



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:
5th February 2025

Dear Councillor

Meeting of the Planning Committee – Monday 10th February 2025

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 10th February 2025. 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', with a long horizontal flourish extending to the right.

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 10th February 2025

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 13th January 2025 (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 Planning Inspectorate – Appeal Decision, Land at Channel View Farm, Sandy Lane
 - 7.5 Cornwall Council – Appeal Notification, PA24/05078, Lower Forge Farmhouse, Nancekuke
 - 7.6 Cornwall Council – Cornwall Interim Policy Position Statement
 - 7.7 Cornwall Council – Neighbourhood Planning Newsletter, January 2025
 - 7.8 Cornwall Council – National Planning Changes and Neighbourhood Development Plans

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 10th February 2025

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA25/ unless otherwise stated)	Details	Ward	Reply
1	00094	<p>St Eunys Church, Churchtown</p> <p>Works to a mature Sycamore tree (T10) subject to a Tree Preservation Order (TPO) – to remove the bough of the tree as part of ongoing safety repair works to the western boundary retaining wall</p> <p>For Jon Mitchell, Cornwall Council</p>	South	Supported
2	00132	<p>Mobility Centre, 1 Alma Place</p> <p>Non material amendment in relation to Decision Notice PA23/00675 dated 02/05/23 – multiple interior and exterior amendments</p> <p>For Mr Brewer, Mustard Seed Property Limited</p>	North	Not acceptable as amendment
3	00476	<p>Chyventon House, Forth Noweth</p> <p>Works to Tree(s) covered by a Tree Preservation Order (TPO) – T1 – Ash – Fell to ground. T12 – Sycamore – Remove 2 x crossing branches overhanging path. G2 Sycamore – Re-coppice. T6 – Lime – Crown lift over garden to 2.5m. Remove crossing branch at 5m. T7 – Sycamore – Crown lift over garden to 2.5m. G3 – Sycamore/lime – Reduce branches overhanging garden by 4m. T11 – Elm – Reduce lowest, overextending branch back to boundary. G4 – Sycamore – Crown lift over garden to 2.5m</p> <p>For Alison Emmett</p>	North	Supported
4	00250	<p>Plot 1, Cornwall Business Park, East Hallenbeagle, Scorrier</p> <p>Submission of details to discharge condition 12 of decision notice PA22/08886 dated 19.04.2023</p> <p>For SUEZ Recycling and Recovery UK Ltd</p>	Chacewater	Supported

5	09350 (PA24)	9 South Park Close To build a single storey extension to the rear of the property For Sam Shepherd	South	Supported
6	00585	6B Trevingey Road Works to trees subject to a Tree Preservation Order (TPO): 2 medium sized trees require the canopy reducing and the overhang onto three neighbours properties who are all keen for the work to be completed For Mr Joseph Adams, Adams Group UK	South	Supported
7	00328	Co Op, Falmouth Road Advertisement consent for remove old signs and replace with new For COOP Ltd	South	Supported

LIST 2

Ser No	Planning App No (All PA24/ unless otherwise stated)	Details	Ward	Reply
8	09842 (PA24) (Cllr Thomas)	Land South West of Wheal Tolgus, Tolgus Mount Application for Permission in Principle for proposed rural exception scheme for up to 4 dwellings (minimum 2, maximum 4) For Mr Craig Williams	North	
9	09475 (PA24) (Cllr Major)	Glebe Barn, Churchtown Outline application for residential development of land for 1no. dwelling including access For Ms Helen Geech	South	
10	00383 (Cllr Tremayne)	Land at River Barns, Old Portreath Road Expansion of an existing caravan site to include the installation of 8 additional static caravans and amendments to a previously approved site layout For Ms Jenna Simmons	North	

11	00175 (Cllr Barnes)	The Bungalow, Mount Carbis Road Construction of two single garages and associated landscaping For Symons Construction Ltd Bryher Lodge, Trevingey Road	South	
12	00737 (Cllr A Biscoe)	Change of use of existing residential annexe to become separate dwelling For Ms E Blight	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 13th January 2025

Present: Cllr H Biscoe Chair
Cllr W Tremayne
Cllr S Barnes
Cllr A Biscoe
Cllr K Grasso
Cllr I Thomas

In attendance: Ms A Hunt Operations Officer
Mrs J Pelham-Wales Administration Assistant

PART I – PUBLIC SESSION

1606.1 To receive apologies for absence

Apologies were received from Cllrs Major and Craze.

1606.2 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.

1606.3 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 present.

1606.4 To consider the planning applications

1606.4.1 The planning applications were dealt with in accordance with the attached Annex A to these minutes.

1606.5 To confirm the Minutes of the Meeting of the Planning Committee held on 9th December 2024

1606.5.1 RESOLVED by Majority that the minutes of the Meeting of the Planning Committee held on 9th December 2024 be accepted as a true and accurate record of proceedings [Proposed Cllr Thomas; Seconded Cllr A Biscoe]. Cllr Tremayne abstained as he had not been present at the meeting.

1606.6 Clerk's Report

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

1606.7 To receive correspondence:

1606.7.1 Decision Notice Schedule

The schedule was noted.

