



The countryside charity  
Cornwall

Cornwall Matters June 2024

### **CPRE Cornwall newsletter**

issue 11: June 2024

In this issue, we present an important piece of research delivered by new committee member **John Killick**. He looks at the delivery of new housing in Cornwall, particularly where it is located in Areas of Outstanding Natural Beauty (AONBs) now known as Cornwall National Landscape. He reveals that there has been **a relative oversupply of homes in rural – as opposed to urban - Cornwall**, the majority far from ‘affordable’ by local people. This research will lead on to CPRE Cornwall’s contribution to the essential points that need to be addressed in Cornwall Council’s next Local Plan.

Also in this issue, **Stephen Horscroft** reports on a new initiative to help with the fight against Climate Change: the **Mid-Cornwall Climate and Eco Hub**, based in Truro, is open for all kinds of discussion, self-help advice and support for food and drink producers in Mid Cornwall.

We report on current developments in the CPRE’s campaign on **Climate Change** including an outline of our strategy for emphasising the urgent need for action on many fronts. This is vitally important in this election year, as it may bring new councils and a new government – and crucially, a new round of forward planning by local authorities.

**Just a reminder:** you can keep in touch by **following us on social media**. Our output was revolutionised by Caitlin Baker over the past year but sadly she has now had to stand down, due to a recent promotion leaving her with less time to volunteer. If anyone has the necessary IT skills and would be interested in helping with this important outreach work for us, do please get in touch.



And a big **THANK YOU** for your support – we very much appreciate the on-going commitment of our members as we seek to protect rural Cornwall and support sustainable development to meet local needs.

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Spreading development in Mylor Bridge. See Section 3 below.

**The Cornwall Local Plan:**

**Urban & Rural - National Landscape - AONB - Deviations.**

John Killick

**1: INTRODUCTION:**

The current Cornwall Local Plan appears to have deviated widely away from its original principles and targets. Firstly, there has been far more rural house-building than originally intended. Secondly, as a special case of this, far more housing is being built than originally planned in certain AONB areas in south Cornwall, which taken together are degrading our natural capital. Finally, despite all the new build a most serious housing crisis has developed in Cornwall demanding immediate attention. All this requires a different new Local Plan.

When the current plan was finalised in 2016, Cornwall Council and the Government Inspector agreed on an overall minimum target of 52,530 additional houses. After much debate these were split 71% urban to 29% rural between the county's main urban and rural areas - see totals in Rows 1,3 and 5 in Table A below.

**Table A: LOCAL PLAN TARGETS 2016, AND ESTIMATES FOR 2030**

<b>PLAN - TARGET - 2016: FORECAST RESULTS - 2030</b>	<b>Houses</b>	<b>%</b>
<b>1: URBAN + RURAL - ORIGINAL PLAN</b>	<b>52530</b>	<b>100</b>
<b>2: URBAN + RURAL - FINAL RESULT</b>	<b>59325</b>	<b>100</b>
<b>3: URBAN TARGET IN 2016, and as % total target</b>	<b>37455</b>	<b>71</b>
<b>4: URBAN RESULT LIKELY BY 2030, and as % total result.</b>	<b>37510</b>	<b>63</b>
<b>5: RURAL TARGET IN 2016, and as % total target</b>	<b>15075</b>	<b>29</b>
<b>6: RURAL RESULT LIKELY BY 2030, and as % total result</b>	<b>21815</b>	<b>37</b>
<b>7: URBAN SURPLUS, and as % urban target</b>	<b>55</b>	<b>0</b>
<b>8: RURAL SURPLUS, and as % rural target</b>	<b>6740</b>	<b>45</b>
<b>9: EST. TOTAL SURPLUS, and as % total target</b>	<b>6795</b>	<b>13</b>

Source: Cornwall Council Local Plan Housing Implementation Strategy 2023, June 2023.

Note: These areas were called 'Community Network Areas 'or CNAs, at the time but are now called

Community Area Partnerships or CAPs.

