

**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 A Biscoe

Town Clerk: C Williams

Our Reference:
RTC/Planning Committee
Date:
8th April 2026

See Distribution

Dear Councillor

Meeting of the Planning Committee of Redruth Town Council – 13th April 2026

You are summoned to attend a Meeting of the Planning Committee of Redruth Town Council to be held in The Langman Room, Redruth Civic Centre, Alma Place on 13th April 2026. Proceedings will commence at **6:00pm**.

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

Yours sincerely

A handwritten signature in black ink that reads "Charlotte Williams".

Charlotte Williams
Town Clerk

Enclosures:

Agenda and associated documentation

Distribution & Action:

Cllr H Biscoe Cllr S Barnes
Cllr W Tremayne Cllr M Selwood
Cllr A Biscoe Cllr I Thomas
Cllr P Broad

All other Redruth Town Councillors

Cornwall Council Members, Press and Public

REDRUTH TOWN COUNCIL
MEETING OF THE PLANNING COMMITTEE – Monday 13th April 2026

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 confirm the Minutes of the Meeting of the Planning Committee held on 9th March 2026 (Minutes attached).
5. To consider the planning applications (schedule attached).
6. Decision Notice Schedule.
7. Correspondence received
 - confirmation of licensing objectives issued in respect of The Red Lion, Fore Street.
 - Appeal Decision – Land Rear of 78 Albany Road



Redruth Civic Centre, Alma Place, Redruth, Cornwall TR15 2AT
Tel No: 01209-210038 e-mail: admin@redruth-tc.gov.uk

Town Mayor: Cllr A Biscoe

Town Clerk: C Williams

Minutes of a Meeting of the Planning Committee held at Redruth Civic Centre, Alma Place, Redruth on Monday 9th March 2026

Present: Cllr H Biscoe Chair
Cllr W Tremayne Deputy Chair
Cllr S Barnes
Cllr A Biscoe
Cllr P Broad
Cllr M Selwood
Cllr I Thomas
Cllr W Tremayne

In attendance: Mrs C Williams Town Clerk
Mrs H Bardle RFO/Deputy Town Clerk
Miss K O'Dell Administrator
Cllr J Morrison

PART I – PUBLIC SESSION

1656.1 To receive apologies for absence

No apologies were received.

1656.2 Members to declare any disclosable pecuniary interests or non-registerable interests (including details thereof) in respect of any item(s) on this Agenda

Cllrs Broad and Sellwood both declared an interest and signed the register accordingly.

1656.3 Public participation session – to allow members of the public to put questions to the Council relating to any matters relating to the Town Council

No members of the public were present.

- 1656.4 To confirm the Minutes of the Meeting of the Planning Committee held on 9th February 2026.**
- 1656.4.1 Unanimously RESOLVED that the minutes of the Planning Committee held on 9th February 2026 be accepted as a true and accurate record of proceedings, [Proposed Cllr Barnes; Seconded Cllr Tremayne].
- 1656.5 To confirm the Minutes of the Meeting of the Extraordinary Planning Committee held on 2nd March 2026**
- 1656.5.1 RESOLVED by Majority that the minutes of the Extraordinary Planning Committee held on 2nd March 2026 be accepted as a true and accurate record of proceedings [Proposed Cllr Barnes; Seconded Cllr A Biscoe] Cllr Broad abstained as he had not been present at the meeting.
- 1656.6 To consider the planning applications**
- The planning applications were dealt with in accordance with the attached Annex A.
- 1656.7 Decision Notice Schedule**
- The Decision Notice Schedule was noted.
- 1656.8 Licensing Schedule**
- 1656.8.1 Cllrs asked the Administrator to contact Cornwall Council for more information regarding application LI26_000480 for the next meeting.
- 1656.9 Pre-Application Schedule**
- The Pre-Application Schedule was noted.
- 1656.10 To receive correspondence.**
- 1656.10.1 *Appeal against Enforcement Notice: EN24/00696 South Wheal Tolgus*
- The correspondence was noted.
- 1656.10.2 *TC Consultation Telecoms Site Rowe & Co. (Ref: CS 12207204)*
- The correspondence was noted.
- 1656.10.3 *Appeal Notification: PA25/09323 11 Penpont Road, Roseland Gardens, Redruth*
- The correspondence was noted.