1606.7.2 Licensed Premises Schedule

The schedule was noted.

1606.7.3 Pre-application Schedule

The schedule was noted.

1606.7.4 Cornwall Council – Notice of publication of the proposed Redruth Neighbourhood Development Plan PA24/00006/NDP

The Operations Officer had previously sent the notice to all Town Councillors by email, asking them to publicise the information contained within it across their networks. It had also been shared on the Town Council's website, social media and noticeboards. It was confirmed that all comments needed to be submitted to Cornwall Council. The correspondence was noted.

Chair

REDRUTH TOWN COUNCIL - PLANNING SCHEDULE

ANNEX A

All references for PA24/ unless otherwise stated.

Meeting: Monday 13th January 2025

REF NO	CC REF	SITE	PROPOSAL	DECISION
LIST 1 Unanimously RESOLVED that Recommendations on List 1 are supported en bloc. [Proposed Cllr A Biscoe; Seconded Cllr Tremayne]				
1	08544	Channel View, Sandy Lane	Change of use of land to a secure dog walking field and retention of associated perimeter and parking area	Supported
2	09342	Treveden, 69 Trevingey Road	Demolition of porch and erection of extension to front of property	Supported
3	09240	Unit B, Jon Davey Drive, Treleigh Industrial Estate	Formation of 2no. external fire escape doors including external fire escape stairs	Supported
4	08749	Highfield, Gew Terrace, East End	Retrospective planning for a replacement outbuilding/shed	Supported

5	09237	Redruth United Football Club, Clijah Park, Wheal Trefusis, South Downs	Proposed construction of two storey extension with balcony and renovation of existing building to provide improved facilities and community space	Supported
6	09638	North Light Block, Krowji, West Park	'Installation and construction of replacement artist and creative studios and associated works' without compliance of Condition 2 of Decision Notice PA23/10360 dated 21.03.24	Supported
7	09211	Parc Erissey Industrial Estate, New Portreath Road	The installation of a ladder and handrails along the existing roof	Supported
8	09675	Land North of Homestead, Old Sandy Lane	Construction of agricultural building for maintenance purposes & associated works	Supported
LIST 2				
NIL				

Redruth Town Council
Clerk's Report – Planning Committee
Meeting Date: 10th February 2025

Ser No	Item	Action	Response
1606.7.4	Notice of publication of the proposed Redruth Neighbourhood Development Plan	Consultation from 6 th January until 17 th February midnight	Comments to be submitted to Cornwall Council, reference PA24/00006/NDP

Planning Committee

Meeting 10th February 2025

Decision Notice Schedule

All references for PA24 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1598.4.1.9	08233	84 The Paddock	Conversion of loft space to form additional bedroom including insertion of 1no. dormer and 1no. rooflight	Unanimously RESOLVED to support the application	Approved
1603.4.1.5	09037	3 Station Hill	Works to tree in a conservation area – T1 – Felling of Yew tree	Unanimously RESOLVED to support the application	Decided not to make a TPO
1591.4.1.14	04701	Foxworth Stables, Sandy Lane	Retention of residential caravan	Unanimously RESOLVED not to support the application. Having regard to the planning history for the site, Redruth Town Council is concerned that the current application has been made in an effort to circumvent the proper planning process	Declined to determine
	08596	25 South Park Close	Proposed Lawful Development Certificate for a garage conversion	Not consulted	Granted
1606.4.1.3	09240	Unit B, Jon Davey Drive, Treleigh Industrial Estate	Formation of 2no. external fire escape doors including external fire escape stairs	Unanimously RESOLVED to support the application	Approved
1603.4.1.4	05683	75 Clinton Road	Deconstruction of deteriorating existing boundary wall. Build of concrete block retaining wall and facing of block wall with stone from the original wall and finished with lime mortar	Unanimously RESOLVED to support the application	Approved

	09221	The Buttermarket, Station Hill	Submission of details to discharge condition 11 in relation to Decision Notice PA21/09197 dated 26.11.2021	Not consulted	s52/s106 and discharge of condition apps
1606.4.1.4	08749	Highfield, Gew Terrace, East End	Retrospective planning for a replacement outbuilding/shed	Unanimously RESOLVED to support the application	Approved
1598.4.1.8	07723	Byre Cottage, Higher Laity Farm, Old Portreath Road	Use of dwellinghouse for unrestricted residential occupation on the ground floor and ancillary accommodation on the first floor	Unanimously RESOLVED to support the application	Approved
1606.4.1.2	09342	Treveden, 69 Trevingey Road	Demolition of porch and erection of extension to front of property	Unanimously RESOLVED to support the application	Approved
	09016	Street Record, Rose Row	Under The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 – BT intends to install fixed line broadband electronic communications apparatus	Not consulted	Closed – advice given
	08223	6 St Stephens Crescent, Treleigh	Submission of details to discharge Condition numbers 3, 4, 6, 7 and 8 in respect of Decision Notice PA21/11593 dated 10/03/22	Not consulted	S52/s106 and discharge of condition apps

