

**REDRUTH TOWN
COUNCIL**



**CONSEL AN DRE
RESRUDH**

Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

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

Town Mayor: Cllr R S Barnes

Town Clerk: C Caldwell

See Distribution

Our Reference:
RTC/420/3/Mtg
Date:
6th November 2024

Dear Councillor

Meeting of the Planning Committee – Monday 11th November 2024

You are summoned to attend a meeting of the Redruth Town Council Planning Committee to be held at Redruth Civic Centre, Alma Place on Monday 11th November 2024. Proceedings will commence promptly 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 'C. Caldwell', followed by a long horizontal flourish.

Charlotte Caldwell
Town Clerk

Enclosure:

1. Agenda and associated documentation

Distribution:

Action:

Cllr S Barnes
Cllr H Biscoe
Cllr A Biscoe
Cllr B Craze
Cllr K Grasso
Cllr R Major
Cllr I Thomas
Cllr W Tremayne

Information:

All other Councillors
Cornwall Council Members
Press & Public

REDRUTH TOWN COUNCIL
MEETING OF THE PLANNING COMMITTEE – Monday 11th November 2024

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. Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda
4. To consider the planning applications (schedule attached)
5. To confirm the Minutes of the Meeting of the Planning Committee held on 14th October 2024 (Minutes attached)
6. Clerk's Report
7. To receive correspondence:
 - 7.1 Decision Notice Schedule
 - 7.2 Licensed Premises Schedule
 - 7.3 Pre-application Schedule
 - 7.4 Ministry of Housing, Communities & Local Government – Appeal Decision
 - 7.5 Cornwall Council – Wheal Peevor Mine, Grounds Maintenance Works
 - 7.6 Cornwall Council – Planning News for Local Councils and Agents, Autumn 2024
8. To receive a brief presentation on types of planning consent

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 11th November 2024

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA24/ unless otherwise stated)	Details	Ward	Reply
1	02771	<p>Tremethick House, Meadowside</p> <p>Rear first floor (North) extension: raise existing floor level to 3no. existing bedrooms with 2no. additional residents bedrooms and an assisted bathroom. South Western extension: provision of a new full size lift and staircase enclosure with 4no. additional residents bedrooms and 2no. staff rooms. Relocation of laundry to existing lower ground floor</p> <p>For Mrs Andrew Mills, Andrew Mills Surveyors</p>	North	Supported
2	06792	<p>Forgefield Hall, Forge, Mawla</p> <p>Change of use from holiday letting to permanent residence</p> <p>For Mrs Suzanna Varney</p>	North	Supported
3	07647	<p>Former Trethel, Mount Carbis Road</p> <p>Construction of parking forecourt for 4 vehicles and associated landscaping</p> <p>For Symons Construction Ltd</p>	South	Supported
4	07411	<p>Carn Dhu, Park Road</p> <p>Proposed change of use of garage to ancillary accommodation and annex for family</p> <p>For Mrs Yvonne Shipman</p>	South	Supported
5	02809	<p>Land South of Wheal Harmony Business Park, Rule Street</p> <p>Outline planning permission with some matters (appearance, landscaping, layout and scale) reserved, for construction of B1, B8 commercial units</p> <p>For Adam Brimacombe & Darryl Bennetton, Quoinstone Treleigh Limited</p>	North	Supported

6	08048	22 Colebrook Close Proposed conversion of garage to form two bedrooms and new pitched roof over garages For Mr W Jeffery	North	Supported
7	07119	The Buttermarket, Station Hill Advert Consent: external signage and illuminated signage relating to The Buttermarket For Mr Ross Williams	North	Supported

LIST 2

Ser No	Planning App No (All PA24/ unless otherwise stated)	Details	Ward	Reply
8	07723 (Cllr Craze)	Byre Cott, Higher Laity Farm, Old Portreath Road Change of use of Byre Cott building (currently holiday lets) as 2 dwellings For Mr & Mrs David Green, Philip Whear Windows	North	
9	08233 (Cllr Grasso)	84 The Paddock Conversion of loft space to form additional bedroom including insertion of 1no. dormer and 1no. rooflight For Miss S Cooper, Architectural Services South West	South	



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT

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

Town Mayor: Cllr R S Barnes

Town Clerk: Ms C Caldwell

Minutes of a Meeting of the Planning Committee held at Redruth Civic Centre, Alma Place, Redruth
on Monday 14th October 2024

Present: Cllr H Biscoe Chairman
Cllr S Barnes
Cllr A Biscoe
Cllr B Craze
Cllr K Grasso
Cllr I Thomas

In attendance: Ms A Hunt Operations Officer
Miss K O'Dell Administration Assistant

PART I – PUBLIC SESSION

1595.1 To receive apologies for absence

Apologies were received from Cllrs Major and Tremayne.

1595.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda

None were declared.

1595.3 Public participation session - to allow the public to put questions to the Council on any matters relating to this Agenda

No members of the public were in attendance.

1595.4 To consider the planning applications

1595.4.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1595.5 To confirm the Minutes of the Meeting of the Planning Committee held on 9th September 2024

1595.5.1 Unanimously RESOLVED that the minutes of the Meeting of the Planning Committee held on 9th September 2024 be accepted as a true and accurate record of proceedings [Proposed Cllr A Biscoe; Seconded Cllr Thomas].