1656.10.4 *5-day protocol: PA26/00223 - EDF Energy Property Group*

1656.10.4.1 Unanimously RESOLVED to request the LPA consider referring the matter to planning committee [Proposed Cllr Thomas; Seconded Cllr Selwood]

Chair

DRAFT

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

All references for PA25/ unless otherwise stated.

Meeting: Monday 9th March 2026

LIST 1				
RESOLVED by Majority that all the Applications on List 1 are supported en-bloc, [Proposed Cllr Tremayne; Seconded Cllr A Biscoe] Cllr Selwood abstained.				
REF NO	CC REF	SITE	PROPOSAL	DECISION
1	06987	Former Depot, South East of Jubilee Hall, Sea View Terrace, Redruth, TR15 2ED	Construction of 2 no. three bedroom houses with associated external works	Supported
2	09596	Land West of the Old Dairy, Channel View, Sandy Lane, Redruth, TR15 2DJ	Change of use, conversion and extension of redundant barn to 1no. Self-build dwelling, with associated access, parking and landscaping (part retrospective)	Supported
3	PA26/00478	Aga House, Scorrier Road, Redruth TR16 5AA	Application for approval of Reserved Matters for appearance, layout, scale and landscaping following Outline approval (PA21/10689 dated 29.03.2023) for for proposed demolition	Supported

			of dwelling and outbuildings and construction of up to nine new dwellings with associated amenity space	
4	PA26/00614	3 Beechtree Close, Wheal Rose, Scorrier, Redruth, TR16 5DD	Change of use from a commercial building to a single dwelling	Supported
5	PA26/00829	Parc Vean House, Parc Vean Coach Lane, Redruth	Works to trees subject to a Tree Preservation Order (TPO), works include T1 Beech - prune to clear roof, side elevation and fire escape by 3m vertically and laterally. Cyclical consent requested for repeat clearance pruning on 3-5 year cycle	Supported
6	PA26/00781	Estefanos, Buller Hill, Buller Downs, Redruth, TR16 6SS	Two storey extension	Supported
7	08801	55 Fore Street, Redruth TR15 2AF	Sub-division and partial change of use of existing shop Class (E) to provide one wine bar with 1no apartment (C3) to the rear and 1no apartment (C3) on the first floor (part retrospective)	Supported

LIST 2

REF NO	CC REF	SITE	PROPOSAL	DECISION
8	PA26/00284	London Inn Apartments, 34 Fore Street, Redruth	Retrospective change of use of former bike store building into a residential apartment and bin storage, and proposed bike storage	RESOLVED by Majority to support the application [Proposed Cllr Barnes; Seconded Cllr Selwood] Cllrs A Biscoe & Tremayne voted against. Cllr Broad abstained.

REDRUTH TOWN COUNCIL PLANNING COMMITTEE

SUBMISSIONS FOR: Monday 13th April 2026

LIST 1 (FOR APPROVAL EN-BLOC)

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
1	01593	Land South West of Wheal Tolgus, Tolgus Mount Redruth Construction of affordable led development of four dwellings with variation of condition 2 in respect of decision PA21/01776 dated 09.09.22	North	Supported
2	01389	56 Gweal Pawl, Redruth TR15 3DN Proposed replacement windows in UPVC	South	Supported
3	01553	Chapel of Ease, Chapel Street, Redruth Listed Building Consent for replacement window on the first floor west elevation	North	Supported
4	02039	4 Vista-Del-Mar, Sandy Lane, Redruth Proposed rear two storey extension	Central	Supported

LIST 2

Ser No	Planning App No (All PA26/ unless otherwise stated)	Details	Ward	Reply
5	02130 (Cllr Thomas)	Land North of St Euny Poultry Farm, Trevingey Road, Redruth, TR15 3DH Application for Permission in Principle for the erection of up to 3 dwellings (minimum 1, maximum 3)	South	
6	01180 (Cllr A Biscoe)	3 Falmouth Road, Redruth TR15 2QJ Installation of air source heat pump	South	