1591.4.1.15	01847	Cornwall Animal Hospital, Treleigh Cottage, Treleigh	Proposed plans to build a small house development of three detached and two semi-detached 2-bedroom houses	Unanimously RESOLVED not to support the application on the grounds: (i) that the plans represent development in the open countryside; (ii) of concerns over the impact of traffic, noise levels and air quality from the surrounding main roads on the wellbeing of any future residents; (iii) of the lack of local amenities; (iv) that the site is outside the settlement boundary set out in the emerging Neighbourhood Development Plan; (v) of concern for the preservation of trees located on the site; (vi) that the plans represent overdevelopment and (vii) of concerns over the proposed access to the site	Withdrawn
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<p>1509.6.1.7 1539.7.4</p>	<p>11187 (PA22)</p>	<p>Land North West of Treskerby Farm</p>	<p>Proposed affordable housing</p>	<p>Following concerns raised over the suitability of the site; on-street parking and highway safety; underestimates as to the predicted number of additional vehicle movements such development would create; lack of sewerage provision; the precedent which would be set for potential future development were permission to be granted; inadequate medical provision and lack of availability of school places to cater for an increased population, it was RESOLVED by Majority: (i) not to support the application and (ii) to ask that, in determining the application, a site visit is undertaken by the Cornwall Council Planning Committee in order that they can properly understand both the site and the concerns raised</p>	<p>Approved</p>
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				<p>Unanimously RESOLVED not to support the application on the grounds that revisions made to the plans do not address those concerns raised by the Town Council in its comment dated 31st January 2023</p>	
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REDRUTH TOWN COUNCIL PLANNING COMMITTEE
LICENSING SUBMISSIONS FOR:

Monday 10th February 2025

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

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

Monday 10th February 2025

Reference	Location	Details
NIL		

Appeal Decision

Site visit made on 14 January 2025

by **O Marigold BSc DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 23 January 2025

Appeal Ref: APP/D0840/W/24/3345397

Land at Channel View Farm, Sandy Lane, Redruth, Cornwall

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Pete and Rosemarie Turner against the decision of Cornwall Council.
 - The application Ref is PA23/08707.
 - The development proposed is the formation of a vehicular access.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. Since the appeal was made, a revised National Planning Policy Framework (the Framework) has been published. Although I have made my determination against the updated national policy context, the relevant changes to the Framework are not fundamental to matters which are determinative to the outcome of this appeal.

Main Issue

3. The main issue is the effect of the proposal on the character, appearance and ecology of the area.

Reasons

4. The site consists of land and a hedgerow bounding Sandy Lane, part of the A393. It lies within the Silverwell-Camborne character area of the Cornwall Character Assessment (CCA). Features of the rural landscape include fields bounded by hedges. Pressures identified by the CCA include the loss and neglect of field boundaries. The Cornwall Design Guide Supplementary Planning Document (SPD), adopted December 2021, advises that hedges have an important role in the distinctiveness of places.
5. The existing hedgerow is in poor condition with gaps and sections of bramble. It may not be of traditional build. Nevertheless, it is a substantial feature of significant length, and contrasts with punctured lengths of hedgerow elsewhere. Along with the fields themselves, the hedge provides a soft setting and relief from the built-up area nearby. It also provides an ecological corridor. As such, the hedge provides an attractive rural feature which contributes positively to the character and biodiversity of the surrounding area.

6. The proposal seeks to create a new access to serve the fields. This would include wide splays either side of the new access, to ensure adequate visibility between vehicles using the new access and traffic using Sandy Lane.
7. It is proposed that a new Cornish hedgerow would be planted behind these visibility splays. Even so, the new access and its angled splays would conflict with the essentially linear alignment of the existing hedgerow. The broadly central location of the access would form a significant break, undermining the visual continuity and integrity of the hedge. These factors, together with the surfacing of the entrance, mean that the proposal would have a hard, engineered and urban appearance. Consequently, it would detract from the rural character of the area. Any possible alternative access involving greater hedgerow loss is not before me.
8. The parties have referred to a Preliminary Ecological Report relating to another proposal, although this has not been provided to me. Additional hedgerow planting is proposed, which would exceed by some margin the amount that would be lost. This may result in biodiversity benefits over time. However, the proposal would permanently fracture the existing hedgerow, adversely affecting its use by species, in particular during construction and until the new hedgerow has become established. On the evidence available to me, I conclude that its overall ecological effects would be negative.
9. Another Inspector found that a proposal in Cubert, Cornwall¹ involving the loss of hedgerow would only cause moderate and localised harm. That said, this hedge was described as being of relatively recent origin. In any case, I have few details of its importance or otherwise to the surroundings. This decision does not therefore change my conclusions.
10. For the reasons given above, the proposal would harm the character, appearance and ecology of the area. As such, it would conflict with policies 12 and 23 of the Cornwall Local Plan, adopted November 2016 and Policy C1 of the Climate Emergency Development Plan Document (CEDPD), adopted February 2023. These require the design and layout of proposals to respect, maintain and enhance the character, distinctiveness and biodiversity of the area. Framework Paragraphs 8 and 187 similarly seek to improve biodiversity and for development to be sympathetic to local character and landscape setting. It would also conflict with the SPD. I give these conflicts very substantial weight.