However, the most recent Housing Monitor available (June 2023) estimates that by 2030 the final result will be 59,325 houses - or a surplus of 6,795 houses. More surprising however – and of special interest to us - is that the urban: rural ratios have now changed from 71: 29 (urban: rural) to 63:37. This is composed of a very small urban surplus of 55 houses, but a very large rural surplus of 6,740 houses - which is nearly half as much again as the original rural target of 15,075. See Rows 2, 4, 6. and 8.

## **2: URBAN-RURAL DEVIATIONS FROM THE LOCAL PLAN.**

In detail in the urban areas, Bodmin is expected to be 509 houses in deficit by 2030, Saltash by 371, Torpoint by 265, Liskeard by 265, Truro by 191, and Penzance by 369. These urban deficits were made up by large surpluses in Newquay - plus 1,678, and St Austell - plus 444. Meanwhile, the rural CNAs are all positive, with large surpluses in Camborne & Redruth - plus 395, the China Clay area - plus 435, Falmouth & Penryn - plus 304, the Lizard - plus 720, St Agnes & Perranporth - plus 1,092, Truro - plus 650, Wadebridge - plus 540, and West Penwith - plus 334.

This may put numerical figures on what we all see is happening to our countryside, but the Inspector clearly favoured a town-based focus: He wrote:

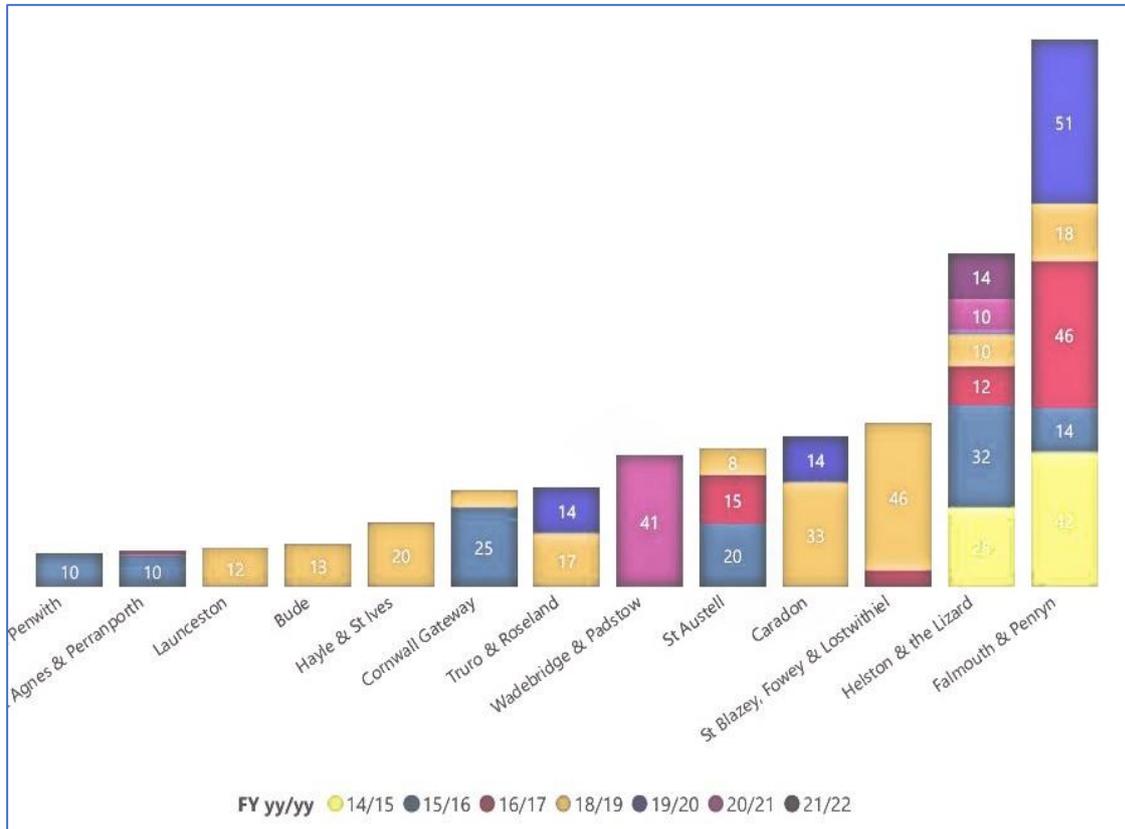
*‘This town-based focus is justified bearing in mind that constraints such as AONB primarily affect the rural areas; that the greatest need for affordable housing is in some of the main towns; and the focus for economic growth is also selected main towns. The outcome is also consistent with one of the core principles of the National Planning Policy Framework, to focus significant development in locations which are or can be made sustainable in terms of accessibility. I therefore see no general justification for any redistribution away from the main towns to the residual CNAs’.*