Planning Committee

Meeting Monday 13th April 2026

Decision Notice Schedule

All references for PA25 unless otherwise stated

RTC REF	CC REF	SITE	PROPOSAL	RTC DECISION	CC DECISION
1652.5.1.1	09603	53A Plain An Gwarry, Redruth TR15 1DU	Proposed side and rear extensions	Unanimously RESOLVED to support the application.	Approved
n/a	09603	The Barn, West Trefula Farm, Greenbank, Redruth TR16 5ET	Submission of details to discharge Condition numbers 2 (CL1), 3 (CL2) and 5 (Landscaping) in respect of Decision Notice PA25/01607 dated 11/09/2025	Not Consulted	S52/S106 and discharge of condition apps
1652.5.2.11	PA26/00059	London Inn Apartments, 34 Fore Street, Redruth	Change of use of vacant commercial to a 1 bed flat	RESOLVED by Majority to Not Support the application due to not enough robust evidence the property had been sufficiently advertised as a commercial let at market value	REFUSED
1652.5.1.8	PA26/00194	1 Roseacre Drive, Redruth, Cornwall, TR15 1RN	First floor extension	Unanimously RESOLVED to support the application	Approved
1652.5.1.9	PA26/00223	EDF Energy Property Group, 4 Bond Street, Redruth	Proposed change of use of ground floor single occupancy offices to form two self-contained flats to include removal of existing flat roof porch structure at rear and the installation of three new windows within existing blocked up former window openings	RESOLVED by Majority Not to Support the application as it goes against the Neighbourhood Plan	Approved

1656.6.1.5	PA26/ 00829	Parc Vean House, Parc Vean Coach Lane, Redruth	Works to trees subject to a Tree Preservation Order (TPO), works include T1 Beech - prune to clear roof, side elevation and fire escape by 3m vertically and laterally. Cyclical consent requested for repeat clearance pruning on 3-5 year cycle	RESOLVED by Majority to Support the application	Approved
1656.6.1.6	PA26/ 00781	Estefanos, Buller Hill, Buller Downs, Redruth, TR16 6SS	Two storey extension	RESOLVED by Majority to Support the application	Approved
n/a	PA26/ 01092	Barn West, Little Sinns, Redruth TR16 4BU	Submission of details to discharge Condition (Condition 3 - Ecology) in respect of Decision Notice (PA22/10470) dated (23.05.2023)	Not consulted	S52/S106 and discharge of condition apps
1470.6.1.2	PA22/ 03587	Land South West of Tolgus Vean Farmhouse, Tolgus	The construction of 60 dwellings with associated gardens, parking and landscaping and vehicular access from U6046 (Approval of reserved matters of Access, Appearance, Landscaping, Layout and Scale pursuant to planning permission PA18/06071)	RESOLVED by Majority to support the application	Approved
1656.6.1.4	PA26/ 00614	3 Beechtree Close, Wheal Rose, Scorrier, Redruth, TR16 5DD	Conversion of a commercial building to a single dwelling	RESOLVED by Majority to Support the application	Approved
1652.5.1.4	PA25/ 09641	Westcliffe 28 Basset Street, Redruth TR15 2EA	Proposed construction of a 4-bedroom split level detached dwelling incorporating car port and garage	Unanimously RESOLVED to support the application	Approved
1635.4.1.6	PA25/ 04921	DP Engineering 1 Jon Davey Drive Treleigh Industrial Estate Redruth	Proposed new compound for additional storage	Unanimously RESOLVED to support the application	Approved
1635.4.1.7	PA25/ 06435	33 Fore Street, Redruth TR15 2AE	Listed building consent for:- Reconfiguration of rear access steps to flats and removal of rear flat modern roof section. New internal partitions to and rear windows and doors to serve ground floor apartments	Unanimously RESOLVED to support the application	Part Approved/Part Refused

n/a	PA26/ 01526	Land adj to 1 Castle View Close, Redruth, TR15 1HF	Non-material amendment in relation to decision notice PA24/05878 dated 21.10.2024 for reduction in width of the proposed and repositioned on the site	Not consulted	Approved
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Helen Bardle

From: [REDACTED] >
Sent: 11 March 2026 14:34
To: [REDACTED]
Subject: RE: LI26_000480 - Confirmation of licensing objectives to TC
Categories: [REDACTED]

Information Classification: CONTROLLED

Good afternoon

Further to your email please see current licensing objectives attached to the licence following the Minor Variation which was issued on 23rd February, 2026.