Other Considerations

11. The fields are currently accessed from a track further along Sandy Lane. The track is located between two dwellings and is narrow. This may well prevent its use by large, wide vehicles and thus constrain the agricultural business, including the use of best and most versatile agricultural land. In providing a new access, the proposal would result in economic benefits to the business. CLP policies 5 and 21, make clear the importance of supporting rural business and agricultural growth, as do Framework paragraphs 85 and 88. Accordingly, this benefit carries significant weight in favour of the proposal.
12. The existing track has restricted highway visibility for vehicles at its junction with Sandy Lane, because of existing boundary treatments. These are not within the control of the appellants, preventing their improvement. On-street parking means

¹ APP/D0840/W/23/3319700

that vehicles on Sandy Lane may approach from the opposite side of the carriageway and this can cause bottlenecks, requiring reversing manoeuvres. The proposal would mean that agricultural vehicles accessing the fields would not need to use the track. CLP Policy 27 requires development to provide safe and suitable access and so provides a degree of support for the proposal.

13. However, I have little evidence of the frequency of use of the track, particularly given its width constraints. The speed of traffic on Sandy Lane is limited by the need to negotiate the nearby roundabout and parked vehicles. No evidence has been provided to me of any reported accidents caused by the existing access. The Council's highway consultee did not object to the proposal, but nor was the existing access considered to be particularly unsuitable. Consequently, I give the highway benefits of the proposal only limited positive weight.
14. The proposal would mean that potentially noisy agricultural vehicles serving the farm would not have to travel past the properties at its entrance, which may occur during unsociable hours. That said, I have little substantive evidence to show that this is a particular problem, especially given the width restrictions of the existing track. Nor would the proposal entirely remove its use. Accordingly, I give only limited positive weight to these benefits. Reference has been made to another planning application² where such benefits were determinative, but I have few details of this case and so cannot draw a useful comparison.
15. An appeal in Wrexham³ has been provided to me, where the benefits of a proposal for multiple dwellings were found to outweigh harm to the character and appearance of the area, including the loss of trees. However, these benefits covered a range of matters such as housing land supply, and were judged against a different planning policy background. As a result, this decision is of limited relevance to the proposal before me and it does not alter my findings.

Planning Balance and Conclusion

16. There is a degree of tension between the conflict with CLP policies 12, 23 and CEDPD Policy C1, and the support of CLP policies 5, 21 and 27. Similarly, CLP Policy 2 requires conservation of the natural landscape and consideration of biodiversity, whilst also supporting improved conditions for businesses and their expansion. However, for the reasons given, the balance of considerations is against the proposal, and it would therefore conflict with CLP Policy 2 as well. It follows that the presumption in favour of sustainable development contained in CLP Policy 1 is not engaged and so is neutral in the planning balance.
17. As a result, the proposal conflicts with the Development Plan as a whole. The material considerations in this case, and the weight I give to them, do not indicate a decision other than in accordance with it. This leads me to conclude that the appeal should be dismissed.

O Marigold

INSPECTOR

² LPA reference PA19/02319

³ APP/H6955/A/18/3194493



Redruth Town Council
Clerk To Redruth Town Council
The Chambers
Penryn Street
Redruth
TR15 2SP

Your ref:
My ref: PA24/05078
Date: 30 January 2025

Dear Sir/Madam,

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	APP/D0840/W/24/3357057
Cornwall Council ref:	PA24/05078
Appeal start date:	28 January 2025
Proposal:	Demolition of existing dwelling and construction of new replacement energy-efficient dwelling and associated landscaping works.
Location:	Lower Forge Farmhouse, Nancekuke, Redruth, TR16 5UE
Appellant:	Mr & Mrs Burley
Cornwall Council decision:	REFUSED

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Linda Hutton, Room 3/P, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 4 March 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reason for refusing permission for this development is set out below:

By virtue of the complete demolition of the building, the proposal would result in the permanent loss of architectural authenticity of the 19th century farmhouse which is considered to be a non-designated heritage asset. By reason of its scale, bulk and finishes, the single-storey rear extension element of the replacement dwelling would appear as an incongruous feature which bears no resemblance to the architectural merits or proportions of the existing historic dwelling. With particular regard to policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030, it has not been demonstrated that all reasonable efforts have been made to mitigate the extent of the harm to the significance of the asset, nor has it been demonstrated that the works proposed are the minimum required to secure the long-term use of the asset. The extent of the public benefits arising from an improvement in housing stock and minor economic benefits from construction are not considered to outweigh the harm identified to the non-designated heritage asset. For the reasons outlined above, the proposed development fails to protect, conserve or enhance the significance of the non-designated heritage, nor respect the landscape character of the area. As such, the proposal fails to accord with the aims and intentions set out within policies 1, 2, 12, 23 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030, policy C1 of the Climate Emergency Development Plan Document 2023, paragraphs 8, 135, 180, 203 and 209 of the National Planning Policy Framework 2023 and paragraphs 3.2.1, 4.2.1, 4.2.2 and 4.2.5 of the Cornwall Design Guide 2021. The refusal of planning permission complies with paragraph 139 of the National Planning Policy Framework 2023, which advises that development that is not well designed should be refused.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully,

