privacy.

Living conditions of existing occupiers

13. The proposed building would stand alongside No 152 Falmouth Road, which is a sizeable building comprising a ground floor commercial garage and a first floor residential flat. The neighbouring first-floor flat benefits from a number of window openings facing south and west. Those facing south are very close to the site, and would be very close to the north elevation of the proposed building. Owing to the position, proximity and gable form of the proposed building, this would have a significant impact on outlook from these rooms, and on the level of daylight and sunlight entering these rooms through the middle part of the day.

14. Furthermore, the expansive area of glazing proposed in the north elevation would be very close to and face towards the neighbouring flat. I note that there would only be a partial mezzanine floor at this level, however the floor would in part extend up to this large window, which would allow future occupiers of the first-floor flat to look down into the adjacent windows of the existing neighbouring flat. In such close proximity this would create a poor arrangement that would have an unacceptable impact on the privacy of occupiers of the neighbouring flat.

15. In summary, the proposal would have a significant adverse effect on the living conditions of existing occupiers of No 152 Falmouth Road, contrary to Policies 1, 2 and 12 of the CLP and the Framework, which together seek to ensure that

proposals are designed to a high quality to prevent overlooking, overshadowing and overbearing impacts. The proposal would also be contrary to advice contained within the CDG which seeks to ensure that development proposals take full account of privacy and outlook.

Other Matters

16. In support of the proposal the appellant suggests that the proposal would make use of previously developed land and that it would be well located to access a range of services and facilities within the town. Whilst I do not dispute either of these matters, they are not sufficient to outweigh my findings on the main issues.

17. The appeal site is close to the edge of the CA. The Council has raised no objection to the proposal in respect of whether it would harm the setting of the CA. Based on the evidence before me and my own observations on site, I am satisfied that the proposal would not harm the setting of this designated heritage asset, as in this area the edge of Clinton Road would appear to mark the boundary of the CA, which is at a higher level and separated from the site by No 62 Falmouth Road and other buildings fronting the road.

Conclusion

18. For the reasons above, the appeal should be dismissed.

Andrew Tucker

INSPECTOR

Neighbourhood Planning

brought to you by locality

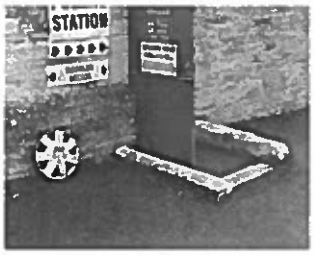
Neighbourhood Planning Newsletter - October 2019

Dear Reader,

Welcome to the seventh edition of Locality's quarterly neighbourhood planning newsletter.

In this edition, Martin Lipson, Chair of the Mid-Cherwell Forum, shares his experiences of working with the LPA following plan referendum. We have an article which explains exactly what a neighbourhood development order (NDO) is. We also speak to planning consultant Hannah Barter and we've got some suggestions for making social media a more effective tool for community engagement. On top of all that, we have our usual features such as Top tips and Question of the quarter.

Neighbourhood planning features



Getting off on the right foot with your Local Planning Authority after your plan is made

Martin Lipson, Chair of the Mid-Cherwell Neighbourhood Plan, shares vital learning on working with the local planning authority once the neighbourhood plan has been made. A must read for all neighbourhood planners.

Read Martin's article

Social media and neighbourhood plan making

Community consultation and engagement is one of the most important tasks of producing a neighbourhood plan. Find out more about how social media can be used to lighten the burden and reach more people.

Learn more about social media

Neighbourhood development orders (NDOs) - What are they and why bother?

NDOs came in at the same time as neighbourhood plans, but haven't been as widely used. Find out more about them and about Locality's brand-new support for groups producing an NDO.

Find out more about NDOs

Ask the... Planning Consultant - Hannah Barter

Hannah Barter, a planner at Urban Vision Enterprise, answers our questions about her work assisting groups with their neighbourhood plans.

Read Hannah's answers

Question of the quarter

We're modifying our made neighbourhood plan. Which statutory stages must we repeat?

It may have been a number of years since your neighbourhood plan was brought into force by the local planning authority (LPA). By monitoring the made neighbourhood plan you may have determined it needs to be updated. Perhaps because there is a new emerging local plan, or you've noticed that some of your policies are not being used in the way you intended.

Whatever the reason, you need to know what statutory stages (e.g. examination, referendum) you need to take your plan through. Below we go through different levels of plan modification and which, if any, of the statutory stages you may need to repeat. These scenarios are taken and mildly adapted from the government's Planning practice guidance (PPG)

Pre-submission
Depending on the degree of modification, you may need to bring your modified plan back to the pre-submission stage. This will depend on whether changes are minor or material.