General – all four licensing objectives

All staff responsible for making alcohol sales, supervisors and managers must be trained in the legality and procedure of alcohol sales. The training shall be signed and documented and training records will be kept on the premises and be made available to any responsible authority on request. Training records will be kept for at least 12 months.

Management shall encourage Liaison with the police neighbourhood beat manager for the area in which the premises is situated.

Any person who appears to be intoxicated or who is behaving in a disorderly manner shall not be allowed entry to the premises.

The Designated Premises Supervisor shall ensure that a written notice of authority is kept at the premises for all staff who sell alcohol. The notice shall be made available for inspection upon request of the police or an authorised officer of the Licensing Authority.

SIA registered door supervisors will be employed at the premises on both Fridays and Saturdays from 21 hours until premises close to the public (this condition is to be reviewed every 12 months/January)

The following details for each door supervisor must be kept in a register for that purpose:
Full name,

SIA Certificate number and or badge number, or registration number of any accreditation scheme recognised by the Licensing Authority (including expiry date of that registration or accreditation),

The time they began their duty

The time they completed their duty.

(v) The full details of any agency through which they have been allocated to work at the premises if appropriate

The register shall be available at all reasonable times to an authorised officer of the Licensing Authority or a police officer.

This register is to be kept at the premises at all times and shall be so maintained as to enable an authorised officer to establish the particulars of all door supervisors engaged at the premises during the period of not less than 12 months prior to the request.

Prevention of crime and disorder

An incident book shall be maintained to record any activity of a violent, criminal or anti-social nature. The record will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.

An incident book shall be available for inspection at all reasonable times by an authorised officer of relevant responsible authority. The records will be retained for at least 12 months.

No drinking vessel, glass or bottle shall be taken away from the premises.

Toilets and out of the way areas must be checked regularly to monitor and curtail any possible drug use and own supplied alcohol consumption.

CCTV

1. CCTV will be installed at the premises.
2. The Premises Licence Holder will ensure that the CCW system is fully compliant with the guidance contained in the Information Commissioner's Office (ICO) guidance document.
3. The CCTV system shall cover all areas of the premises to which the public have access.
4. Images shall be retained for a minimum of 30 days.
5. The CCTV system shall be capable of downloading images to a recognisable viewable format.
6. At all times the premises are open for business a member of staff shall be present, or contactable, who can operate the CCTV system and download images at the request of police or other authorised officer.
7. If the CCTV equipment (including any mobile units in use at the premises) breaks down the Premises Licence Holder shall ensure the Designated Premises Supervisor, or in his/her absence other responsible person, verbally informs the Licensing Authority and the Police as soon as reasonably practicable. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The Licensing Authority and the Police shall be informed when faults are rectified.

Public safety

Abide by fire regulations, no overcrowding and fire checks

Extinguishers checked under contract

Sufficient ventilation

Electrical checks

No excess consumption of alcohol

Prevention of public nuisance

Noise to be kept to a minimum both by entertainment and customers inside and out

Regular checks made outside premises to check noise level and log kept of these checks

Doors/windows to be kept shut and efficient ventilation system provided

Not to allow over consumption of alcohol and keep noise to a minimum when customers leave the premises

The protection of children from harm

If a young person, who appears to be 25 or under asks for alcohol, they will be required to prove their age before they are served, unless the bar staff are certain from personal knowledge or because they have seen proof of age on a previous occasion that the person is 18 or over. The forms of proof of age that will be accepted are a passport, a photo driving licence, or a proof of age card that has a PASS accreditation hologram on it. Photocopies will not be accepted. All staff will be trained in this policy and reminded about it frequently. Records of training will be kept. A notice advising customers that they may be required to prove their age before they can buy alcohol will be displayed.