*Cornwall Local Plan Strategic Policies, Inspector’s Report September 2016, para 106. See also Cornwall Local Plan Strategic Policies: Examination, Preliminary Findings following hearings in May 2015, Sustainability Appraisal, paras 2.8 to 2.19*

### **3: AONB DEVIATIONS FROM THE LOCAL PLAN:**

The Inspector’s remarks suggest that he did not initially expect much building in the AONB sections, but in practice developers very rapidly fastened on some of the best sites available – especially in south Cornwall. See image of Mylor Bridge in the Falmouth and Penryn CNA. above, and Chart B and Table C below,

**CHART B: NEW BUILDS PERMITTED IN AONBs by CNA SECTION:**



Source: CC Housing Monitor, Dec. 2022.

Note: Chart B only includes larger sites – of more than ten houses.

Accordingly, Natural England and the Cornwall AONB Management persuaded the Inspector that Cornwall and Tamar AONB sections should have a zero allocation, and apparently after 2015/16 the rate of new permissions in the AONB generally declined, though the total is still high by general Local Authority standards. See Table C below.

**TABLE C: CORNWALL AONB: NEW BUILDINGS PERMITTED from 2014-22**

New Dwellings Permitted	14/15	15/16	16/17	18/19	19/20	20/21	21/22	TOT
By Date: - Total	67	1017	79	182	80	51	14	1490

Source: CC Housing Monitor, Dec. 2022

#### **4: WHY DID THE AONB DEVIATION ACTUALLY OCCUR?**

The underlying reason for the deviation was the terrific pressure to build first commercial and then affordable housing in popular areas with high potential prices and profits. Applications have been subject to popular lobbying, and appeal by both sides. The CPRE in particular has been adept at helping to rescue iconic sites - but successful appeals in notorious cases have not hindered the general trend towards more rural development.

Many parishes have now produced their own Neighbourhood Development Plans to limit commercial housing outside their village boundaries, or in special or strategic areas. However developers now argue, and many in the public agree, that the affordable housing crisis is sufficiently severe to override the NDP provisions and AONB opposition that are based on site size and landscape criteria.

#### **5: LESSONS FOR THE NEW LOCAL PLAN & THE SCALE OF THE PLAN.**

The Local Plan of 2016 was developed in several stages between 2011 and 2016 - see Table D below. First, in 2011 CC discussed several theoretical options: one 'Town- centred', one 'Dispersed' and one calculated to maximise economic benefits by concentrating development in critical areas. When in 2011-12 CC began to fill out the detail the final housing target varied between 38,000 and 54,000 units with a final compromise of 48,000. The Inspector then increased this to 52,500 to allow for the houses lost to second homes.

These figures could influence how we think about the new Local Plan for 2030 to 2050. The most obvious concern is the likely scale of the plan which is rumoured to be another 60,000 houses. This seems an unrealistic target given that most of the Cornish urban areas are failing to meet their current targets. Instead, our iconic countryside is being overwhelmed with new houses – often with too few for locals.