1595.6 Clerk's Report

A report had been circulated prior to the meeting. The Operations Officer advised that she had forwarded the presentations from the recent Local Council Planning training to each member of the Committee. The requested letter to the Minister for Housing and Planning had also been drafted and sent. The report was noted.

1595.7 To receive correspondence:

1595.7.1 *Decision Notice Schedule*

The schedule was noted.

1595.7.2 *Licensed Premises Schedule*

The schedule was noted.

1595.7.3 *Pre-application Schedule*

The schedule was noted.

1595.7.4 *Cornwall Council – PA24/07164 24A Clinton Road, Notification of works to trees in a Conservation Area namely fell one dead cabbage palm tree on steps, remove major dead wood only from two ash trees and one beech tree over the car park side, also remove lower lateral on sycamore tree and clear one metre around phone lines*

The correspondence was noted.

1595.7.5 *Cornwall Council – PA24/07684, 20 Foundry Row, Notification of works to trees in a Conservation Area namely: T1 – Ash, fell due to root damage to boundary wall. T2 – twin-stemmed Sycamore, fell due to root damage to boundary wall. T3 – Privet Stems, fell due to root damage to boundary wall*

The correspondence was noted.

1593.7.6 *Locality – Neighbourhood Planning Newsletter – September 2024*

The Operations Officer provided a brief update on the stage reached by the emerging Redruth Neighbourhood Development Plan. Further updates would be provided as appropriate. The correspondence was noted.

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA24/ unless otherwise stated.

Meeting: Monday 14th October 2024

REF NO	CC REF	SITE	PROPOSAL	DECISION
<p style="text-align: center;">LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr A Biscoe; Seconded Cllr Thomas]</p>				
1	06627	31 Treganoon Road, Mount Ambrose	The removal of a conservatory and the introduction of a rear extension for auxiliary floor space and a side extension to the garage	Supported
2	02319	Windy Ridge, Radnor Road	Erection of livestock and agricultural storage building	Supported
3	05978	Land at Wheal Harmony	Construction of external storage area and boundary treatment to be used in association with the units approved under decision PA24/00523	Supported
4	06226	Workshop North East of Penair, Wheal Buller	Erection of workshop and access track	Supported

5	02018	Land South of Bella Vista, Sandy Lane	Application for Permission in Principle for the construction of an affordable housing led housing development	Not supported on the grounds that the proposals are not in accordance with the emerging Redruth Neighbourhood Development Plan
6	07010	Laburnum House, West End	Works to trees in a Conservation Area for Leylandii (T1) – fell. Tree is overgrown and starting to restrict light into properties. Leylandii (T2) – fell. Tree is storm damaged and weak	Supported
7	07311	Plantation House, Harris Mill	Single storey garage extension	Supported
8	07200	2 Blowinghouse Hill	Rear single storey extension	Supported
LIST 2				
9	07120	39 Mount Ambrose	To construct a flat roof dormer with Juliet balcony	Unanimously RESOLVED to support the application [Proposed Cllr Barnes; Seconded Cllr H Biscoe]
10	07438	Land North West of 3 Beechtree Close, Wheal Rose	Application for Permission in Principle for proposed erection of up to 4 dwellings on the site (minimum 3, maximum 4)	Unanimously RESOLVED not to support the application on the grounds that insufficient information has been provided in relation to the proposals [Proposed Cllr H Biscoe; Seconded Cllr Barnes]

11	05714	8 Bond Street	Change of use of two storey commercial unit to form three flats and the renovation of an attached existing flat	Unanimously RESOLVED not to support the application on the grounds of: (i) loss of retail space and (ii) that the proposals are out of keeping with the surrounding conservation area. The Redruth Town Council Planning Committee would be more minded to support an application which retained commercial space at the front of the property, with three flats located to the rear [Proposed Cllr Thomas; Seconded Cllr Barnes]
12	06979	Land to the West of Tolgus Meadow, Tolgus Mount	Application for Permission in Principle for the erection of one residential dwelling	Unanimously RESOLVED not to support the application on the grounds that insufficient information has been provided in relation to the proposals [Proposed Cllr A Biscoe; Seconded Cllr Thomas]
13	07611	Land North of Homestead, Old Sandy Lane	Construction of agricultural building for maintenance purposes and associated works	RESOLVED by Majority to support the application [Proposed Cllr H Biscoe; Seconded Cllr A Biscoe]. Cllrs Thomas and Barnes abstained.