The Licence Holder shall ensure a sales refusal register is maintained for 12 calendar months to include details of all alcohol sales refused and the reason for refusal. The refusals register should be made available to an authorized enforcement officer on request.

Kind Regards

[Redacted] | Licensing Officer

Public Protection | Cornwall Council

[Redacted] Tel: 01872 322222

www.cornwall.gov.uk | 'Onen hag oll' | www.businessregulatorysupport.co.uk



Appeal Decision

Site visit made on 11 March 2026

by **C Butcher BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 01 April 2026

Appeal Ref: 6000800

Land Rear Of 78 Albany Road, Redruth, Cornwall TR15 2JF

- 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 R Maddern against the decision of Cornwall Council.
 - The application Ref is PA25/00932.
 - The development proposed is the conversion of existing treble garage into a residential dwelling with allocated parking and amenity area.
-

Decision

1. The appeal is allowed and planning permission is granted for the conversion of existing treble garage into a residential dwelling with allocated parking and amenity area at Land Rear Of 78 Albany Road, Redruth, Cornwall TR15 2JF in accordance with the terms of the application, Ref PA25/00932, subject to the conditions in the attached schedule.

Preliminary Matters

2. The post code of the site address appears to be incorrect on the application form. I have therefore used the post code as provided on the Council's decision notice and the appellant's appeal form.
3. The Redruth Neighbourhood Development Plan became 'made' in December 2025. I have therefore considered the relevant policies contained within the finalised version as part of my decision making process.

Main Issues

4. The main issues are: (i) whether the proposed development would preserve or enhance the character or appearance of the Redruth Town Centre Conservation Area, and its effect upon the Outstanding Universal Value of the Camborne and Redruth Mining District section of the wider Cornwall and West Devon Mining Landscape World Heritage Site; and (ii) the effect of the proposed parking arrangements on highway safety.

Reasons

Character and Appearance

5. The appeal site is located within the Redruth Town Centre Conservation Area. From the evidence before me, and from what I saw when I visited the site, the significance of the Conservation Area, in so far as it is relevant to this appeal, is derived from the value of the development of Redruth in the 19th and 20th centuries, and the architectural styles and tastes of the time. It has an aesthetic

value due to the appearance of the buildings that comprise the Conservation Area. Within the immediate vicinity of the appeal site, these include terraced or semi-detached stone-built dwellings within a fairly regimented grid like formation. Many of the homes have generously sized, elongated rear gardens. The Council has noted that the host dwelling, No. 78 Albany Road, is itself identified as a 'significant building' within a document entitled the Cornwall Industrial Settlements Initiative Redruth and Plain-An-Gwarry (2002), while the overall plot is described as a 'surviving historical component'.

6. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this instance, the appeal site comprises a triple garage and is located adjacent to the rear garden of 78 Albany Road.
7. The proposed development would involve the conversion of the garage to form a single dwelling. Importantly, the approved plans demonstrate that the external changes needed to facilitate the conversion would be relatively minor, including removing the garage doors and installing windows and a front door. As such, I find that the overall visual impact of the building would remain largely unchanged. I acknowledge that large rear gardens form part of the character of the area. The proposed development would divide the existing garden space between the host property at No. 78 and the new dwelling. However, during my site visit it was clear that this partition had already occurred and that this divide was not apparent from the street. In essence therefore, from the public realm, the overall perception of a larger garden, and therefore the understanding of the historic urban grain of the immediate area, still remains.
8. The visual appearance of the development is of course only one aspect to consider. It is also important to analyse whether the proposed change of use would alter the way in which the local area is experienced or perceived. In this instance, given the small-scale nature of the scheme, I am satisfied that the use of the building as a residential dwelling would not change the character of the area to such an extent so as to result in harm. I note that the Council has concerns that allowing this appeal could set a precedent for further similar proposals in the area. However, I must assess the scheme on its individual merits. Moreover, having explored the immediate vicinity during my site visit, it was not clear to me that there would be many other opportunities to convert modern garage buildings to form dwellings without the need for significant external modifications. On that basis, the potential to set a precedent is not a determinative feature of this appeal.
9. As a result, it is clear that the proposed development would have a neutral effect and would therefore not result in harm to the significance of the Conservation Area. The site is also located within the Camborne and Redruth Mining District section of the wider Cornwall and West Devon Mining Landscape World Heritage Site. For the purposes of this appeal, the relevant aspects of the Outstanding Universal Value of this designation, and therefore its significance, is associated with the historic mining activities of the area, and the layout and form of residential development within the wider surroundings. For the reasons already given, the lack of harm that I have found in relation to the Conservation Area would also extend to the Outstanding Universal Value and significance of the World Heritage Site.