**TABLE D: SUCCESSIVE VERSIONS OF LOCAL PLAN**

<b>DATE</b>	<b>VERSIONS OF PLAN</b>	<b>Urban Total</b>	<b>Urban %</b>	<b>Rural Total</b>	<b>Rural %</b>	<b>Total (100%)</b>
<b>2011 - Feb</b>	<b>Option 1 - 'Towns'</b>	-	75	-	25	-
<b>2011 - Feb</b>	<b>Option 2 - 'Dispersed'</b>	-	50	-	50	-
<b>2011 - Feb</b>	<b>Option 3 - 'Economy - Led'</b>	-	75	-	25	-
<b>2011 - Aug</b>	<b>Pref Approach Discussion</b>	-	-	-	-	<b>38000</b>
<b>2011 - Aug</b>	<b>Pref Approach Discussion</b>	-	-	-	-	<b>54000</b>
<b>2012 - Jan</b>	<b>Pref Approach Option</b>	<b>31400</b>	<b>65</b>	<b>16600</b>	<b>35</b>	<b>48000</b>
<b>2013 - Mar</b>	<b>Pre-submission Draft</b>	<b>26800</b>	<b>63</b>	<b>15950</b>	<b>38</b>	<b>42250</b>
<b>2014 - Mar</b>	<b>Proposed Submission</b>	<b>30100</b>	<b>63</b>	<b>17400</b>	<b>37</b>	<b>47500</b>
<b>2016 - May</b>	<b>Inspector's Report</b>	<b>37455</b>	<b>71</b>	<b>15075</b>	<b>29</b>	<b>52530</b>
<b>2023 - June</b>	<b>Predicted Result - 2030</b>	<b>37510</b>	<b>63</b>	<b>21815</b>	<b>37</b>	<b>59325</b>

Source: Cornwall Council, 'Cornwall Local Plan Strategic Policies: Housing Distribution Paper', Jan 2015

In addition, major problems with infrastructure are emerging. There are often huge traffic jams in all parts of Cornwall – especially in summer – with no easy solutions possible. Similarly massive sewage failures around the Fal and on the North Coast are caused not only by water company incompetence but also by growing population and tourist pressure. Finally, increasingly major employers like the NHS are finding it hard to recruit essential but medium and lower paid staff, because they cannot find accommodation for them.

## **6: HOUSING SHORTAGES AND EXCESSIVE BUILDING: NEW RESEARCH.**

Meanwhile, very detailed recent Exeter University research on Cornish housing at the postcode level reveals that the current England-wide housing crisis is uniquely severe in Cornwall. The actual figures of house sales and prices in Table E below, together with the precise Homechoice (1) rules, explain not only why so many younger Cornish residents find it so difficult to enter the housing market, but also suggest why so many housing applications succeed in rural areas.

Table E below sorts the urban surplus by size, see Col.2 -- with Newquay having the largest urban surplus and Saltash & Torpoint the largest deficit. The Exeter evidence seems to match the Local Plan housing surpluses and deficits discussed earlier. The whole of the CNAs

covered collectively contain about 400,000 people, and average 34,000 each with only one area, Saltash-Torpoint less than 20,000, but the urban and postcode areas listed are significantly smaller.