Redruth Town Council
Clerk's Report – Planning Committee
Meeting Date: 11th November 2024

Ser No	Item	Action	Response
	Street Trading Renewal Application LI24_006600: Paul's Lunchbox, Cardrew Industrial Estate	No objections received	Cornwall Council advised of outcome
	Street Trading Renewal Application LI24_006602: Luvly Jubblys, Jon Davey Drive, Treleigh Industrial Estate	No objections received	Cornwall Council advised of outcome
1595.4.1.11	8 Bond Street, Change of use of two storey commercial unit to form three flats and the renovation of an attached existing flat	Unanimously RESOLVED not to support the application on the grounds of: (i) loss of retail space and (ii) that the proposals are out of keeping with the surrounding conservation area. The Redruth Town Council Planning Committee would be more minded to support an application which retained commercial space at the front of the property, with three flats located to the rear	Request made that application be called to Cornwall Council Planning Committee by Cornwall Cllr Ellenbroek

Planning Committee

Meeting 11th November 2024

Decision Notice Schedule

All references for PA24 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1593.4.1.7	06471	67 Fore Street	Change of use of existing first floor redundant store to apartment and associated works	Unanimously RESOLVED to support the application	Approved
1593.4.1.3	06025	54 Raymond Road	Proposed first floor extension above existing ground floor extension and single storey infill extension	Unanimously RESOLVED to support the application	Approved
1586.4.1.3	04309	24 Cardrew Close	Construction of 1 house without compliance with Condition 2 of decision notice PA23/03913 dated 07.08.2023	Unanimously RESOLVED to support the application	Approved
1593.4.1.1	06348	Redruth Community Centre, Foundry Row	Advertisement consent for three non-illuminated signs on the exterior of the building	Unanimously RESOLVED to make no comment	Approved
1591.4.1.6	05317	Redruth Print and Design, Silverfields, Chapel Street	Retention and completion of the proposed change of use of part of existing E(c)(iii) business use to residential use C3(a), part re-roofing of premises and external alterations without compliance of condition 2 of decision PA22/01019 dated 28/04/2022	Unanimously RESOLVED to support the application	Approved
1595.4.1.6	07010	Laburnum House, West End	Works to trees in a Conservation Area for Leylandii (T1) – fell. Tree is overgrown and starting to restrict light into properties. Leylandii (T2) – fell. Tree is storm damaged and weak	Unanimously RESOLVED to support the application	Decided not to make a TPO
	05109	North Light Block, Krowji, West Park	Submission of details to discharge conditions 3 and 5 in relation to decision notice PA23/10360 dated 21.03.24	Not consulted	s52/s106 and discharge of condition apps
1595.4.1.1	06627	31 Treganoon Road	The removal of a conservatory & the introduction of a rear extension for auxiliary floor space and a side extension to the garage	Unanimously RESOLVED to support the application	Approved

1595.4.1.8	07200	2 Blowinghouse Hill	Rear single storey extension	Unanimously RESOLVED to support the application	Approved
1593.4.1.9	05878	Land adj to 1 Castle View Close	Reserved Matters application for Appearance, Landscaping, Layout and Scale following outline consent PA23/02427 dated 24.05.23	Unanimously RESOLVED to support the application	Approved
1593.4.1.6	05866	57A West End	Change of use of disused ground floor retail area to form the ground floor of a single two storey dwelling	Unanimously RESOLVED to support the application	Approved
1595.7.5	07684	20 Foundry Row	Notification of works to trees in a Conservation Area namely: T1 – Ash, fell due to root damage to boundary wall. T2 – Twin-stemmed Sycamore, fell due to root damage to boundary wall. T3 – Privet stems, fell due to root damage to boundary wall	Noted	Decided not to make a TPO (TCA apps)
1591.4.1.13	05078	Lower Forge Farmhouse, Nancekuke	Demolition of existing dwelling and construction of new replacement energy- efficient dwelling and associated landscaping works	Unanimously RESOLVED to support the application	Refused
	06728	Bartles Industrial Estate, North Street	Submission of details to discharge conditions 3, 4 and 5 in relation to Decision Notice PA22/05428 dated 20.12.2022	Not consulted	s52/s106 and discharge of condition apps

REDRUTH TOWN COUNCIL PLANNING COMMITTEE
LICENSING SUBMISSIONS FOR:

Monday 11th November 2024

Ser No	License No <i>(All LI24/ unless otherwise stated)</i>	Details
NIL		

REDRUTH TOWN COUNCIL PLANNING COMMITTEE
REQUESTS FOR PRE-APPLICATION ADVICE:

Monday 11th November 2024

Reference	Location	Details
NIL		



Ministry of Housing,
Communities &
Local Government

*Ministry of Housing, Communities & Local
Government*
2 Marsham Street
London
SW1P 4DF

Our reference: TO2024/25014

Charlotte Caldwell

admin@redruth-tc.gov.uk

5 November 2024

Dear Charlotte Caldwell,

Thank you for your correspondence dated 8 October 2024 regarding an appeal decision.

I appreciate that you disagree with the appeal decision. Whilst I do not wish to be at all dismissive of your concerns, I should mention that it is not appropriate for the Secretary of State, or someone on her behalf, to comment on specific cases given her quasi-judicial role in the planning process.

I understand concern can be felt when a planning decision made by a council is overturned on appeal. The inspector was appointed by the Secretary of State to act as an independent decision-maker, and therefore exercise their own planning judgment on the issues in dispute, from the evidence submitted by the parties (including representations from local people), along with observations during the site visit, in the light of local and national planning policy.