Tazmin Burr

Development Technical Officer (Appeals)

Development Management Service

Tel: 01872 322222

Email: planningappeals@cornwall.gov.uk

Abigail Hunt

From: [REDACTED] on behalf of EP&E Local Plan
<localplan@cornwall.gov.uk>
Sent: 24 January 2025 13:58
Subject: FW: Planning Policy Consultation - Cornwall Interim Policy Position Statement.
Categories: Planning

You don't often get email from localplan@cornwall.gov.uk. [Learn why this is important](#)

Information Classification: PUBLIC

Please find below an updated version of the email with the correct link to the document.

Cornwall Interim Policy Position Statement

24 January 2025



Dear Consultee,

Cornwall Interim Policy Position Statement

Cornwall Council is publishing the following document for a four week consultation period between Friday 24th January and 5pm Friday 21st February 2025.

[Cornwall Interim Policy Position Statement](#)

Government's new National Planning Policy Framework (NPPF) came into force on 12th December 2024. This sets out revised guidance and policies for planning across England.

Government published a standard housing method alongside the NPPF. This is the method that we must use to understand how many new homes should be built each year in Cornwall. We must now plan for 4,421 homes in Cornwall instead of the 2,707 that we have been planning for under the current Local Plan.

Where a plan is more than 5 years old, we must be able to show that the plan can meet the new housing requirement of 4,421 homes per year for it to remain 'up to date'.

We have concluded that this is not currently possible and on that basis some of our policies in the Local Plan will be considered 'out of date' for decision making. However, where our policies remain consistent with the NPPF they can continue to be used for decision making. This is true of the majority of our policies across the Local Plan and Neighbourhood Plans.

We have now published an [Interim Policy Position Statement](#) for consultation.

We believe that most of our planning policies can continue to be used for planning decisions in conformity with the NPPF.

To help decision making under the 'Presumption in Favour of Sustainable Development' the '[Interim Policy Position Statement](#)' sets out:

- Which policies we think are out of date and which ones can still be used
- How our policies reflect national policies
- How we will make positive planning decisions
- Our principles for development
- Information about a new local plan

Consultation on the [Interim Statement](#) started on 24th January. It closes at 5pm on 21st February 2025. Comments received during this period will be considered by the Cornwall Growth Board.

You can view paper copies at:

- New County Hall, Treyew Road, Truro, TR1 1AY;
- Chy Trevail, Beacon Technology Park, Bodmin, Cornwall, PL31 2FR; and
- St John's Hall, Alverton Street, Penzance, TR18 2QW

Please submit your comment to: localplan@cornwall.gov.uk by 21st February 2025.

Please click here to [unsubscribe](#) from future Cornwall Council Planning Policy consultations and updates.

www.cornwall.gov.uk



06/25

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at enquiries@cornwall.gov.uk. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.