1. Homechoice is Cornwall Council's system for Council and Housing Association lettings.

**TABLE E: URBAN SURPLUS, HOUSE SALES, AND THE 'AFFORDABLE' GAP**

<b>Main Urban CNAs</b>	<b>Urban Surplus</b>	<b>Terrace Sales</b>	<b>Flat Sales</b>	<b>Semi Prices</b>	<b>Terrace Prices</b>	<b>Flat Prices</b>	<b>Rural Surplus</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>£000s</b>	<b>£000s</b>	<b>£000s</b>	<b>8</b>
<b>Newquay</b>	<b>1678</b>	<b>96</b>	<b>152</b>	<b>366</b>	<b>289</b>	<b>242</b>	<b>360</b>
<b>St Austell</b>	<b>444</b>	<b>99</b>	<b>37</b>	<b>218</b>	<b>200</b>	<b>167</b>	<b>300</b>
<b>St Ives-Hayle</b>	<b>308</b>	<b>122</b>	<b>102</b>	<b>338</b>	<b>392</b>	<b>295</b>	<b>480</b>
<b>Falmouth-Penryn</b>	<b>138</b>	<b>172</b>	<b>141</b>	<b>318</b>	<b>278</b>	<b>214</b>	<b>304</b>
<b>Helston</b>	<b>15</b>	<b>53</b>	<b>10</b>	<b>217</b>	<b>217</b>	<b>121</b>	<b>720</b>
<b>Redruth-Camborne</b>	<b>4</b>	<b>240</b>	<b>48</b>	<b>233</b>	<b>185</b>	<b>112</b>	<b>395</b>
<b>Launceston</b>	<b>-79</b>	<b>69</b>	<b>29</b>	<b>233</b>	<b>195</b>	<b>115</b>	<b>191</b>
<b>Truro</b>	<b>-191</b>	<b>177</b>	<b>67</b>	<b>273</b>	<b>281</b>	<b>193</b>	<b>650</b>
<b>Liskeard</b>	<b>-191</b>	<b>62</b>	<b>7</b>	<b>214</b>	<b>197</b>	<b>83</b>	<b>174</b>
<b>Penzance-Newlyn</b>	<b>-369</b>	<b>138</b>	<b>59</b>	<b>285</b>	<b>267</b>	<b>179</b>	<b>334</b>
<b>Bodmin</b>	<b>-509</b>	<b>50</b>	<b>19</b>	<b>206</b>	<b>170</b>	<b>116</b>	<b>113</b>
<b>Saltash-Torpoint</b>	<b>-636</b>	<b>145</b>	<b>29</b>	<b>227</b>	<b>196</b>	<b>121</b>	<b>18</b>
<b>Totals/Averages</b>	<b>612</b>	<b>119</b>	<b>58</b>	<b>261</b>	<b>239</b>	<b>163</b>	<b>4039</b>

Sources: Table 1, and Williams, M., and Lawlor, P., 'Local Housing Affordability in Cornwall', Institute of Cornish Studies, Exeter University, Nov 2022.

**Note:** The postcode areas in Cols 3-7 attempt to match the urban CNA areas in Col.1. The figures in Cols 3-7, are often averages of averages. Both are meant to be useful rather than perfect. See source text above.

In this table the coloured columns 5-7 reveal a housing ladder starting at the bottom right and extending to the top left, working through from flats in Saltash to semi-detached in Newquay. There is effectively a national market for tourist and housing accommodation, and only established Cornish residents with existing property or better off incomers can compete higher up the ladder for the more expensive semi- and detached houses. Detached houses would not have been relevant to list here even if there had been room in the table. The Exeter study includes separate calculations for renting, but the essentials are the same.

As might be expected the largest urban surplus areas - Newquay, St Austell, St Ives, and Falmouth - contain the postcodes with the most active and expensive markets, see Cols 3 to 7. The largest urban deficit areas - Saltash, Bodmin, Liskeard and Launceston contain the postcodes with the lowest prices and least activity. Generally speaking, the coastal and tourist towns do best – whilst the inland and old industrial towns do worst. Truro and Penzance on the higher side, with Redruth and Helston on the lower side, all have special or mixed characteristics.

The Exeter study reports that median Cornish incomes after tax are about £21,000 and that likely household incomes with normal occupancy are therefore about £32,000. Banks will usually support mortgages up to four times annual income, thus permitting purchases up to about £128,000. This, however, would only permit bids in the green coloured areas in Col 7. Unfortunately, in these areas there are relatively few flats for sale – see matching areas in Col 4. These figures taken in June 2022 are of course all averages and there may occasionally be cheaper places further up the ladder. One can assume some weaker applicants may also draw on family and other resources. Currently, the Exeter team is sampling 5,000 successful new householders to see how they are managing to cope, with preliminary results due in July 2024.

The other side of the coin is that the existing Homechoice Register rules may encourage developers to bid for sites in rural parishes where otherwise they might not be successful. Applicants can register for Homechoice - and thus inflate the numbers on the register - if their household income is up to £60,000 after tax and they have less than £50,000 capital. Given median Cornish household incomes of £128,000 – see above - very large numbers could qualify. The consequent maximum mortgage of £240,000 enables applicants to bid much further up the housing ladder – see yellowed spaces in Table E. Even though the housing authority will no doubt deliver the houses to harder pressed local or wider Cornish applicants, the sites will nevertheless have been developed – and often with larger detached houses - probably beyond the reach of locals in the actual parish.