As an appeal decision letter constitutes a legal document, it is not possible to re-open matters that the inspector was appointed to determine, or otherwise add to the decision letter. It is also important to note that making a complaint is entirely separate from the process and timescales for filing legal challenges with the Courts. A challenge must be made within six weeks of the decision date.

I appreciate that you are disappointed with the outcome of this appeal. However, the only way an appeal can be reconsidered is if it is successfully challenged in the High Court on a point of law. Only the Courts can legally review decisions or recommendations by Inspectors and identify an error in law. If an appeal decision is overturned and redetermined, it is considered afresh whether or not to allow an appeal. Unless this happens, the decision is final.

I understand this is not the response you would be seeking and that you will remain disappointed with the appeal outcome, but I hope this information is helpful, nonetheless.

Thank you for taking the time to write to us.

Yours sincerely,

Jonathan
Correspondence Unit

Wheal Peevor Mine, Radnor, Redruth, TR16 4BH Grounds Maintenance Works

The Council is in the process of building a new waste facility at Hallenbeagle, Scorrier. A requirement of the planning permission for the development is to deliver a 10% increase in biodiversity on or off-site. This is a relatively new requirement, referred to as Biodiversity Net Gain (BNG). BNG is important because it helps to ensure that habitats for wildlife are left in a measurably better state than they were before the development.

The most logical way to achieve the BNG requirements for Hallenbeagle is through off-site biodiversity offsetting. This allows us to compensate for the biodiversity losses caused by the development by creating or restoring habitats in a different location. This approach is beneficial when on-site enhancements are not viable or would result in a lower net gain.

To this end, the Council identified Wheal Peevor Mine as a suitable location to conduct a biodiversity impact assessment. An ecologist completed a baseline habitat survey on the land, which provided objectives and method statements to manage and maintain the enhanced habitats for a period of 30 years. This will be achieved by long term control of invasive gorse, scrub, bracken and Japanese knotweed, along with the creation of glades by the removal of selected non-native trees, all within identified areas of the Wheal Peevor site. It is essential that works are only carried out at specific time during the years, when it will avoid bird nesting season and minimise disturbance to reptiles and other animals.

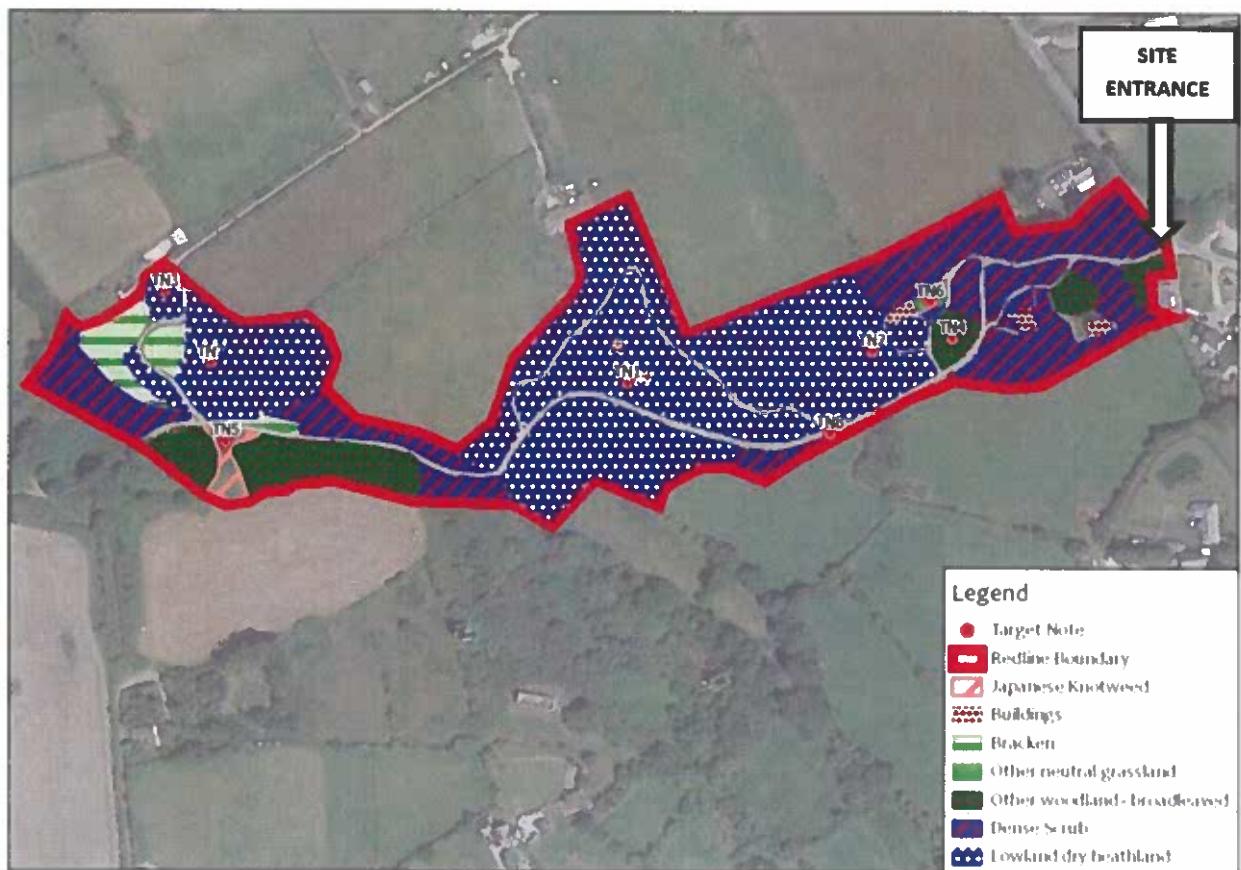
The works are due to commence at the on 11th November 2024 for an initial period of 6 weeks with phase 1 works primarily focussing on gorse and bracken clearance (see plan on page 2). Every effort will be made to minimise disruption to the public, however, due to the nature of the operation, which requires the use of cutting and shredding equipment, public access to certain parts of the site may be limited and temporary sectional closures may be in place between Monday and Friday. We will keep you updated regarding the proposed timeline as works progress.