10. As a result of these considerations, I conclude that the proposed development would not harm the character and appearance of the area, including the significance of the Redruth Town Centre Conservation Area or the Outstanding Universal Value of the World Heritage Site. It would therefore conform with Policies 1, 2 and 12 of the Cornwall Local Plan Strategic Policies 2010 – 2030 (the LP), Policies DC1, H1 and H2 of the Redruth Neighbourhood Development Plan 2020 – 2030 (the NP) and Policy C1 of the Climate Emergency Development Plan Document 2023 (the CEDPD). Taken together, the relevant aspects of these policies seek to ensure that new development is well designed and that it preserves character and appearance, including the significance of designated heritage assets.
11. With regards to LP Policy 24, the proposal would preserve the significance of heritage assets. The precise wording suggests that, in relation to the World Heritage Site, opportunities to enhance or better reveal its significance should be taken where the effect of the development would be neutral. In this instance, given that the proposal would involve the conversion of a building, I do not consider that there are any notable opportunities to enhance significance and so I am satisfied that there is no conflict with this detailed policy wording.
12. The scheme would also conform with Policies P3, C2 and C9 of the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020 – 2025, as well as paragraphs 3.1.2 Cornwall Design Guide (the CDG), all of which have similar aims to the policies described above.
13. I note that there is some conflict with the precise wording of paragraph 3.2.1 of the CDG on the basis that the proposed development would not necessarily enhance local character and the historic context. However, this is only guidance, and I am satisfied that the lack of harm that I have identified is sufficient to conform with the overall thrust of the key policies that I have identified.

Highway Safety

14. The Council's Travel Plan and Parking Standards document, 2023 (the TPPS) sets out that, for new dwellings in highly accessible locations, one parking space per unit is expected. The Council is satisfied that the appeal site is located within a highly accessible location. Based on the proximity of the site to Redruth town centre, I can see no reason to disagree with that assessment.
15. I note that the appellant has set out that the existing garage is not available for the occupiers of No. 78 to use. While that might be the case, it seems from the evidence before me that the host dwelling and garage building are still linked together for planning purposes. As such, the conversion of the garage building would result in the loss of off-street spaces associated with No. 78. The approved plans seek to show that there would be sufficient space to the front of the proposed dwelling to park a vehicle. Based on what I saw during my site visit, I have my doubts that most cars, including larger SUV designs, would fit without blocking the access lane to other garages. If that were the case, when considering the proposal against the expected standards in the TPPS, there would be a deficit of two parking spaces overall.
16. I note that the Council has set out that the immediate area experiences parking stress. This is a view that is also shared by third parties. There seems to be little in the way of substantive evidence in this regard, and while only a snapshot in time,

there was an abundance of unrestricted on-street parking in the wider area during my site visit. However, even if I were to agree that there is parking stress on Albany Road, Park Road and the wider surrounds, the potential for harm associated with two displaced vehicles would be very limited. Moreover, it is clear that the occupiers of the host dwelling and proposed dwelling would not necessarily need access to a private vehicle given the range of services and facilities nearby.

17. Nevertheless, the lack of sufficient car parking space would conflict with NP Policy HS3 and CEDPD Policies T1 and T2. Taken together, the relevant aspects of these policies seek to ensure that new development includes sufficient parking provision. The proposal would also conflict with the relevant aspects of the TPPS and the CDG which have similar aims.