## **7: CORNWALL COUNCIL'S NEW PLAN: THE PRIMROSE PATH**

These findings are highly relevant to the search for a successful new Local Plan for 2030-2050. CC may hope that building even more houses in the countryside could finance both the needed urban houses and their own council spending, but this an illusion. The evidence from the past twenty years - which should be put to the likely new national government - is that that while targets could be met - that would not solve the urban problems - let alone save the countryside, or ease CC finances. Instead, they should recognise the market failure implicit in the recent

figures and follow the Inspector's advice and place new houses in the older towns where they are most needed.

British citizens have a right to move anywhere the country, but they should pay appropriate prices, and CC should attempt to check excessive immigration and unsustainable development in the most attractive rural areas. The new Local Plan should encourage rural towns and villages to establish new Neighbourhood Development Plans limiting all but essential commercial housing outside their carefully drawn boundaries but permitting affordable housing on small Policy 9 (2) sites on the perimeter. This together with the urban equivalent should enable CC to create a substantial stock of subsidised urban and rural housing available only to well documented locals.

There is an immediate cost to this: incomers and tourists bring in money - but the alternative is unsustainable - and the change proposed is only a marginal reduction and certainly not abstention. Hopefully other industries and services would occupy the economic and physical space lost to additional Immigration, construction, and tourism. Obvious financial and taxation implications of this plan might be eased if raised - or preserved - house prices (possibly due to lower supply and less congestion) - in the rural free market areas permitted higher local taxes without too much pain. All this assumes that the general macro environment in the country remains relatively favourable.

*(2) Policy 9 refers to the exception for small scale community-led affordable housing schemes.*

## **8: AN IDEAL FUTURE LOCAL PLAN**

An ideal future local plan would therefore build on the Towns- and Economy-led models discussed by the CC in 2011. The target should be say, 30,000 to 40,000 houses - divided into say, 25% in the country and 75% in the towns. The Plan should meet the largest urban deficits if possible, but seek to build carefully chosen town extensions elsewhere if necessary.

The spatial distribution would be determined by an obvious hierarchy of AONBs least, other rural areas as little as possible, and towns most - on the acknowledged NPPF arguments referenced by the Inspector above - that concentrating resources in larger agglomerations is likely to produce the best business outcomes and reduce infrastructure costs and traffic levels to the lowest possible.

Protection of landscape should be the prime necessity in AONBs, but also very important in other rural areas. However, landscape qualities are often an uncertain guide. In addition, therefore, it would be helpful to use simple statistical measures such as houses per hectare to

identify over-enthusiastic expansion This would be supported by equivalent measurable indicators for traffic, noise, and light levels etc.

The composition of housing in the AONB and rural areas would be windfalls inside the small towns and villages plus affordable housing for essential workers and for the old and socially or physically tied on the perimeter. Younger applicants with good jobs in nearby towns could be offered say two concurrent options to join the Homechoice Register to bid for subsidised affordable housing near where they worked, and the top £60,000 limit on eligibility would be reduced.



**Climate Change: CPRE's Campaign**

Elizabeth Knowles

In forming its approach to the huge and pressing threat of climate change, CPRE begins by stating its vision ... *'of a low-carbon countryside, one in which wildlife is abundant, that provides good jobs and services, is affordable and accessible to all.'* It recognises that the threat to the countryside and rural communities is profound while the actions that have to be most urgently addressed take place there: planting trees and hedgerows, farming sustainably, protecting and encouraging biodiversity and much better strategies for water management.

CPRE firmly believes in - and is actively working towards - an integrated land use strategy. This invites collaboration between agencies, landowners and stakeholders from all aspects of the countryside to work together through an agreed strategic plan for multifunctional land use. Balancing food production with capturing greenhouse gasses, balancing flood protection with sustainable meat production on land where natural habitats are protected and enhanced. Clean rivers and coastal waters have to remain a long-term aim but much can be done to reduce the ever increasing risks of flooding.