We apologise for any inconvenience this may cause but the result will help to create and enhance the habitats, which will provide a long term benefit to the wildlife and visitors to Wheal Peevor.

If you have any queries about this new development, please do not hesitate to contact the waste team; IWM@cornwall.gov.uk.

Phase 1 works will focus on habitats marked on the plan below as 'Dense scrub' and 'Lowland dry heathland'

Wheal Peevor - Red line boundary and habitats

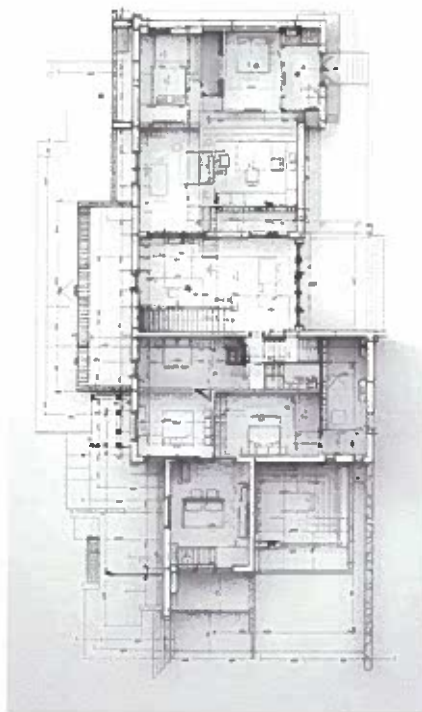


21 October 2024

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Welcome to our Autumn 2024 Planning news

This newsletter has been prepared by the Planning and Housing Service and Cornwall Local Planning Authority to bring you the latest updates on local and national planning-related issues. Information on our working practices, such as Planning Committee arrangements, and other planning information can be found by searching for a topic on our [website](#) or try our Planning chatbot. Our planning advice and guidance webpages are a good place to start if you know your topic:

- [Planning advice and guidance- Cornwall Council](#)
- [General planning advice and guidance- Cornwall Council](#)

If you've any comments for feedback for the newsletter team, please contact us at positiveplanning@cornwall.gov.uk

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Introduction from Hayley Jewels, Head of Development Management

As the clocks change and we officially head into Autumn, it is hard to believe where the year has gone. We are eagerly awaiting the autumn budget speech to see what that will bring for Councils. Since our last newsletter, the Government released (and has since closed) the consultation on proposed reforms to the National Planning Policy Framework and other changes to the planning system, [Proposed reforms to the National Planning Policy Framework and other changes to the planning system- GOV.UK](#). The consultation included a total of 106 questions across a range of planning subjects, ranging from the level at which planning fees should be set to a new standard housing methodology for proposed housing numbers. We anticipate hearing more about their findings at the end of this year or early next year. You can read more about Cornwall's response in the next item.

We are currently reviewing our discretionary fees and charges, which will increase in December and will be published in advance on our website within the next few weeks. Our pre-application advice services will change to allow for follow up discussions and we are looking to introduce a new pre-application service for discharge of condition details to frontload the work involved and ensure that the application submission is more efficient. So please do keep an eye out on our website for updates on [What's new in Planning](#) and content pages.

In the New Year we hope to be in a position to provide a new arrangement for Planning Performance Agreements for major investment and growth proposals and we can provide a further update in the next newsletter.

Our response to the NPPF changes



A revised National Planning Policy Framework and national standard housing methodology consultation was published for consultation on 30th July 2024. The following are links to the proposed changes documents: [Proposed reforms to the National Planning Policy Framework and other changes to the planning system- GOV.UK \(www.gov.uk\)](#) The consultation closed on the 24th September 2024 and a response was submitted on behalf of Council.

Whilst there are some significant changes proposed to the NPPF, the majority revert back to the 2023 version of the document. The most significant change relates to changes to the Standard Housing Methodology, which will become mandatory. If unamended, the method would mean that Cornwall would need to deliver 61% more homes per year – 4545, up from 2700 per year.