Minor changes can be dealt with by the LPA without proceeding through the statutory stages again. Material changes will require a new examination. If this is the case, Regulation 14 (pre-submission) consultation will also be required and you will then need to formally submit your plan to the LPA. To understand what counts as a minor or material change, read the scenarios below.

Minor (non-material) modifications would not require examination or referendum. Minor modifications are those which would not materially affect the policies in the plan or, if for an NDO, the planning permission granted by the order. These may include correcting errors, such as a reference to a supporting document.

Material modifications which do not change the nature of the plan or NDO would require examination but not a referendum.
This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the

addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan. It will be up to the examiner to decide whether the changes require a fresh referendum.

Material modifications which do change the nature of the plan or order would require examination and a referendum.
This might, for example, involve allocating significant new sites for development. These kinds of modifications will require a referendum.

For more information on implementation, monitoring and reviewing a made neighbourhood plan you can read our Implementation and Monitoring Toolkit.

Top Tips: Maps

As neighbourhood planners we are all, in a sense, geographers. And as geographers, it is important that we show appropriate respect to maps and mapping. Here are some simple tips for ensuring the maps you use are clear, practical and even robust to challenge. This is really important as examiners have deleted policies in the past where mapping has not been clear.

Understand what resources are available to you

Your local planning authority (LPA) may provide you with maps or assist you using the digital mapping tools they have. Speak to them before you do anything else.

The Public Sector Mapping Agreement is an agreement between government and Ordnance Survey. Because town and parish councils are part of the government family it applies to them. Neighbourhood forums will unfortunately have to rely on their LPAs for access to Ordnance Survey mapping if they are providing this support.

Parish Online is a mapping tool for town/parish councils. Costs are based on the population of your parish area.

Forums should enquire to see if access is open to non-parished areas.

Don't expect your LPA to do it all

Speak to your LPA, understand the ways they can support you with mapping, but don't expect that they will do it all for you. If you are drafting policies that require maps it is the neighbourhood planning group's responsibility to create legible and accurate maps.

Respect maps and mapping

Maps can be as important as the evidence and language used in policies. Make sure your maps are as clear, legible and as accurate as your policies.

What is the purpose of your map?

Understand why you are using a map and ensure that it meets its purpose. For example, if you are using a map to show local green space designations, ensure that these are legible with clearly defined boundaries, and the reader understands exactly where they are.

Don't forget the obvious stuff

A north point, scale and key/legend are all essential. Don't forget them. Ensure that your maps are high-resolution images so that they are clear enough to read.

Affordable housing for sale - webinar

Interested in how to bring forward affordable housing for sale through your neighbourhood plan? If so, you may find this webinar recording, delivered by our Neighbourhood Planning Manager, Francis Shaw, helpful.

As a one year pilot, Locality has additional support on offer to groups considering using a neighbourhood plan or neighbourhood development order to bring forward affordable housing for sale.

Watch the webinar

New toolkits and resources

Achieving well-designed places through neighbourhood planning

Our new Design toolkit replaces the previous one. The update is more comprehensive and sets out a host of helpful design tools you can utilise to better shape design through your neighbourhood plan.

Get the toolkit

How to assess and allocate sites for development

Our newly updated and expanded site assessment and allocation toolkit. We've updated it to address new policy and guidance, a new site assessment template and added guidance on how to allocate sites in your plan.

Get the toolkit

How to implement, monitor, and review your made neighbourhood plan

Another new toolkit, this one has been developed to guide the implementation, monitoring, and review of made neighbourhood plans.

Get the toolkit

Case Studies

Don't forget we have a number of case studies that explore the experiences of groups across the country and the issues they are addressing through neighbourhood planning.

Read our case studies

David Watts

It is with great sadness that we share the news that Neighbourhood Planning Champion, David Watts, has passed away. David was chair of the Paignton Neighbourhood Forum in Torbay - a very early 'front runner' neighbourhood planning group (starting out in 2011).

As a champion, David was keen to pass his knowledge on to groups at the start of the neighbourhood planning process. He also continued to support his own community through the restoration of Oldway mansions.

Everyone on the neighbourhood planning team at Locality is aware of how much his thoughtful and knowledgeable approach was valued. He will be missed by all those who knew him.

Neighbourhood Planning Champions

Neighbourhood Planning Champions are people across England who have a wealth of knowledge and experience in making their communities better through neighbourhood planning and neighbourhood development orders.