**CPRE's aims are to see:**

- Significant changes in land use and land management in the agriculture, horticulture, forestry and game management sectors. This will require a fundamental shift in public policy that discourages greenhouse gas emissions and rewards carbon storage and sequestration, accompanied by robust advice and training;
- Changes in land use and land management to be carried out in a way that enhances landscape character and nature and supports thriving and sustainable rural economies and communities. In some areas, the landscape will change as greater diversity is reintroduced to maximise opportunities for climate mitigation and adaptation, harnessing natural processes. This should be in keeping with the underlying landscape character, enhancing biodiversity and conserving water resources and soils;
- Changes in citizen and consumer behaviour will encourage the involvement of local communities, individuals and rural businesses in demonstrating good practice and raising awareness of the issues. This will be by reducing food waste, changes in diet, through involvement in community activities such as woodland management or tree planting, and promoting a greater understanding of the climate impacts of the way the landscape is managed.

The current planning system is to be up-dated by the present government through the National

Planning Policy Framework (NPPF). The system could be made to play a vital role in mitigating and adapting to Climate Change: recent development has not encouraged sustainable developments that will provide for low-carbon living. Also, the next round of the Planning Authorities' Local Plans is due by 2025 and the wording will be crucial.

- All development, new and existing buildings, to contribute to efforts to mitigate and adapt to the climate emergency. Sustainable development needs to be redefined to focus on living within environmental limits and the importance of addressing the climate emergency;
- A radical overhaul of the planning system to deliver zero carbon development alongside social, economic and other environmental benefits and not as a trade-off with them. This includes ensuring the climate change duty in the Planning and Compulsory Purchase Act is monitored and enforced, with penalties for failing to comply and meet binding carbon targets. This should ensure that carbon, and other emissions and environmental impacts are properly and openly considered in decision-making processes.
- Building regulations to be radically tightened up to ensure that new and existing buildings meet zero carbon standards. New buildings should be designed to a high quality and built to last, not just in terms of the materials used in their construction, but enabling them to be repurposed without significant alteration for different uses and hence extend their lifetime.

On Energy, CPRE states: *'the generation and supply of low carbon energy will be core to achieving our goal of net zero carbon emissions by 2045 or earlier.'* The energy system should transition to a, benefitting decentralised zero carbon system to benefit local communities. There should be strategic planning at all levels, minimising damage to landscape and heritage, conserving wildlife and benefitting the local rural economy. Low carbon heating should be affordable for rural areas, effectively addressing local fuel poverty.

On Transport, CPRE advocates a single nation-wide carbon budget to reduce emissions from the transport sector. This should include *'applying the polluter pays principle across all transport'*. Cycling and walking should be encouraged and there should be sustainable public transport that works for rural areas.

CPRE will work to reduce its own carbon emissions in all aspects of its operations. The Climate Emergency will inform every aspect of its work going forward as it seeks to fulfil the vision of a thriving and beautiful countryside.

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MID-CORNWALL



CLIMATE & ECO HUB

### **A Climate & Eco Hub for Mid Cornwall**

Stephen Horscroft

Mid Cornwall Climate and Eco hub is a physical space based in the heart of Truro at 36a St.Austell Street. Its aim is to encourage organisations and individuals to work together on practical responses to the climate crisis including local and community renewable energy schemes, food production and soil health initiatives. It will support campaigning for clean rivers and seas and enriched natural habitats.

The aim is for the hub to become a resource of shared skills and know-how supported through friendship, workshops, practical advice, talks, films and community events (such as repair and swaps). **They are always looking for ideas!**

These practical approaches represent potential 'solutions' to the challenge of climate change in the economically tough times that we are living in. If you have a look at their Facebook page you can see some of the results of their work and upcoming events. I attended one of these recently which included communities, activists, politicians, students and more. It was great to see such a diversity of people discussing all the challenges but also coming up with some guidance and practical solutions.

Some of these solutions are long-term though, and are about doing things differently. For example, children are not taught in school how to grow or cook food; time and the financial stress and strain of poverty are both challenges for many, while bog-standard corporate solar energy schemes can potentially be a risk to the impact that community and democratically-led schemes can have.

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## Planning Update

### **Premier Inn, St Ives PA22/11311**

On 29 April 2024, the West Cornwall Sub-area Planning Committee rejected the controversial planning application for a new five-storey Premier Inn hotel in St Ives which would have seen the demolition of Cornwallis Care Home.