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The [Council's response](#) was accompanied by a letter from the Portfolio Holder for Planning and Housing setting out the Council's concerns under the following subject areas. These are briefly that:

Cornwall cannot double housing delivery immediately. Cornwall's housing market suffers from supply chain issues, skills shortages and a lack of permanent, locally based builders. For every 1 house completed in Cornwall, there are 1.1 under construction and 9 permitted but unbuilt. We still have around 29,000 homes permitted but unbuilt. A higher target and an environment of not having an up-to-date local plan is likely to bring forward more pressure for development, but it will not necessarily deliver homes.

Cornwall is a low-wage economy and needs a range of affordable housing, including low cost products that offer a staircase for our local population. We need an injection of investment from Government to deliver decent homes quicker and help us to get nearer to achieving the likely required delivery rate.

The consultation focusses on greenbelt and brownfield delivery and provides protections for such development. There is no compelling reason why greenfield land releases in Cornwall should be treated any differently to green belt sites and should be given extra protections and benefits from development for our communities.

A transition plan is required that tapers the housing requirements or provides a realistic opportunity for a local plan to be prepared. A change in expected timetables to be allowed to start or progress our plan earlier and targeted support (including finances) for policy making would be welcomed.

If local policy vacuums are the result in the interim, national design and other development management policies will need to be robust enough to defend against the badly designed, unsustainable development that has often characterised periods within the presumption. These must be developed through engagement with users of the planning system.

Cornwall Housing and Economic Land Availability Assessment

Following on from the [call for sites](#) held between February and April this year, the Planning Policy Team have started to test the submitted sites. This will help to produce a Housing and Economic Land Availability Assessment (HELAA) which will form part of the evidence base for the next Local Plan and help us understand what sites may come forward for development. It will also take into account sites put forward under the [Strategic Housing Land Availability Assessment](#) (SHLAA) – which it will replace. The call for sites will remain open throughout this period to ensure that as many sites as possible can be considered.

A HELAA Panel (comprising representatives of the development industry) has been set up to offer advice on deliverability and to test criteria that we will use. At last week's Panel meeting there was an interesting debate about densities that address the needs of the climate emergency.

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The HELAA assessment process follows Government guidance. It starts with an initial screening against key landscape, nature and flooding designations and will then consider the suitability, availability, achievability (viability) and capacity of individual sites in broad-brush terms. As we are testing options for a future Local Plan, we do not take into account our current policies.



Due to the number of sites to be assessed – 1113 across housing, employment and nature – we are using software called 'PlaceMaker' to manage the submissions process and perform basic checks. It will also allow us to undertake additional tests like site walkability, proximity to services and prevailing neighbouring densities. Any automated test undertaken will be sense checked by officers and the assessments will be reviewed by the HELAA Panel.

Whilst the HELAA allows us to test scenarios and will eventually feed into the site allocation process, sites which are found to be suitable, available and achievable are not given any additional planning status and the study is not a material consideration for planning applications.

If you have any queries about the HELAA please contact localplan@cornwall.gov.uk.

CIL Payments to Local Councils

During October Cornwall Council has been transferring over £430,000 of CIL Neighbourhood payments to local councils. This brings the total amount of CIL passed to local councils since January 2019, to nearly £4m.

Made twice a year in April and October, the CIL Neighbourhood payments are made automatically to any local council where CIL liable development has commenced and made a CIL payment to Cornwall Council in the preceding six-month period. Local councils receive 15% of the amount Cornwall Council receive from a development, or, where there is a fully adopted Neighbourhood Development Plan, this increases to 25%. Developments in Value Zone 5 parishes do not pay CIL on residential development, but Cornwall Council still provides these local councils with a Neighbourhood style payment using funds from the Strategic CIL pot.

Funds must be spent within 5 years of being transferred, and local councils are required to submit an annual summary to the Infrastructure Team setting out how much CIL they have received, how much they have spent, what they have spent it on, and how much they are still holding at the end of the financial year.

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More information about the CIL Neighbourhood payments can be found at www.cornwall.gov.uk/cil and then select '[Town and Parish Councils](#)' from the menu options. If a Local Council has any queries about these Neighbourhood payments, please contact the Infrastructure Team at cil@cornwall.gov.uk.

CIL Fund Update

In April we launched our fourth CIL Fund round calling for Expressions of Interest for up to £100,000 to fund local infrastructure projects that will benefit children and young people.

We received 94 Expressions of Interest, 38 of which were invited to submit a full application by 13 September. Project applications are now being assessed and scored against criteria set out in the guidance that was sent to project applicants. The successful projects will, hopefully, be announced before Christmas.



Funding will be awarded to projects that proposed delivery of infrastructure that helps to alleviate the cumulative impact of development on an area, or helps development to come forward. In addition to applicants being notified directly, a list of successful projects will be published at www.cornwall.gov.uk/cil in the New Year.

The next CIL Fund will launch later than usual due to the local elections in May 2025. Please keep an eye on our CIL webpages at www.cornwall.gov.uk/cil for more information on this as details are confirmed.

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Infrastructure Delivery Strategy

Work is currently underway to produce an Infrastructure Delivery Strategy for Cornwall, which will support the new Local Plan and help to identify the infrastructure needed to support anticipated growth.