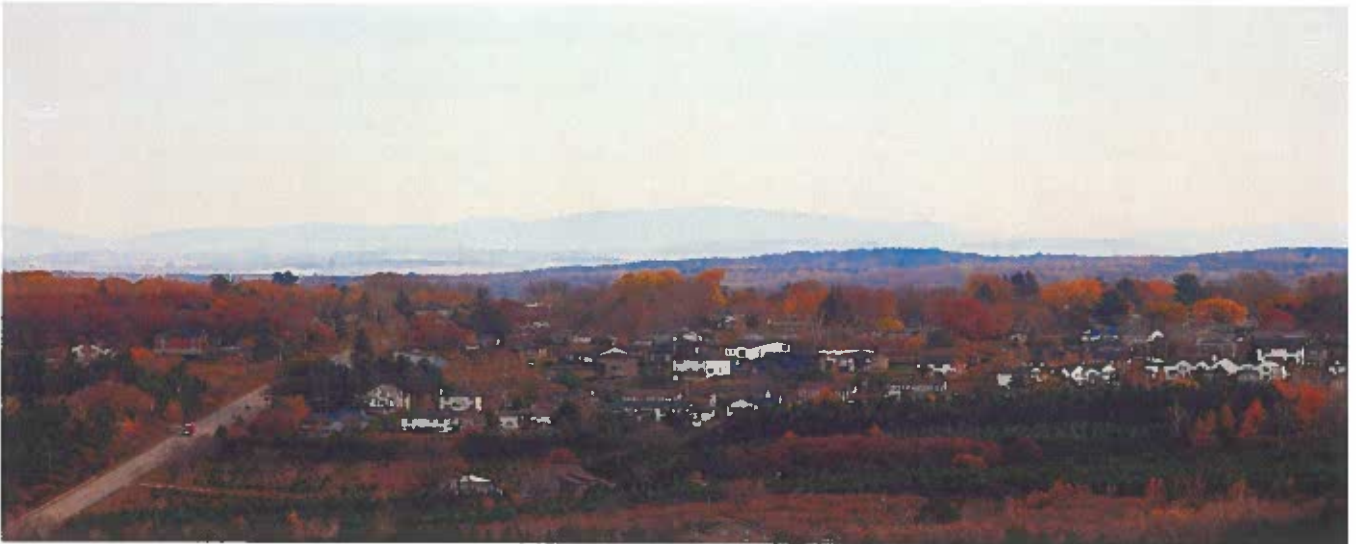


Neighbourhood Planning Newsletter – January 2025



Welcome to the January update

In this edition we've got important information on national planning changes in our new neighbourhood plan briefing note, guidance on any action you need to take with your neighbourhood plan and the neighbourhood priority statements pilot. We'll also be giving an insight into what happens at referendum (election) and the latest updates. You can also view online only [News and Updates](#) and [Planning News for Local Council and Agents](#). Contact us at neighbourhoodplanning@cornwall.gov.uk.

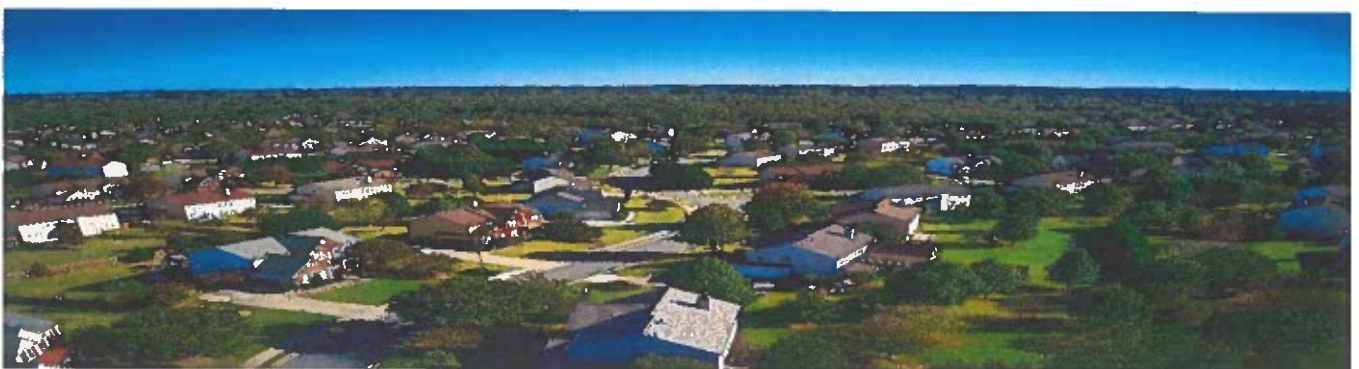


National planning changes and neighbourhood plans

The Government published a new National Planning Policy Framework (NPPF) on 12 December 2024. This sets out revised guidance and policies for planning across England and is now in force.

A new mandatory standard housing methodology was also published alongside the NPPF. This is the method that we must use to understand how many homes should be built each year in Cornwall. It means that our new housing requirement (from 12th December 2024) will be 4,421 for Cornwall instead of the 2,707 that we have been planning for under the current Local Plan.

A [briefing note](#) has been written to help you understand what recent changes to national planning guidance might mean for your neighbourhood plan and how it impacts how the plans will be used. In addition we will be providing an update on planning changes as part of the Local Council planning training on **29 January 2025 4pm-5.15pm**.



Do I need to take any action now with my neighbourhood plan?

We have published [guidance](#) for you setting out how the changes to the planning system will impact on neighbourhood plans at different stages of the process. This should help you understand

how the planning changes will affect your neighbourhood plan and our advice on any action to take now.



Ready for Launch. Neighbourhood priorities statements

Neighbourhood Priorities Statements (NPS), being introduced nationally this year, are a new form of Neighbourhood Planning. They are produced by you to tell us about your priorities for development in your local area. They are similar to Neighbourhood Plans but shorter and more focussed on your priorities. They do not contain planning policies or allocations but they will set out the ambitions and priorities of communities in terms of the need for infrastructure, the design and location of new housing and the places that are best for new homes and jobs.

You do not have to produce one but they are a way to influence the planning policies in the new Local Plan and have a real say in how growth can benefit your area in the longer term. We will have to take them into account when writing the new Local Plan and reflect them in our policies. We are encouraging all of our areas to produce one of these statements. To make them easier to produce we have created templates and guidance to help you make your statement in a consistent way that will tell us how growth and change, infrastructure and investment can improve your places over the longer-term. We hope that it will be possible to produce a NPS within around 6 months.

We are starting a pilot in February to test the processes and templates with around 10 parishes across Cornwall. Once that process is underway, we will invite all other parishes to participate and produce their own NPS. We expect to open the process to all parishes around the middle of this year.

We will report in each NDP newsletter on the progress of Neighbourhood Priorities Statements in Cornwall.



What happens at referendum (election)

After the examination the neighbourhood plan will need to be amended by you with the Examiner's changes. It will then go through our internal committee to confirm that the neighbourhood plan can move forward to referendum. The decision statement is the trigger for the start of the referendum process and timetable. This will be published on our [website](#).