The Town Council, community groups and residents vigorously opposed the application, and more than 600 objections were submitted to Cornwall Council's Planning Portal.

Surprisingly, the council's planning department recommended approval giving significant weight to previous planning permission for an aparthotel on the site despite the obvious differences in scale between the two developments and stating that the current proposal was satisfactory in size and screening.

However, the application was refused. Ten councillors voted to refuse the application for the reasons below. There was one abstention and no votes in favour.

*The proposal by virtue of the increase in height and mass together with the proposed finishes in this prominent location on the skyline when viewed from St Ives Town would result in an adverse impact upon the character and appearance of the street scene and from the*

surrounding area, in particular, the far reaching views from within St Ives Town. Whilst the proposal would provide some economic benefits in terms of job provision and increased tourism spending in the locality, these benefits would not be outweighed by the visual harm identified above. The proposal fails to comply with the aims and intentions of policies 1, 2, 12, 21 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030, Policies GD1, LED8, OS5, OS9 and BE11 of the St Ives Neighbourhood Development Plan and paragraphs 8 and 135 of the National Planning Policy Framework 2023.

## RECENT DECISIONS

Carbis Bay Hotel

Retention of concrete structures & fence

Planning application PA23/10011

**REFUSED**

Trewidden Road St Ives

Erection of a Premier Inn hotel

Planning application PA22/11311

**REFUSED**

Trelissick Gardens, Feock

New 250 space carpark, crossing, access

Planning application PA22/10184

**REFUSED**

Barn Hill, Cadgwith, Ruan Minor, Helston

Construction of a detached dwelling

Planning application PA21/12133

**APPROVED WITH CONDITIONS**

## Objections submitted to Cornwall Council - Awaiting Decision

Canworthy Water, Launceston Solar farm and substation Planning application PA23/04306	WAAF site Cambrose 22 dwellings Planning application PA23/08436
Rezare, Launceston Outline permission. 1 dwelling Planning application PA24/02315	Pendower Beach Hotel Aparthotel and 3 dwellings Planning application PA24/00042

Shute Hill, Breage Residential development Planning Application PA23/09456	Cold Northcott Wind Farm Repowering & extension of windfarm Planning application PA23/02727
Gwinear Lane Solar farm Planning application PA23/09696	Quintrell Downs 400 holiday units Planning application PA23/09752
Pandarosa Farm, Bodmin Erection of 58 Dwellings Planning application PA23/07573	Carland Cross, Trispen Solar farm & battery storage Planning application PA23/02629
Bosavern, St Just Retrospective construction of a lake Planning application PA23/05034	Prow Park Business Village, Newquay Change of use of land for containers Planning application PA22/05334
Penhale Camp, Camp road, Holywell Bay Holiday and leisure facilities. Planning application PA22/02896	Trefresa Farm Rock Wadebridge Hotel, restaurant, cinema, spa, 22 lodges Planning application PA20/10041
Penhale Camp, Camp road, Holywell Bay 9 new dwellings 3 refurbished dwellings Planning application PA22/02794	Halgavor Moor Development of up to 540 dwellings. Planning application PA20/10618
The Garrack Hotel, St Ives Variations to condition 16 Planning application PA21/09237	

### Appeals to the Planning Inspectorate - Awaiting Decision

APP/3332576 (PA22/02389)

Goran Churchtown

Appeal against refusal. 18 dwellings.

APP/3337060 (PA23/02221)

Gwithian Towans

Appeal against refusal. 1 dwelling.

APP/3335610 (PA23/05560)

Sandgate, Lowertown

Appeal against refusal. Up to 2 dwellings.

APP/3337474 (PA22/07887)

Higher Lane, Mawgan

Appeal against refusal. Up to 20 dwellings.

APP/3334658 (PA22/06139)

Penhale Moor, Carnhell Green.

Appeal against refusal. Solar farm, transformers and substation.

APP/3320596 (PA23/00924)

Land North West of Ramehead Cottages, Rame Head

Appeal against Prior Approval refusal. New agricultural building.

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