Production of the Infrastructure Delivery Strategy has been split into three stages. The first stage looked at setting a baseline of existing infrastructure and speaking with infrastructure providers to understand their approach to delivery and potential delivery barriers. The outcomes of this first stage have been shared with Cornwall Council Members, including an All Member Briefing session held in September.

The second stage of work will look at a number of different growth scenarios and identify the infrastructure needed to support each of those scenarios. Officers are currently working on what

scenarios should be considered in the next stage, and it is anticipated that work will continue to model the infrastructure needs of these options in the New Year.

Further consultation will be undertaken with infrastructure providers to understand the impact of any growth scenarios, and the Infrastructure Delivery Strategy is then expected to be finalised mid-2025. The strategy is intended to be a 'living' document that is regularly updated to reflect changing needs and priorities, and will be a tool to support requests for funding, as well as helping to target delivery of infrastructure where it is most urgently needed.

More information will be provided as work continues.

Launch of two new Pre-Application Services

Planning have launched two new pre-application advice services:

- Biodiversity Net Gain (BNG) Advice
- Sustainable Energy and Construction Advice (Policy SEC1)

These services can be requested as stand-alone advice, ie without requesting planning advice or as an add on to planning pre-application advice. Further information can be found in our online [fees and charges document](#) and the services can be requested via the updated [pre-application advice form](#).

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Registration and Validation update

Improvement for Email or Hard Copy Applications

The majority of applications can be submitted via the Planning Portal. However there are still a small number of application types which cannot be submitted via the Planning Portal and we accept electronically via email.

We have updated our processes so that when an application is received via email and manually entered onto our system, we will automatically email the applicant/agent with the planning reference number. This will enable applicants/agent to make any additional payments such a European Sites Mitigation which requires a reference number. We hope this speeds up the process for applicants/agents instead of waiting for us to make the application invalid and requesting the payments.

Plans

It has been reported that there are a number of applications being submitted with plans which are not labelled

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correctly. Please could we ask all agents to clearly label their documents when submitting via the Planning Portal. For plans this should include the plan title, drawing number and any revision number.

Please could we also take this opportunity to remind agents to ensure plans are drawn to an identified scale with a scale bar shown to match the scale ratio indicated. Any wording which indicates planning cannot scale from the plan should be removed.

Further information can be found on the [‘Make a better planning application’](#) webpage and within appendix 1 of the [Cornwall Council Validation Guide](#).

Updated Ecology Trigger Lists

Our ecology trigger lists have been updated to version 1.5.

- Yes and no columns added, making it clearer each criterion has been considered
- Criteria for thatched roofs added
- Barn conversion added to the trigger lists as a survey is required for works/extension to any buildings which were previously agricultural barns
- Information regarding retrospective applications added making it clearer surveys may still be required and the trigger list should be completed as if it were prior to development
- Information regarding solar panels added. If works are solely for the erection of solar panels to a roof and there are no roof alterations, a survey is no longer required.
- The trigger list/note for major applications has been removed as ecology surveys are always required for major developments. The other elements on the trigger lists (geological report and invasive species control plan) are considered within the Validation Guide for major development.

The updated trigger lists can be found on the [‘Make a planning application’](#) webpage, under ‘Download form’ and selecting ‘Ecology Checklist and Trigger Lists’.

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Planning Agents Forum

Our Autumn Agents Forum will be held in the morning of 28 November and the programme will include:

- Development Management update:
 - processes and procedures update
 - new pre-app offer/pre-app advice services
 - validation update
- The National Planning Policy Framework (NPPF), Planning changes and the Local Plan
- Public health and planning- what the planning system can do in terms of creating healthy spaces and why this is important
- River Camel – septic tanks, wetlands update

Invites and the Teams joining link will be sent to our Planning Agents events subscribers.

Please email positiveplanning@cornwall.gov.uk if you have any questions or are an agent and would like to attend.

Agents submitting applications in Cornwall can also request to join our Planning Agents events subscriber list, by contacting us at positiveplanning@cornwall.gov.uk

Accredited Agent Scheme Update

At the beginning of the year the Accredited Agents Scheme was reviewed, and improvements made which were beneficial to the agents on the scheme and also to the Validation Team processing the applications.

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The revised scheme is going well with positive feedback received from agents on the scheme. Their applications are processed quicker and they have increased business through being associated with the scheme.

In terms of our internal processes, the Accredited Agent applications are now easier to identify, and the Validation Officer only needs to do a cursory check of the application. This has made the process quicker, helping to reduce validation times and increase the number of applications we can process.

There are currently 9 agents on the scheme. Agents in the scheme have had less than 3 invalid applications within 6 months.

If you are thinking of joining the scheme, information can be found on our website here: [Accredited agents householder scheme- Cornwall Council](#)

At the moment the scheme only applies to householder and tree applications, but we may look to expand this in the future.



Planning applications on the coast



Coastal change is a natural process being accelerated by climate change. Planning policies ensure decisions take account of the risks in coastal areas.

Cornwall Council's Climate Resilience and Adaptations team have also recently updated their web content which is worth a read as it pulls together all relevant information on this page: [Planning applications on the coast- Cornwall Council](#). You can check whether your property is within the Coastal Vulnerability Zone on this page, find out about our coastal policy framework and how we make recommendations on new proposals in coastal or estuary areas.