Our Electoral Services Team are responsible for organising and running the referendum. The referendum process is like that for a local government election.

You can encourage people to vote but cannot seek to influence which way to vote. Contact voter-registration@cornwall.gov.uk.

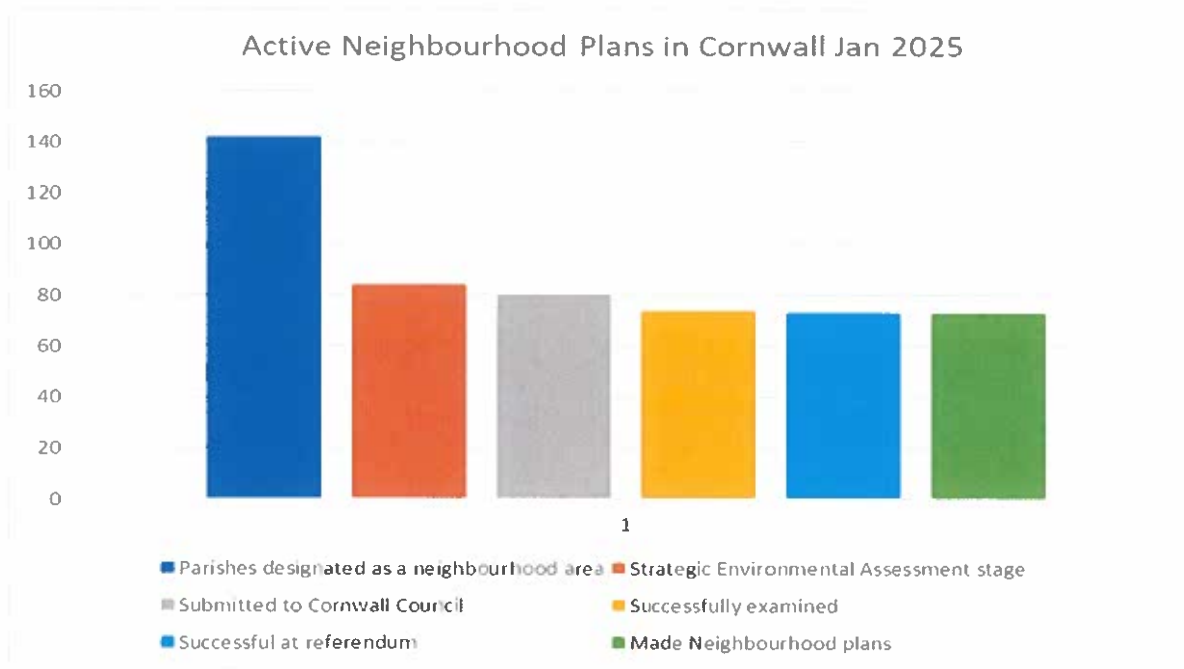
The costs of running the referendum are met by us (such as printing poll cards, posting them, our staff costs, hire of polling stations and our transport costs). We are unable to pay for any other expenses.

After polling day the result will be published on our website under [Election Results](#). We will also notify you.

If more than 50% of people who voted in the referendum support the neighbourhood plan it will become part of the statutory development plan for the area.

Neighbourhood Plans in Cornwall – January 2025

Latest activity



Note that some neighbourhood areas cover more than one parish; the total number of parishes in a designated neighbourhood plan area is 142.

1 The post examination modified plans are published and the Department for Levelling Up, Homes and Communities and Local Government has updated [planning guidance](#) to indicate that neighbourhood plans awaiting referendums can be given significant weight in decision-making. A full list of made plans can be found on our webpages.

Redruth – Regulation 16 Public Consultation dates published

St Stephen-in-Brannel – Made

You can find more information about neighbourhood plan updates on our [neighbourhood planning activity in Cornwall](#) page.

Queries

Contact us at neighbourhoodplanning@cornwall.gov.uk

National Planning Changes and NDPs

The Government published a new National Planning Policy Framework and standard housing methodology were published by Government on 12th December. The effects are immediate and mean that Cornwall will need to plan for 4421 homes per year instead of the 2,707 that applied before. This change means that some of our policies (particularly housing policies) in the Local Plan and most Neighbourhood Plans are considered 'out of date' when making decisions.

We have published a note setting out the implications of the changes to the National Planning Policy Framework on neighbourhood planning. That note is available here [Briefing note for NDP Groups \(NPPF\)](#) This note sees to expand on the implications for neighbourhood plans at different stages in the process.

Introduction

Where a plan is more than 5 years old (our Local plan is now 8 years old), we must be able to show that the plan can meet the new housing requirement of 4,421 homes per year for it to remain 'up to date'. We have concluded that this is not currently possible and on that basis some of our policies in the Local Plan will be considered 'out of date' for decision making. However, where our policies remain consistent with the NPPF they can continue to be used for decision making. This is true of the majority of our policies across the Local Plan and Neighbourhood Plans.