If you want to get in touch with a neighbourhood planning champion, or even find out how to become a champion, go to neighbourhoodplanning.org

Find out more about Neighbourhood Planning Champions

Best wishes,

John Wilkinson,
Neighbourhood Planning Officer

Locality
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London
N1 6DR

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1. Planning Applications are received from Cornwall Council on a regular basis, and the Town Council is considered a statutory consultee in the decision-making process.

2. On receipt of an application, the Chair and Vice Chair of the Planning Committee are invited to decide which List the application should go on: List 1 – those applications of a straightforward, non-contentious matter which would warrant either a positive or negative recommendation; or List 2 – those more complex applications which could require a site visit and would definitely need discussion by the Planning Committee prior to any recommendation being made to Cornwall Council.

3. When papers are sent out the week before a committee meeting, they will include those applications to be considered en-bloc as List 1, and those which require further discussion on List 2. Those on List 2 will be allocated to two Committee Members for consideration and to present their findings to the Planning Committee.

   Note – all Planning Committee Members have the right to request that an application is moved from List 1 to List 2 but this should be done by midday on the Friday preceding the meeting to enable staff to prepare the presentation required. It is suggested that Councillors speak to the Chair/Vice Chair before asking for an application to be moved from List 1 to List 2 in order to understand the reasoning behind the original listing.

4. Once notified that you have been allocated an application on List 2, you should familiarise yourself with the application on the Cornwall Council website http://planning.cornwall.gov.uk/online-applications/

5. Decide if you need to make a site visit or whether you are sufficiently familiar with the site.

6. It is suggested that you speak with the Cornwall Council Divisional Member in whose area the site lies and, if you have any queries in respect of the application, request that the Divisional Member speak with the relevant Planning Officer for advice rather than them receiving multiple calls.

7. Contact the applicant/agent to explain that you wish to visit the site before the committee meeting takes place and advise the Council office of when the visit will take place.

8. Carry out the site visit accompanied by another member of the Planning Committee.

9. Ensure you carry out risk assessments in relation to slips/trips etc; physical or verbal abuse and contact with animals. If you are unsure or unhappy about anything, walk away.

10. Remember protocol regarding pre-determination and what the site visit is trying to achieve (i.e. assess some factor that couldn't be done from a desk top or projector view of a map, drawing or photograph).

11. Remind the applicant of the planning process, with emphasis on the fact that the Town Council is only a statutory consultee in the process and that it is Cornwall Council who makes the final decision.

12. Do not make any "promises" or statements regarding the recommendations you are likely to make to the Council.

13. Visit neighbouring properties to garner their feelings in relation to the application.

14. Advise all parties when the application will be considered by the Planning Committee – if someone is not available at time of visit, use the attached letter to advise them.

15. Council staff will prepare a presentation of the documents supplied by Cornwall Council for you to speak to at the meeting, but if you wish, additional information (photographs taken on-site etc.) can be added to this, provided it is passed to the staff in good time.

16. At the next meeting make a presentation to the Planning Committee of your findings. It is considered best practice that you not know what anyone else thinks of the application prior to looking into it. It is further suggested that you use 'support' or 'not support', rather than 'approval' or 'refusal' to emphasise that the Town Council is not making the final decision.

17. As a general rule, Councillors should not feel under pressure during the giving of a presentation. Members of the Committee should stay silent while the presentation is ongoing, allowing the Councillors who have conducted the visit to give their objective opinions.

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**

PLANNING APPLICATION

The Town Council has received notice of a planning application for development at the location indicated below.

.....

The proposal is .....

.....

.....

The matter will be considered by the Planning Committee of the Town Council during its Meeting commencing at 6.30pm/7.00pm on ..... in The Chambers, Penryn Street, Redruth. You are welcome to attend the Meeting and you may be able to speak on the matter, at the discretion of the Chairman.

YOU SHOULD NOTE that the final decision is made by Cornwall Council with the Town Council acting only in a consultative capacity. If you wish to make a written objection or to support the application you should address your letter to 'The Planning Officer, Cornwall Council, Council Offices, Dolcoath Avenue, Camborne, TR14 8SX and quote the reference: -

PA ...../...../.....

THIS NOTICE WAS LEFT BY COUNCILLOR ..... AS PART OF THE SERVICE AFFORDED BY THE TOWN COUNCIL. IT HAS BEEN LEFT BECAUSE THE TOWN COUNCIL FEEL YOU MAY BE AFFECTED BY THIS DEVELOPMENT.

YOU CAN CONTACT ME ON TELEPHONE NUMBER .....