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You can find more information at: Making Space for Sand project ([Home Page- Making Space for sand](#))

Find out about the Cornwall Adaptation Strategy (and related pages about existing policy): [Cornwall Adaptation Strategy- Cornwall Council](#)

Coastal change and flooding are separate but often interrelated issues. The team also have some useful information available on flooding:

Check your flood risk and guidance on insuring a property at flood risk: [Insurance for properties at risk of flooding- Cornwall Council](#)

Register your interest in a property flood resilience grant: [Property Flood Resilience Scheme](#) | [Let's Talk Cornwall](#)

Want to make green improvements to your home, but unsure on what's right for you or how to fund it?

If you're a homeowner in Cornwall wanting to improve the energy efficiency of your home, but are not sure where to start, you can get free and impartial advice on the most suitable measures.

The [Homewise](#) tool gives energy saving advice to help you save money on energy bills and boost the energy rating of your home.

And once you know what green improvements you'd like to make, you can apply for a lower-cost loan through a Council-backed scheme.

The Green Home Improvement Scheme aims to fill the gaps for those who are ineligible for grants. Homeowners and private landlords can apply; however the scheme is not open to properties used as holiday lets or second homes. Lendology CIC runs the loan scheme on behalf of the Council.

To find out more about the loan scheme and eligibility for homeowners and landlords with private rental properties in Cornwall, visit [Lendology- Cornwall-Council](#), email loans@lendology.org.uk or call Lendology on 01823 461099.

The Green Home Improvement Scheme has been part-funded by the Cornwall and Isles of Scilly Good Growth Fund, which is managed by Cornwall Council and funded by the Government's UK Shared Prosperity Fund.



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Policy focus - 7 November 2024

Our next Local Council training event is on 7 November at 4.00-6.00 pm. It is a Planning Policy update focussing on community, health and coastal planning topics.

The programme for the session includes:

- Update on revised NPPF and other planning changes – Rob Lacey, Planning Policy Manager
- Making us more resilient: addressing coastal change within local planning policy in Cornwall – Rhys Hobbs, Pauls Minshull and Claire Below from our Environment Team
- Public Health and planning – Gwyn Williams, Public Health and Wellbeing
- Community led projects in planning – Rob Lacey

This will be an online event via Teams and the link to join is in the email sent to local council clerks to cascade. There is no need to book. If you have not received it from your clerk nearer the date and wish to attend, then please contact us at positiveplanning@cornwall.gov.uk

Local Council planning training

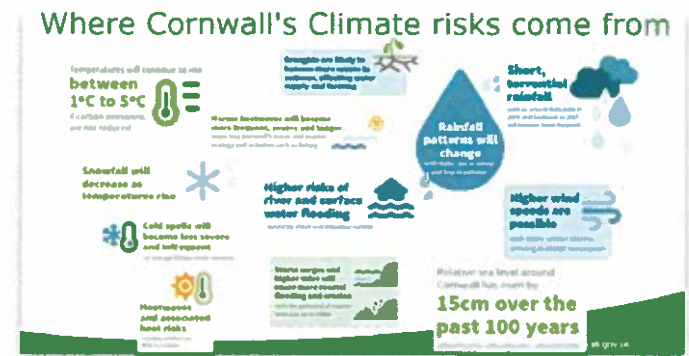
All planning training resources are now on the same training webpage: [Local Council Planning Training- Cornwall Council](https://www.cornwall.gov.uk/planning-training).

This includes:

Presentations from previous planning training topics for local councils and planning induction training

[Day in the life of a planning application](#): online resource covering the planning process end-to-end with links to resources and CC webpages

If you have any requests for future training topics, please email us at positiveplanning@cornwall.gov.uk



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The group last met on 23 July to hear updates from Development Management managers on planning process changes. Presentations included:

- [Growth and Investment project](#)
- [Class Q and Class R](#)
- [Annexes](#)

You can view the notes of the July meeting using [this link](#): [Minutes 23 July 2024](#)

The group also helped set the topics for the Autumn Local Council planning training events in September and November.

You can find out more on the [Cornwall Planning Partnership](#) webpage.

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If you would like to receive notifications and a link to these newsletters when they are published, please contact us at positiveplanning@cornwall.gov.uk.

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

[Contact us](#) including the latest map for the area planning teams

[What's new in Planning](#)

[Online Planning Register](#)

[Planning Agents Area](#)

[Validation Guide](#)

[Planning Agents Forums](#)

[Planning Committees](#) – link to main Committees webpage

[Neighbourhood Development Plans](#)

[Day in the Life of a planning application](#)

[Role of Local Councils in Planning](#)

[Local Council Planning Training](#)

[Planning Enforcement](#) (including the latest [quarterly activity reports](#))

[Community Area Partnerships- Cornwall Council](#)

We're always looking for ways to improve our communications with you so if you have any feedback on this newsletter, we'd love to hear it. Please send any comments to positiveplanning@cornwall.gov.uk

October 2024

<https://www.cornwall.gov.uk>