Under the NPPF 'Presumption in Favour of Sustainable Development' (the 'Presumption'), planning decisions will have to be made using relevant policies of the National Planning Policy Framework instead of some of our now 'out of date' policies in the Development Plan¹. This 'presumption in favour of sustainable development' supports development that is considered 'sustainable' by the NPPF, unless the adverse impacts of that development "significantly and demonstrably" outweighs its benefits. This presumption would apply even where a proposal might normally be at odds with our adopted housing policies. It will last until Cornwall Council can demonstrate a 5 year supply of land to deliver the additional homes, or until the adoption of the new Local Plan (which will set out how we intend to deliver the new housing requirement).

Planning is based on judgement and interpretation, and it is important that we are clear about what weight we can give different policies in decision making. Our interpretation of the NPPF focus is that where our local plan policies remain in general conformity with the NPPF that they should continue to be given full or substantial weight in decision making.

The new NPPF sets out clearly that under the presumption an assessment of benefits and adverse impacts should still be undertaken across the policies of the NPPF as a whole but particularly to promote sustainable transport, achieve well designed places and secure affordable homes.

What are then impacts on Neighbourhood Plans – by age?

If your plan was 'Made' before 12th December 2019

¹ The development Plan in Cornwall is made up of a number of documents, including the Local Plan: Strategic Policies; and Made (adopted) Neighbourhood Plans.

Housing delivery policies in made plans that are older than 5 years (i.e. made before 12th December 2019) will now be considered to be out of date. This means that all housing delivery policies, including development boundaries, green gaps, and other policies that restrict housing growth will be afforded low or no weight in planning decisions and the presumption in favour of sustainable development will apply instead.

Because of the uncertainty about how housing numbers will be allocated in the future, in advance of a new Local Plan, our advice to groups is not to update their NDPs now.

We will be producing a new Cornwall Local Plan in early 2026 and our advice for groups is that they should wait until that is significantly advanced before updating their NDP. This will allow more certainty about the continued role of NDPs as well as allowing housing numbers and new national and local policies to be established.

In the meantime, we are encouraging all towns and parishes to produce a Neighbourhood Priorities Statement (NPS) so that their community priorities can be recorded for use now and also reflected in the policy approach of the new CLP.

If your plan was 'Made' less than 5 years ago

There is some additional protection in the NPPF for neighbourhood plans that are less than 5 years old. Paragraph 14 states that:

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).

Our interpretation of this position is that:

- where a NDP is less than 5 years old at the time a planning decision is made (this will change over time, but at a minimum it requires a plan to be made after 13th December 2019); AND
- where that NDP contains policies that seek to identify and address housing need in the neighbourhood area that is greater than the minimum targets in the Cornwall Local Plan: Strategic Policies 2016; AND
- where that plan has policies and / or site allocations that seek to address that need,

the housing policies in that NDP will continue to apply until the plan reaches 5 years old. We have identified a small number of plans where we believe that this paragraph applies and will name them on the Neighbourhood Plan pages of the Council's website.

If your plan has been recently submitted to Cornwall Council

All NDPs submitted to Cornwall Council by March 12th 2025 that meet the basic conditions as set out in the Regulations will not have to set out how they plan to meet the revised housing numbers. However, these plans will need to have policies and allocations that clearly show how they will meet their identified housing need.

If you are working on a plan, but have not yet submitted

Plans that are significantly advanced but that will not be submitted to Cornwall Council by 12th March will need to plan for an increased housing need based on revised housing figures in order to meet the basic conditions. We will provide these updated figures to groups on request - in some cases, this may require revision of some policies and it may be necessary to carry out additional public consultation on those policy changes. The NDP team will be able to advise further in these circumstances.

Our advice to groups at this stage is that plans at an early stage of production are likely to only remain in use until 2029 when a new Local Plan will be in force. Groups may continue with the process if they wish, but it may be more productive to use the evidence gathered to date to produce a NPS to inform the local plan process and then produce a NDP once the new Local Plan has reached a later stage.

If you have not yet started or are in the early stages of the process

Our advice for groups in the early stages of producing a plan, or where they are considering starting the process, is to wait until the new Cornwall Local Plan (CLP) is significantly advanced. We strongly recommend that towns and parishes produce a Neighbourhood Priorities Statement (NPS) so that their priorities can be reflected in the policy approach of the new CLP. This NPS can be used as the foundation for a new NDP once the new Local Plan has been adopted.

Landscape Protections and Heritage Designations

There are many environmental designations in Cornwall² and these will continue to apply. We expect that policies 23 and 24 of the Local Plan which protect these sensitive environments and heritage assets will continue to have effect. All development proposals will continue to be required to demonstrate that the proposed development would not cause harm to any protected species, habitat, geological feature, landscape or heritage asset.

Some protected areas³ are specifically given additional protection in the NPPF and may provide a reason to refuse developments that would harm them. In any application affecting a National Landscape, we will need to reflect our duty to further the purpose of that National Landscape in any decision.

² Including National Landscapes (formerly AONB), Areas of Great landscape Value (AGLV), Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), World Heritage Sites (WHS) etc

³ See a list of these protected areas in footnote 7 of the NPPF and paragraph 11 d ii