Other Matters

18. The site is within close proximity to the Fal and Helford Special Area of Conservation (the SAC). This protected area supports an important range of natural features including saltmarsh, intertidal mudflats, sandbanks and reefs. The Conservation Objectives for the site are to ensure that its integrity is maintained or restored as appropriate, and to ensure that the site contributes to achieving the Favourable Conservation Status of its qualifying features.
19. The designated site is an important recreational and economic resource. It is well frequented by the public and it is very possible that occupants of the proposed dwellings would visit the site. It is necessary for me, as the competent authority, to conduct an Appropriate Assessment in relation to the effect of the development on the integrity of the protected site.
20. The evidence before me is clear that the proposal, particularly when combined with other development in the area, would have a likely significant effect on the protected sites due to an increased disturbance through recreational activity. The parties have agreed the provision of a financial sum in accordance with the Council's European Sites Mitigation SPD, which can be put towards infrastructure or non-infrastructure projects. This sum has been secured through a Section 111 agreement. The SPD has been prepared with the agreement of Natural England. Natural England also responded to the original application by confirming that they did not object to the proposal subject to the mitigation being secured.
21. Based on the evidence before me, I am satisfied that the contribution would sufficiently mitigate the level of harm likely to be caused by the development and would be pursuant to the Council's adopted strategies. I therefore find that the proposal would not result in an adverse effect on the integrity of the designated site.

Conditions

22. I have had regard to the Council's suggested list of conditions and the appellant's response as contained within their final comments. I have shortened the wording of certain conditions in the interests of brevity. However, the additional detail provided by the Council may be a useful guide for the appellant where certain details need to be submitted and approved.

23. I have imposed conditions to identify the relevant timescales and plans in the interests of certainty. Further conditions are necessary in relation to contamination to make sure the site is safe for residential use. These include pre-commencement conditions which are required to make sure the site is safe prior to the start of works. Notwithstanding my concerns about the usability of the proposed parking space, it is likely to be suitable for smaller vehicles and so it is necessary to secure that space to help minimise the effect of the lack of parking where possible. I have not found it necessary to impose a condition regarding surface water on the basis that the scope of the proposed works would not increase the risk of flooding.

Conclusion

24. It is not in dispute that the Council cannot currently demonstrate a 5-year supply of deliverable sites for housing. Indeed, at just 3.9 years the current shortfall is significant, and I have no evidence before me to suggest that this position is likely to improve in the short-term. In such circumstances, Paragraph 11d and footnote 8 of the National Planning Policy Framework (the Framework) require that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
25. In this instance, the benefits of the proposal include the provision of a single new home that would assist in meeting need in the area, and provide economic benefits associated with the proposed works and future support for local facilities. Despite the shortfall in housing land supply, the benefits of the proposal would be limited.
26. While I have not found harm in relation to character and appearance and heritage matters, I have concluded that there would be a very narrow conflict with the wording of LP Policy 24. I have also found that there is some potential for harm in relation to parking and therefore highway safety. As such, the proposal would conflict with the development plan when considered as a whole.
27. The support for the principle of development within the Framework is countered by the importance it places on the provision of development that does not impact upon highway safety. However, I have already noted that, as a result of the number of vehicles involved, the potential harm would be very limited. There would also be no adverse effects associated with the lack of enhancement to the significance of heritage assets which forms part of paragraph 219 of the Framework. As a result, when assessed against the policies in the Framework taken as a whole, the adverse impacts would not significantly and demonstrably outweigh the benefits. The development therefore represents sustainable development in accordance with the Framework.
28. The proposed development conflicts with the development plan when considered as a whole. However, there are material considerations, notably the provisions of the Framework, that indicate that the decision should be taken other than in accordance with the development plan. The appeal is therefore allowed.


INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following plans: Block and Location Plans (1490.01) Proposed Block Plan (1490.04) Proposed Floorplan Layout (1490.05) and Proposed Elevations (1490.06).
- 3) No development, other than demolition of any buildings or structures, shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority.
- 4) No development shall take place where, following the risk assessment, land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The remediation scheme shall be carried out in accordance with the approved details, and upon completion, a verification report by a suitably qualified contaminated land practitioner that demonstrates the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority before the development is occupied.
- 5) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported in writing immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed.
- 6) Before any of the development hereby permitted is brought into use, a parking area shall be laid out and constructed in accordance with approved drawing no.1490.04, and the said areas shall not thereafter be obstructed or used for any other purpose.